Design and Access Statement

for

DALMORTON ROAD ALLEY GATING

Groundwork Manchester, Salford, Stockport, Tameside & Trafford
DECEMBER 2011

Design & Access Statement

1.0 Project Background and Site Context

This alley-gating project is funded by a Manchester City Council Cash Grant.

Groundwork is working in partnership with Manchester City Council (MCC) and local residents to develop this project.

The alley is located between two traditional brick built semi-detached properties on Withington Road, Chorlton Cum Hardy, and the alley links Dalmorton Road with Withington Road. All properties are of medium size.

2.0 Community Involvement

The gating scheme was initiated by residents with support from local councillors.

Initial consultation with the Highways and Development Departments at MCC was undertaken. During this consultation Highways and Development were advised of the description of the alleyway. Their initial reaction to the intended scheme was obtained along with advice on whether the scheme should proceed under Section 129a of the Highways Act 1980, or Section 16 of the Highways Act 1980.

The tenure of occupied properties affected by the scheme was then identified via the land registry. Information was also obtained from residents affected by the scheme and crime statistics obtained from the Crime and Disorder section of Manchester City Council.

Letters were then sent out to all statutory undertakers, telecom operators and all emergency services. Letters were also sent out to all local councilors and civic societies.

Approval was then requested from Highways and Development, identifying any objector's details. A delegated powers report was received by Private Sector Housing following approval from the Head of Engineering Services. This report required comments on Engineering Services and consultation with Ward Members, the Chief Constable, Chief Fire Officer, NHS and all relevant Utilities Companies and Civic Societies. Any objections that were received were assessed by the Director of Housing Services, in conjunction with the Lead Member before the report was signed.

3.0 Existing Alleyway Sites

At present, the alley is in average condition. The gating proposals will secure the rear/side of properties within this area.

4.0 Design & Layout

The proposals are straightforward and involve installing 2no. 2.4m high, single leaf pedestrian access gates at each end of the alleyway, near to where the interior alleys meet the public pavement and street (drawings GM_1672/DAL_02). The proposed gates are standard gates (and locking mechanisms) that have been erected in alleyways throughout Manchester. The design and function of the gate is to deter intruders and, therefore, reduce crime.

The gates are positioned as follows:

- Alley Gate 1 (single leaf) is to be located to the side of 300/298 Withington Road. The gate will sit flush with the end of the garden boundaries, and a cantilevered infill panel will be attached to the right hand gate post to prevent access over the low brick wall which forms part of the boundary to 298 Withington Road. The gate will be located so that the opening is not inhibited by the existing street sign.

- Alley Gate 2 (single leaf) is to be located to the site of 298/300 Withington Road. The gate will sit flush with the end of the garden boundaries and 2.4m height weld mesh fencing will further secure the alley alongside the existing property boundaries.

Refer to drawing no.'s **GM_1672/DAL_02** for exact positions of each proposed gate.

Please refer to drawing no.'s **GM_1672/DAL_03 & 04** for elevations of each alley gate. The gate posts are 2.4m high, but the gate rises up to a height of 2.780m at the middle of the arch. The steel vertical bar gates include balls on the top of each vertical and are to be painted black (RAL 9005).

A master-key lock system and drop-bolts with receivers (in the open and closed positions) allow for convenient opening and closing of gates for pedestrians, from both the inside and outside of the alleyway. The key system should be easy to use by all parties, including the elderly and disabled. Each household adjacent the alley (298 & 300 Withington Road) shall have a key for the gates of that alleyway. The size of the new gates will not restrict the width of the existing alley openings enough to present a problem to people with disabilities and hollow sections have been used to reduce the weight of the gates.

Due to the nature of alleyway gating, wheeled refuse bins will be located by residents outside each of the locked alley gates prior to collections by MCC.

Site Photos

Gate 1: Dalmorton Road – Singe Leaf Gate and Cantilevered Infill Panel to right



Gate 2: Dalmorton Road: Single Leaf Gate, Weld mesh fencing along adjacent Boundaries

