Hazelbottom Road - Crumpsall Vale

BARRATT
DEVELOPMENTS PLC

Below is a table indicating how the proposed scheme complies with Manchester City Council's Design for Access 2 document.

College view – Hazelbottom Road, Blackley

Design for Access 2 compliance matrix for visitor accessibility

Barratt House & Apt Type	Level Threshold	1500 x 2000 Visitor Wc	1500 turning circle in the kitchen & living areas	1200 wide corridor lobby to ground floor	900 wide corridor with passing space	1500 turning circle in the bathroom & en suite	Lift Access	External door 850mm clear opening	Internal visitor doors 850mm clear opening
Maidstone	Yes	Yes	Yes	No	No	No	No	No	No
Norbury	Yes	No	No	No	No	No	No	No	No
Woodcote	Yes	No	No	No	No	No	No	No	No
Alderney	Yes	No	No	No	No	No	No	No	No
Apt Type A	Yes	NA	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Apt Type B	Yes	NA	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Apt Type C	Yes	NA	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Of the 5 houses proposed as part of this re plan application, 4 comply with disabled visitor access.

The house type in question is the Maidstone.

This was previously agreed as part of the previous approval.

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Example of red-multi facing brick in the surrounding area.

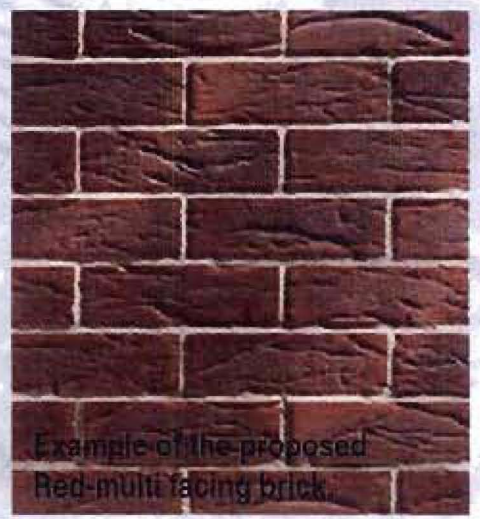
Description

Terca - Antigua Red

Red multi facing brick with subtle crease markings and purple hearting to stretcher faces, chosen to compliment the facing brick used in the surrounding area.

Manufacturer

Weinerberger Ltd
Wienerberger House
Brooks Drive
Cheadle Royal Business Park
Cheadle
Cheshire Sk8 3SA
Tel: 0161 491 8200

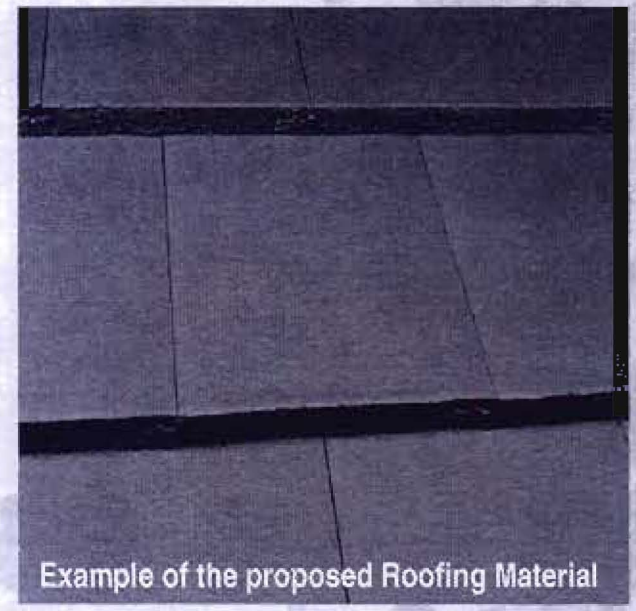


Example of the proposed Red-multi facing brick.

07 – Materials (Facing Brick)

Hazelbottom Road - Crumpsall Vale

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Example of the proposed Roofing Material

Description

Marley Modern – Colour smooth grey

Interlocking concrete roof tiles, chosen to compliment the proposed facing brick and to match the predominantly roofing material which can be found in and around the surrounding area.

Manufacturer

Marley Eternit Ltd
Station Road
Coleshill
Birmingham B46 1HP
Tel: 08705 626 400



Example of roofing material in the surrounding area.



Actual tile module – Marley Modern Smooth Grey

07 – Materials (Roof Tile)

Hazelbottom Road - Crumpsall Vale

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Example of the proposed render.



Example of render in the surrounding area.

Description

2 coat sand/ cement render, with 'Hybuild' roller applied render finish – colour Ivory.

Manufacturer

Mixed and applied on site by specialist plastering contractor.

07 – Proposed Materials (Render)

Hazelbottom Road - Crumpsall Vale

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This application is for the plot substitution of 12 no previously approved apartments into 5 no traditional houses in the same location.

The proposed dwelling type has already received planning permission as part of a Reserved Matters Application approved 21st December 2006

All associated works remain as previously approved.

All materials match that of the approved drawings.

Development of this site is in accordance with national, regional and local plan policy.

Accordingly, Planning permission should be granted for this proposed plot substitution planning application.

08 – Summary