Design & Access Statement

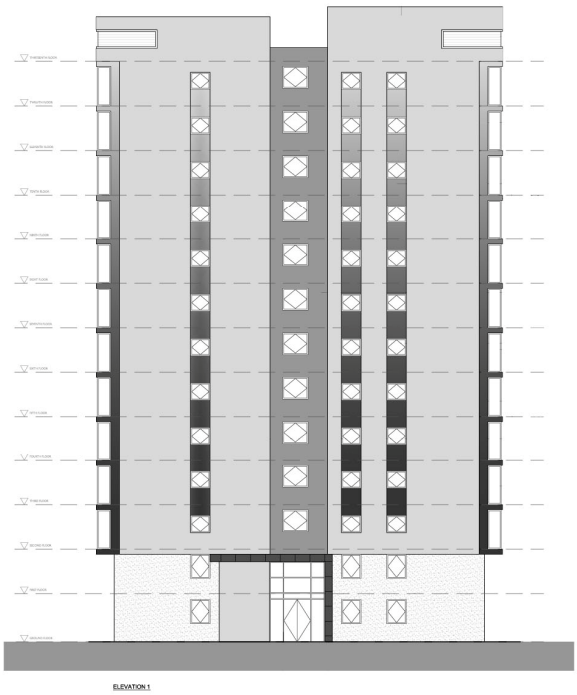
Chippenham Court, Chippenham Road, Ancoats, Manchester.

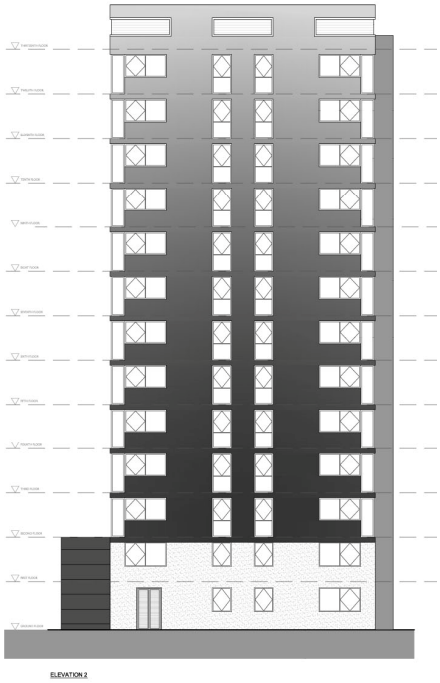
Prepared on behalf of Rowlinson Construction Ltd for Housing Capital Trust **REV A**

Project Summary

Online planning reference no.	102880/FO/2013	**Date submitted**	28-06-13

This Design and Access Statement supports a Detailed Planning Application under the Town & Country Planning Act 1990.





Supporting Information

This statement should be read in conjunction with the information listed below:

Drawings	
Information references	**Sheet Name and Description**
P3453/01-001A	Site & Location Plan
P3453/01-002A	Existing Floor Plan
P3453/01-003A	Existing Elevations sheet 1
P3453/01-004A	Existing Elevations sheet 2
P3453/01-005A	Proposed Floor plans
P3453/01-006A	Proposed Elevations sheet 1
P3453/01-007A	Proposed Elevations sheet 2
P3453/01-008	Chippenham Court Existing Site Plan
P3453/01-009	Chippenham Court Energy Centre, Cycle Store and Bin Store
Survey & Reports	
Environmental information (eg flooding)	
Asbestos Survey	
Supporting energy information	
Bat Survey	

1.00 Introduction

Pozzoni LLP are pleased to submit this statement in support of the proposed Chippenham Court, Chippenham Road, Ancoats, Manchester.

This document describes the design approach employed by Pozzoni and highlights the drivers that informed this. The following pages should be read in conjunction with the submitted drawings and reports. These relate to the proposals for the existing tower block including, new entrance pod provision, full building over cladding, new window provision internal floor remodeling and new external landscape proposals.

Appraisal:

The site area is approximately 3495 sq/m with a further significant area of open space adjoining the site. The building is an existing 13 storey tower block within its own site surroundings. Access to the block is gained through the ground floor entrance leading from the shared communal area beyond the site boundary. This is linked directly from Chippenham Court Road and Ridgway Street.

Generally the existing site topography presents a level site with a mixture of hard standing and grassed areas with localised self-seeded trees.



Fig. 1



Fig. 2

Fig. 1 (Google Map) Aerial View of Chippenham Court and surrounding land / developments.

Fig. 2 Chippenham Court in use during the 1960's.

Chippenham Court is an existing pre-cast concrete panel construction, 13 storeys in height, constructed circa 1950's using through slab and shear wall construction, overlain with a flat roof. The main elevation frontage, addresses the area of Ancoats and the city of Manchester beyond. The building's immediately surrounding the site are predominantly a mixture of low rise domestic scale residential housing. Neighbouring buildings beyond are predominantly residential housing contained in low/medium rise new build and refurbished buildings, a small number of which have been converted into small business units.

