Design and Access Statement

Land adjacent to No.2 Barnett Avenue, Manchester

Proposal to construct 4 No. Self Access Apartments including associated landscaping and car parking.

For Southway Housing Trust



Street Elevation of Proposed Development

Land Use and Community Facilities

The site is on Barnett Avenue, which is a small road off Burton Road. The plot of land is currently used as a car park for the surrounding residential properties. The site is situated between residential housing and an old children's home to the north. The site is currently tarmac and concrete with few trees. This has resulted in very little vegetation growing on the site and has made this an unsightly, uninspired space.

The site is situated in the centre of the Withington district, Manchester. There are a number of shops within reach of the proposed development which are mainly along Burton Road. These are all within a short walking distance from the site. The Christie Hospital is also close by, located not far to the South-East of the site. Located directly to the north of the site is Withington Leisure Centre.

Site and surrounding Area

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View onto the existing Site



Nearby Leisure Centre



Local Amenities off Burton Road



Existing housing along Barnett Avenue



Nearby Shops on Wilmslow Road



Nearby St. Cuthbert's RC church

Transport and Access

The site is well served by transport connections which allow easy access to Chorlton, Piccadilly, Manchester and other destinations in the surrounding area.

Car – The site is located not far from Princess Road and Kingsway which lead to the larger arterial roads in and out of Manchester. The site is also approx 3 miles away from Junction 5 of the M60– providing access to Stockport, Manchester and the M6, which provides a gateway for easy commutes to many destinations up and down the country.

Public Transport – Burton Road has regular bus services running to Chorlton, Piccadilly, Manchester and

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other nearby locations. The services are 111 and 84. The buses run approximately every 10 minutes. The nearest train stations (under 2 miles away) are either Burnage or Mauldeth Road Railway Station, which also provides regular services to Manchester City Centre, Manchester Airport, Crewe and other destinations in the UK.

Cycle Paths/ Pedestrian Routes – The site is well linked by footpaths to all nearby destinations, local schools and parks.

Security

The layout and positioning of the proposed development provides a frontage to Barnett Avenue and therefore enhances security. The development will replace the current car park and enhance the street scene with transition from the residential development to the old children's home at the end of the road. All areas accessible to visitors of the scheme benefit from natural surveillance and are overlooked. The proposal responds to planning privacy distances and includes 4 car parking spaces (100%) for the new residents, located within the curtilage of the site to the front and side of the new apartments.

The local police will also be consulted with regards to Security as we are aiming to obtain Secured by Design Accreditation for the scheme. Comments will be implemented to ensure the scheme meets the required standards.

Waste Collection

A consultation with the local authority will take place to establish the number of bins that should be provided for the scheme and the space that should be allowed for such. No problems are envisaged with the collection of bins from the site and the following is anticipated to be provided:

2 x grey domestic refuse bins
2 x green food waste bins
2 x brown recycling bins
2x blue recycling bins

Amount

The proposed development is for 4 No. 1 Bedroom, 2 Person self access apartments on 2 storeys. A 100% car parking provision will also be made to the front / side of the development to enable residents to park their vehicles. Secure rear gardens will be provided to each dwelling.

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Design for Access 2 (DFA 2) requirements – Dwellings Section

The proposed development is for social let and will be available for people that meet 'certain criteria' set by our client. We are therefore confident that no people with severe disabilities will be put forward to occupy the 4No. apartments. Our client provides specially designed and adapted dwellings to meet the needs of people with disabilities to enable them to achieve the highest quality of life that they can. This ensures that, given any condition they may have, they can live a carefree life in accommodation adapted to meet their needs.

However, the future occupants are unknown at this stage and we would like to comment as follows on the criteria set out in the DFA2 dwellings section:

1. A suitable, safe location should be identified within each dwelling for parking and charging a power wheelchair or scooter.

The resident of the ground floor apartment will be able to store and charge a wheelchair or scooter within the corridor of the dwelling as level access will be provided over the threshold. Alternatively, the

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wheelchair can be stored in the private garden space or shed. The first floor dwelling will also have access to a private garden space and shed where potentially the scooter can be safely stored. Alternatively, there is a 1500mm x 1500mm entrance space on the ground floor which could be used to store and charge a wheelchair.

2. The design of all new dwellings that are on more than one level should incorporate provision for a future stair lift, and also a suitably identified space of minimum 1400mm x 1100mm for the future installation of a house lift (through-the-floor lift) from the ground to the first floor. The proposed provision must satisfy all normal Building Regulations requirements.
No individual dwelling in our proposal is on more than one level and with the feedback provided for future occupants we believe that this criterion does not apply.

3. At least one accessible bedroom should be provided in each dwelling, of minimum dimensions 4000mm x 4000mm.
The size of the main bedroom is 2.7m x 5.0m for both the ground floor and first floor dwelling which in this case falls just short of the requirement. Since it is not envisaged that residents with severe disabilities will be allocated to these apartment we anticipate that the room sizes will be deemed acceptable.

