SCHEDULE FOR 4NO. PROPOSED FAMILY UNITS ON DARTON AVENUE

DFA2 REQUIREMENTS

External Doors

A single leaf external door should have a minimum clear opening of 1000mm. The effective clear opening should be free of projections such as door furniture.

Where there are double doors, at least one leaf should have a clear opening of not less than 1000mm. The effective clear opening should be free of projections such as door furniture.

All outward opening doors should be recessed.

Thresholds should be flush.

Internal Doors

A clear opening of at least 850mm should be provided. Doors to accessible toilets should have a minimum clear opening of 900mm. The effective clear opening should be free of projections such as door furniture.

At the leading edge of a door to an accessible area, a clear wall space of at least 450mm should be provided.

Visitor Access

At least one accessible parking space should be provided for each dwelling and identifiable with the groups of dwellings they serve.

A level access route of minimum 1800mm wide should be provided to the principal entrance of each dwelling. Level access routes should also be provided to bin stores. The design of access routes should meet the guidance in DFA 2 Section 3: Footways, Pathways and Access Routes.

For single family dwellings, external doors should have a minimum clear opening of 850mm. The effective clear opening should be free of projections, such as door furniture.

All dwellings that have access to an outside area, for example a garden or balcony, should provide level or ramped access to this area. DFA 2 Section 6: Ramps.

Where the accommodation is split level, provision should be made for visitors to access the main living areas.

For single family dwellings, the minimum clear width of halls and lobbies should be 1200mm and all rooms downstairs should preferably be accessed from the hall or lobby. If there are passageways, the minimum clear width should be 900mm. The design must accommodate circulation space.

An accessible WC should be provided at entrance level within each dwelling. An accessible WC should have minimum dimensions of 1500mm x 2000mm and should include a wash-hand basin installed at maximum height of 740mm, and a close coupled cistern fitted with a large dimple-type flushing handle at a height of 800mm on the transfer side.

Handles and locks, including those for garages and bin stores, and other controls and door and window furniture should be easy to operate by disabled people, and positioned so as to be accessible. Their design should meet the guidance in DFA 2 Section 12: Door and Window Furniture.

Switches, sockets and service controls for heating, lighting, radio, television, telephones and computers, etc., should be centred at 900mm above floor level.

Provision for Adaption

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

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.

At least one accessible bedroom should be provided in each dwelling, of minimum dimensions 4000mm x 4000mm.

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.

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.

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.

Walls in bathrooms, showers and toilets should be constructed to take adaptations such as grab rails.

Ceilings, walls and floors in bedrooms, toilets, showers and bathrooms should be constructed to take adaptations such as track hoists.

Circulation space of minimum 1800mm x 1800mm should be available in kitchens after fitting-out.

On each floor there should be no stepped changes of level.

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.

Window sills should be no more than 900mm above floor level. Any glazing less than 900mm above floor level should be safety glass.

The width of internal stairs should be minimum 900mm.

Do not use open risers or open recesses under stairs.

A step should not overlap the one below.

There should be a continuous handrail on both sides of the stairs and on landings. DFA 2 Section 9: Handrails.

The use of residential sprinklers should be considered.

Surfaces and Finishes

Surfaces and finishes should be durable, even and slip resistant.

Surfaces that are highly polished and reflective should be avoided.

Finishes should be combined to ensure that the overall acoustic performance avoids unnecessary reflection, reverberation, echo or excessive acoustic absorbency. DFA 2 Section 26: Sound.

All floor coverings should be firmly fixed.

Floor coverings should avoid the use of deep pile carpets and natural materials, which create traction.

Door mats should have a feathered or graded edge or a shallow well. Where a well is used there should be a non-compressible mat and the finished surface should be level with the floor.

Designs for carpets, walls and other fittings should not use distinctive patterns, simulated steps or stripes, which can be disorientating.

Colour and or texture coded circulation schemes should be used to identify specific areas and routes, but should be limited to 5 overall themes.

There should be a contrast, in colour and luminance, between walls and ceilings and between walls and floors.

Glazed areas should be identified with permanent contrasting strips or continuous features at heights of 1000mm and 1500mm above ground level. These should not obscure communication.