2.00 Design

2.01 The Process

Project Brief:

The project brief was assembled through a joint venture between Housing Capital Trust and Rowlinson Construction Ltd. Both parties have identified a demonstrable accommodation need that the Chippenham, Saltford and Rodney Court buildings can provide (see separate application for Saltford and Rodney Court) and alongside site specific regeneration this would allow the derelict building and grounds to provide new life through the much needed rentable housing market.

A client lead feasibility study has established the need to retain all three existing tower blocks, and their facades to be re-elevated. This will be attained by a complete refurbishment of the apartment internals, a complete window replacement and full building insulated rainscreen and render system over cladding. A new and welcoming entrance pod, set within a full external landscaping scheme, and new site boundary treatments will complement the building proposals. Renovating these disused buildings from their current condition, aligns with the client's and local resident's aspirations for local regeneration.

Assessment:

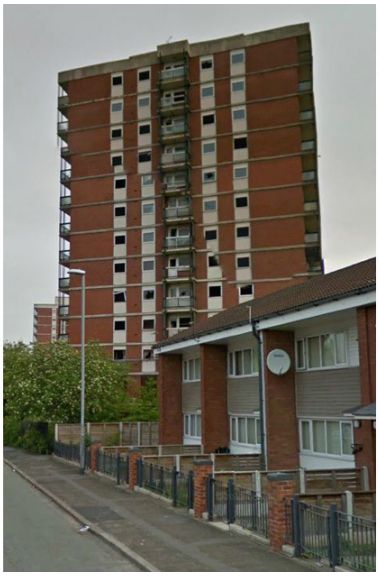
The aspiration for this scheme is that it will integrate well into the community and create a positive 'ripple effect' impact. There is a significant opportunity to create a new landmark site with the Ancoats area. A new and inspirational Chippenham Court will be a welcome catalyst for wider regeneration. Animated elevations, with high design content and quality, the building and its site will be a clear expression of investment and confidence in this deprived area of Manchester.

The accommodation provided within the scheme is to complement the profile of those already found locally, not to compete with them. The apartments are to be designed to the current government building regulation standards.



Fig. 3 Existing Site Photograph of Chippenham Court

Physical Context – The 0.35 hectare site is in Ancoats, off Chippenham Road, between the A62 Oldham Road to the North West and the Ashton Canal to the South East. The vehicular access to the site is from Chippenham Road and Saltford Avenue. Pedestrians can access the site from both these points. Two storey 1970's houses generally dominate the immediate area surrounding the site.



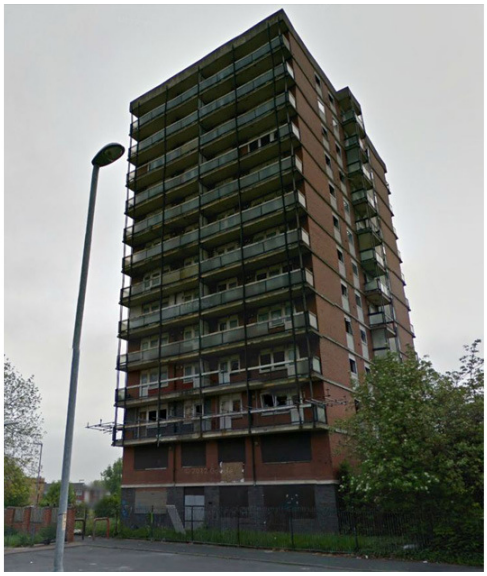


Fig. 4 and Fig. 5 Existing Site Photographs of Chippenham Court

Environment Agency and Flood Zone issue do not apply within this context but please see separate maps associated with this application.

The site is well located for public transport. A bus route passes close to the site along Weybridge Road, Woodward Street and Butler Street into the centre of Manchester approximately ¾ mile away. Pedestrian routes to the city centre where the Piccadilly Railway station is located is approximately ¾ mile away. The local New Islington tram stop is approximately 300 metres to the South.

Social Context – This housing block has been fallow since 1994 when it was closed by the Local Authority. It presently sits as a very negative social statement within the urban context. Such inactivity brings with it a complexity of cause and effect social issues. The site is presently C3 class use and the proposals seek to retain this. Although formal consultation events have not yet been held, there are statements already in the public domain reporting the local community's willingness for improvements to this derelict site. The views and opinions will be listened to and recorded at a prospective consultation event in the near future.

The scheme will provide a significantly improved urban environment, create local employment and it is anticipated that the resulting proposals will be a valuable asset to the community.

Economic Context – Through a joint venture between Housing Capital Trust and Rowlinson Construction Ltd. funding and financing for this development has been secured. They are also supporting the scheme. Centrica are also providing a grant based on BREEAM sustainability inclusions. It is intended that HCT will rent the properties. This development is an essential ingredient in creating a significantly improved environment for existing local residents and the community.