4. Where a development incorporates dwellings with three or more bedrooms, a proportion of these should have a second bedroom of minimum dimensions 3000mm x 3000mm.
No apartments are three or more bedroom therefore this criterion does not apply.

5. Where possible, ensuite facilities should be provided, of minimum dimensions 2000mm x 2000mm, and should include a WC, a wash hand basin and a shower.
No ensuite facilities are provided. The constraints of the site and the shape of the flats have meant that the ground floor flat bathroom is set away from the bedroom. The dimensions of this ground floor bathroom are 2m x 2.3m. The first floor flat layout has enabled the bathroom to benefit from a future 'knock through' panel into the main bedroom. The bathroom dimensions in the first floor flat are 2m x 2.7m.

6. Where only one bathroom is provided it should have minimum dimensions of 2700mm x 2500mm to allow for the provision of a WC, a wash hand basin a bath and a shower. See diagram 19b for suggested layout of a bathroom.
Bathroom dimensions for this development are generally 2m x 2.3/2.7mm resulting in an area of between 4.7m² /5.3m². The bathrooms have been designed to meet the Lifetime Homes criteria and provide a WC, wash hand basin and a bath with shower over. A gulley provision will also be made beneath the bath to enable future removal of the bath and installation of a shower.

7. Walls in bathrooms, showers and toilets should be constructed to take adaptations such as grab rails.
The construction for the development is proposed as traditional construction (brick and block) with internal block work partitions throughout, which will enable easy fixing of grab rails. Should the construction be amended to timber stud, kitchens and bathrooms will be ply lined with 18mm WBP ply to enable the secure fixing of grab rails.

8. Ceilings, walls and floors in bedrooms, toilets, showers and bathrooms should be constructed to take adaptations such as track hoists.
Provision will be made to the ceiling / roof structure to enable a track hoist to be fitted at a future date

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between the main bedroom and the bathroom.

9. Circulation space of minimum 1800mm x 1800mm should be available in kitchens after fitting-out.
All kitchens have slightly more the required circulation space of 1.8m x 1.8m which leaves plenty of space for people to maneuver around the kitchen.

10. On each floor there should be no stepped changes of level.
The proposed layout complies as there are no changes of level on any of the floors.

11. Internal doors should have a minimum clear opening of 800mm. The effective clear opening should be clear of projections. Double doors may be fitted, if preferred.
All internal doors are fitted in a 910mm wide structural opening with 826mm wide doors which achieve a clear opening of 800mm.

12. Window sills should be no more than 900mm above floor level. Any glazing less than 900mm above floor level should be safety glass.
Generally, window sills are at 750mm above floor level apart from kitchens and bathrooms where this would cause problems with worktop heights or privacy. Any glazing below the specified height will be safety glass.

13. The width of internal stairs should be minimum 900mm.
The internal staircase is 1000mm wide, which complies with this criterion.

14. Do not use open risers or open recesses under stairs.
We confirm that there will be no open risers or open recesses under the stair.

15. A step should not overlap the one below.
There are 25mm nosings to all steps but none overlap.

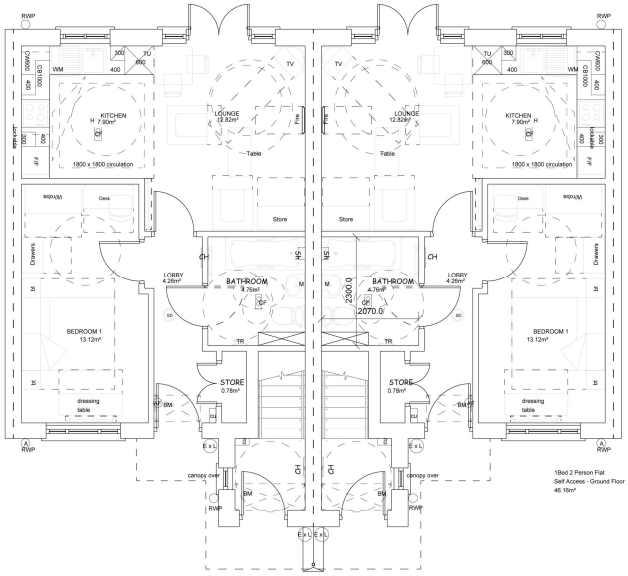
16. There should be a continuous handrail on both sides of the stairs and on landings. See section 9: Handrails.
The private staircase has been designed to meet Lifetime Homes requirements and handrails extend 300mm beyond top and bottom step.