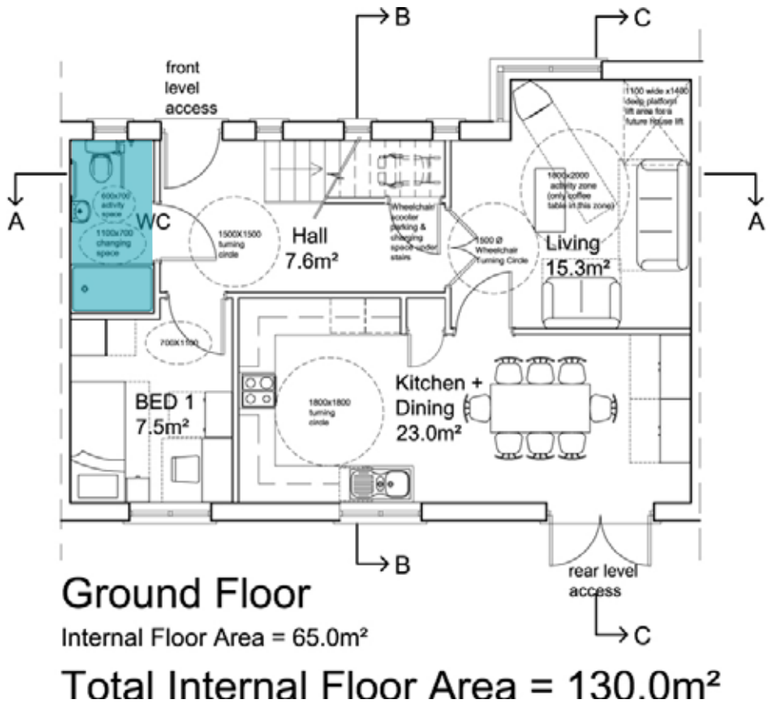
All fixtures, fittings and controls should be identified by texture and colour and luminance contrast.

SCHEME DEVELOPMENT STANDARDS

Secure Storage Provision

Secure storage areas for harmful substances, medicines, etc.
Enclosed storage: food, utensils, washing and cleaning items.
Enclosed storage: brooms and tall equipment.
Enclosed storage: linen and heated airing.
Space for hanging outdoor clothes.SDS Section 1.2.1.13 - 17

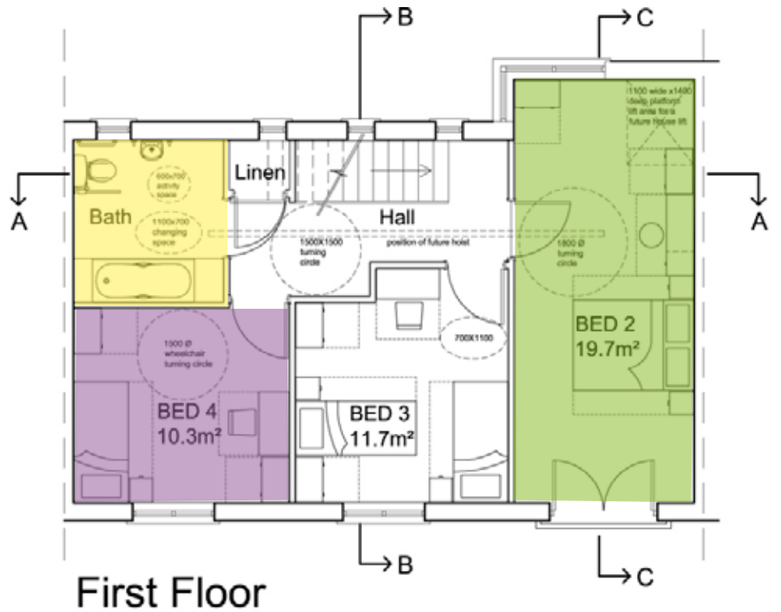
4B6P HOUSE LAYOUT



Ground Floor

Internal Floor Area = 65.0m²

Total Internal Floor Area = 130.0m²



First Floor

Internal Floor Area = 65.0m²

An accessible WC should be provided at entrance level within each dwelling. An accessible WC should have minimum dimensions of 1500mm x 2000mm and should include a wash-hand basin installed at maximum height of 740mm, and a close coupled cistern fitted with a large dimple-type flushing handle at a height of 800mm on the transfer side.

An accessible WC should be provided, of minimum dimensions 2000mm x 2000mm, and should include a WC, a wash hand basin and a shower.

At least one accessible bedroom should be provided in each dwelling, of minimum dimensions 4000mm x 4000mm.

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.

ACCESSIBLE PARKING

Proposed family houses for Darton Avenue are allocated one accessible parking bay per unit.

The set out dimensions are in accordance with DFA2 requirements for both on street and off street parking configurations, with dropped kerbs to permit convenient access from the parking bay onto the pavement. All accessible parking bays are within 50 metres of each unit. All on street accessible parking bays allow for adaption into designated parking bays on the highway for disabled people whereby the Traffic Signs Regulations and General Directions 2002 will apply.

Level access without stepping will be provided at entrances and exits into gardens for each dwelling. This will be reflected in the construction set of drawings as part of the design detail.

External doors will have a minimum clear opening of 1000mm.

Facilities for parking and charging power wheelchairs and scooters will be provided to each dwelling under the staircase on the ground floor off the main hallway, adjacent to the hallway / living room partition.