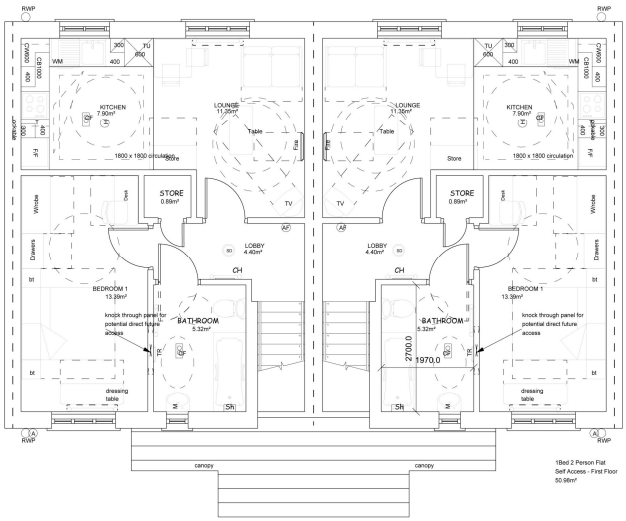
17. For new-build or complete refurbishment, the use of residential sprinklers should be considered.
We do not propose the use of a sprinkler system on the development, as we believe this is impractical on a small residential scheme that is proposed.

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Proposed Unit Plan indicating turning spaces

Key Design Issues that have been addressed by this layout

- Streetscape to the new development relates to the existing streetscape and building lines.
- Sympathetic in scale and material to emphasise the development and also relate in height to the existing adjacent buildings.
- Crime prevention, secure area using gates with security locks.
- Car parking has been located securely behind the dwelling where possible so that the building front is not dominated by cars.
- Private rear gardens
- Clearly defined ownership of space to ensure no land is left unmaintained.

Appearance

The proposals address the following issues:-

- Low maintenance materials to give long-term durability and good weathering performance.
- Height to relate to the surrounding properties.
- Materials; use of brick to reflect the surrounding area.
- Provide frontage to populate and make best use of the site.

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Impact on existing residents

In the design of the new accommodation efforts have been made to reduce the impact of the new building on the existing properties surrounding the site. Windows on the gable elevations have not been proposed as to protect the privacy of surrounding residents.

Landscaping

We propose the following:-

- Private garden to each apartment.
- Hard landscaped area surrounding the apartments.
- The external landscaping will provide full access to persons with disabilities.
- Paving surfaces will be smooth, even and well laid to avoid tripping.
- A mix of planting will be included to promote Ecology and local wildlife. The planting specification is likely to be the following:

Berberis thumbergii 'atro'	40-60cms 3ltr pot	30cm centres
Pyracantha 'Orange charmer'	40-60cms 3ltr pot	staggered to
Ilex Aquifolium 'Holly'	90-120cms bare root	give 6 plants/ m

This is a mix of thorny hedging which will enhance security around the boundary of the dwelling and deter from school children entering the site by climbing over low boundaries.

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Any proposed trees will most likely be an equal mix of

Prunus Avium Flora Plena (Wild Cherry)
Tilia Cordata (Small-leaved Lime)
Sorbus Aucuparia (Mountain Ash)

The other green areas will be lawn. The aim is to provide planting to encourage local wildlife and at the same time provide a green space that can be easily and cost effectively maintained. The final planting scheme and species will be designed to comply with Code for Sustainable Homes requirements for the scheme.

We also propose High quality external boundary treatment with close boarded fencing to the rear and brick walls and railings to the front of the new development. This will help achieve the following:

- Improve quality and define external spaces.
- Improve security and provide a buffer between the residential development and the adjacent school
- Provide low maintenance boundaries that can be easily maintained.

Layout and Scheme Development

Early options for the scheme included parking for the new development at the front of the property. This was rejected in respect of the local residents and the existing street scene. We have proposed half of the parking is by the side of the property to prevent the street being dominated by cars. The layout of the property has been dictated by existing services such as the BT posts and underground cables.

Sustainability Policy

The 4 new apartments have been designed to achieve Code for Sustainability Level 3. This will represent compliance with the energy efficiency requirements to meet current Building Regulations.

In addition, the thermal efficiency of the building will be greatly improved due to high insulation standards, and measures have been taken to reduce the overall water consumption to a maximum of 105 litres of water per person per day.

The approach is to develop a scheme which is “passive” with high u-values, rather than “bolt on” systems to comply. Consideration has been given to reducing the costs of the energy bills to address fuel poverty as well.

Access Statement

- Philosophy
  The submitted scheme reflects the applicant’s full commitment to an inclusive society in which nobody is disadvantaged and where physical barriers and exclusions are designed out. The philosophy of the design is to ensure that the needs of people with impairments are considered as an integral part of the development process. Where potential residents are found to be

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unable to use the new building with dignity through any condition they may have, the client will give consideration to their requirements and will aim to provide specially adapted accommodation to meets their needs.
By developing an inclusive environment the scheme shall have positive effect on society by benefiting the increasing elderly population, families with young children and friends and family who support people with impairments.

- Key Issues
  (i) The ground floor apartment will have level access front and rear.
  (ii) All apartments have manoeuvring room at the front doors and throughout.

- Guidance
  The scheme has been designed based on the following publications:-

  (i) BS 8300 : 2001 Design of buildings and their approaches to meet the needs of disabled people.
  (ii) Design and Quality Standards 2007.
  (iii) Design for Access 2 Guidelines (DFA 2)
  (iv) Building Regulations Part M 2004 (incorporating 2010 amendments)
  (v) Housing Quality Indicators (HQI)
  (vi) Lifetime Homes Requirements

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