A bathroom with minimum dimensions of 2500mm x 2700mm is provided in each dwelling on the first floor.

Within each dwelling a bedroom with minimum dimensions of 4000mm x 4000mm is provided on the first floor and a second bedroom with minimum dimension of 3000mm x 3000mm on the second floor. Additionally an accessible third bedroom of 9 sq.m, enabling a 1500mm dia. turning circle is provided.

The detailed design of the bathrooms and shower rooms will provide an accessible layout wherein the services layout the will allow for maximum flexibility for future adaption. Doors to open outwards and wash hand basins to be positioned so that it may be reached by a person seated on the WC and allow for a knee clearance of 450mm.

DARTON AVENUE

Sketch to show accessible parking provision
for the new proposed Darton Avenue Dwellings.



WASTE MANAGEMENT STRATEGY

1. Number of bins proposed?

Waste type	Refuse	Garden waste	Paper	Glass	Cans
Container type	Wheeled bin	Wheeled bin	Wheeled bin	Wheeled bin	Plastic sack
Capacity	240 litres	240 litres	140 litres	140 litres	50 litres

2. Bin storage area

Containers should have designated storage areas which are sensitively located and designed.
Where the storage area is to be visible from the boundary of the property, an enclosure for the containers should be provided.
The containers described above should be accommodated within the boundary of each house.
Container storage areas are identified on plan and *between 3 to 6metres from the dwelling.*

3. Collection arrangements

Householders are required to present their bins to the kerbside on collection day and return them to the storage area, as soon as possible following collection.
There should be clear access from the container storage area to the kerbside to enable this.

Waste management strategy plan illustrating:
- bin storage location
- circulation from bin storage to kerb collection and
- existing collection route



DESIGN STATEMENT

Reason for the development design

The site is located close to the urban core of the City of Manchester making it close to the wider range of service and facilities that can support the neighbourhood to function well. The houses are part of the PFI contract work that includes the design and construction 31 houses, owned by Manchester City Council, managed by the renaissance Consortium and available for renting. This is one of the 3 sites scatted throughout Miles platting, meant to help with the shortage of rentable large family houses in the area.

Relation to the existing street scene

The size and configuration of the houses have been specifically determined to work in context to the surrounding buildings and also creating a positive public open space adjacent to it. The design and material of the building has been specifically considered in relation to the overall street hierarchy of Darton Avenue Road.

To provide a sense of safety the new build will front on to the public realm, minimising blank façades. The houses are also kept close to the street as physically possible, whilst maintaining a zone of defensible space between the street and the building

EXISTING SITE

Below are photographs of the buildings surrounding the proposed site



















Detailed planning approval for eleven large family houses (for rent) on three sites (2. Bradford Road, 4. Sawley Road and 5. Chippenham Road) spread across the Miles Platting neighbourhood was sought and obtained in August 2006.

During subsequent design development it became clear that for a variety of reasons the site on Sawley Road and Bradford Road could not be economically developed and an alternative site was sought and identified for 4 dwelling. The site at Darton Avenue was selected and within the outer line masterplan that received outline planning approval this site had a terrace of 7 New Build houses on it.

This matter was raised with the then Planning Officer Julia Ward of Manchester City on Thursday 3rd July 1997 at which time the options for development were discussed and raised. These included the following issue:

Given the dense urban grain of this part of the neighbourhood it was believed that a 2 storey (rather than 3 storey dwelling) be developed so that this new block could sit easier within its surroundings, and to ensure that its impact on its neighbours was minimised. It was explained that this would result in the development of a large family house with a larger floor plate than originally proposed and this was understood and agreed.

Accepting that a 2 storey block was appropriate in this location (albeit with a larger floor plate) two further scenarios were explored:

1 a narrow frontage / deep plan allowed for 2 semi-detached properties to be developed on the site which would allow each property to have a single in-curtiledge parking space to be provided alongside the property. However concern was expressed that the back to back distances between the 4 new properties on Barbeck Close were too tight and were closer than the original dwellings that had at that time just been demolished.

2 A wide frontage, shallow plan allowing back to back distances to be optimised and garden sizes increased. In order to accommodate the 4 dwellings necessary an unbroken terrace would be required. The issue of parking was then discussed with 2 further options being explored:
   a. In–curtiledge parking positioned in front of the properties would require the dwelling to be set well back from the road, once again reducing the back to back distances with the properties on Barbeck Close.
   b. A mixture of in-curtiledge and on-street parking which would allow the dwellings to be set further forward. After some discussion the latter was considered by the planning authority as being the favoured way to advance the scheme.

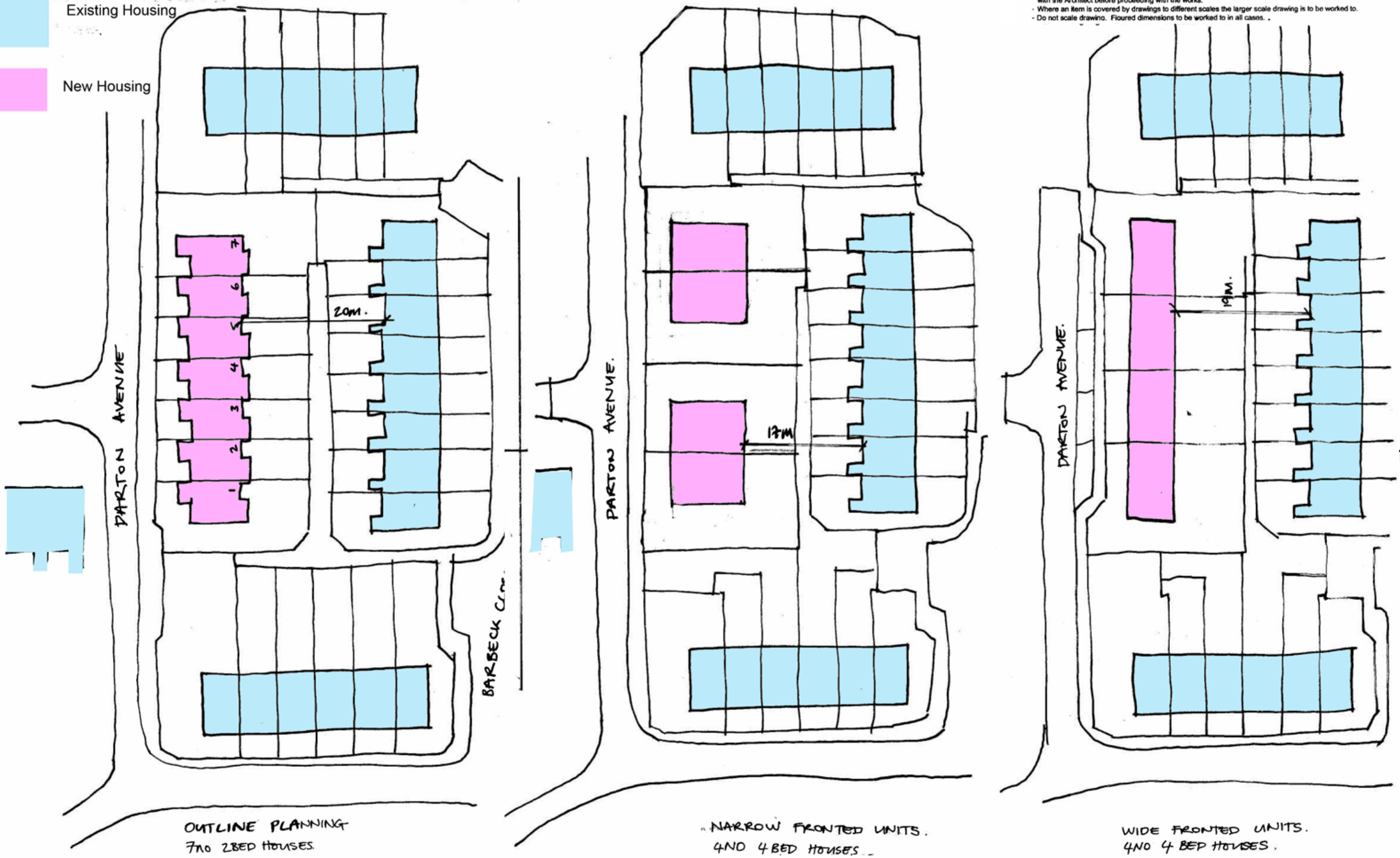
The design now submitted for planning approval follows the design parameters established at that initial meeting.

Existing Housing

New Housing

notes

- The contractor is responsible for checking dimensions, tolerances and references. Verify any discrepancies with the Architect before proceeding with the works.
- Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.
- Do not scale drawing. Floured dimensions to be worked to in all cases.



OUTLINE PLANNING
7NO 2BED HOUSES

NARROW FRONTED UNITS.
4NO 4 BED HOUSES.

WIDE FRONTED UNITS.
4NO 4 BED HOUSES.

date	rev	revision/author/checker

drawn JNBP
checked
scale 1:500
date JUNE 08

project MILES PLATTING - DARTON AVENUE OPTIONS

drawing COMPARISON OF LAYOUT OPTIONS.

purpose of issue PLANNING

drawing no A2856R/SK20. rev /

PRP Architects © Century House, 11 St. Peters Square, Manchester, M2 3DN T +44 (0)161 242 8950 F +44 (0) 161 242 8955 www.prparchitects.co.uk

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