Planning Policy – This can be detailed and compiled as an appended Planning Statement as required, highlighting and detailing relevant supporting National, Regional and Local planning policy. Please also refer to the Manchester City Council website for supporting planning policy information.

Involvement

Pre-application consultations have not taken place with a local Planning Officer. Points raised by prospective consultees will be taken on board during the determination process.

Please refer to the anticipated Statement of Community Involvement for anticipated feedback received and the Consultation Boards for the information presented. There is significant recorded community support for the redevelopment already in the public domain.



Evaluation

This site is in desperate need of regeneration. It is located at the heart of a community into which it needs to re-engage. Any high category existing trees and planting will be retained to give the site maturity, or a mitigation proposal will be implemented. Sufficient provision will be made for car parking without it dominating the site (refer to site plan).

Design

Scale, Character and External Appearance:

The building entrance location will remain, in principle as the existing building with a proposed pod designed to articulate the current entrance. Cladding to the elevations (refer to drawings for locations) will be formed from Trespa Meteon or similar approved insulated rainscreen panel and Rockpanel Chameleon panel (or similar approved). Rockpanel Chameleon brings an extraordinary and surprising perception to the elevations. The Chameleon range is finished with a unique crystal layer which, depending on the angle from which it's viewed and the effect of light, appears to dramatically change colour. Rockpanel Chameleon has a transparent coating that makes the boards self-cleaning, so that it is naturally washed away by rainwater. In addition, the coating improves the UV resistance of the board, further extending the colourfastness.

Visually, it is proposed, that all the materials will provide a modern, clean and crisp and light appearance to the dominant form of the tower. All the boards will be mechanically fixed back to cladding rails with new face fixed wall insulation, behind the boards.

> "The Rockclad panel is manufactured from Basalt (Volcanic Rock). This makes the panel as durable as stone 100% weather, temperature and UV proof and maintenance free. The colours remain stable and the material is insensitive to delamination and rotting".
> (Extract from manufacturer's literature 'Rockpanel product selector').

The cladding as a material will maintain its longevity, is resistant to temperature and weather influences, and low-maintenance. The colour will remain stable, the board material maintaining its original freshness and appearance over time.

New polyester powder coated aluminium windows (colour to be confirmed), will be installed to all elevations. This element is intentionally included to all elevations, to reduce the impact of a horizontal ribbon window. It is proposed, to visually alter the individual windows dimensions and introduce separating panels as indicated on the proposed drawings.

The ground floor elevations, it is proposed, will be covered in an insulated render system (colour of render to be confirmed).

The internal planning of the building is simple and straightforward to navigate. The more public areas of the scheme remain located closest to the car park and in line with the vehicular entrance to the site. The entrance is clearly visible from both the pedestrian and vehicular approaches and marked by a distinctive wrapping canopy and full height glazed screens. There are no secondary entrances or exits.

The detached combined Bin Store, cycle store and energy centre Plant Room will have a through coloured render to match the plinth of the building.

2.02 Use

The design has been developed with input from Rowlinson Construction Ltd and Housing Capital Trust. Pozzoni have extensive experience of urban tower block refurbishment and were able to guide this process. The Local Authority Development Team will be asked to comment upon the scheme as part of the application process and any valid and deliverable feedback received will be incorporated. Also consultation events will be held and where possible concerns and comment will be addressed.

Secure By Design:

As part of the process in obtaining Planning Permission, a consultation with the local area Secure by Design Officer will be undertaken. The new proposed windows will be PAS 24 accredited and will meet the respective Secure by Design Standards.



Fig. 6 Proposed Elevations for Chippenham Court

Accommodation

Apartments: 64 (rented) in total. All apartments to have shower rooms (refer to layouts). All upper floors above level 3 will have extensive views over the Manchester skyline. Just over 1/3rd of the apartments have two bedrooms.

Communal Facilities:

Ground floor:

- New Lobby and stairwell
- Inner Hallway with Lift
- Ancillary and service cupboards including Plant Room and Refuse Store.
- 2 No. One Bedroom apartments
- 1 No. Two Bedroom apartment
- 1 No. Studio Apartment

Typical Upper floor: There are 2 No. two bedroom apartments, 2 No. one bedroom apartments and 1 No. Studio apartment. The upper floors areas are accessed via a 13 person lift that is located near the entrance.

2.03 Amount

The proposals consist of 64 apartments, 25 of which are two bedroom, three person apartments (typically 59sq.m) and 26 of which are one bedroom, two person apartments (typically 49sq.m), and 13 Studio two person apartments (typically 34sq.m).

2.04 Layout

Site

The site offers opportunities to retain the existing footprint and overall massing without disturbing the established urban context. The proposals have been designed to respect quality high value trees (tree survey not yet complete). The main entrance is South facing overlooking Chippenham Road, but it is particularly important to elevate and treat all elevations with equal importance when considering their impact over some distance on the surrounding urban context.

The orientation of the site and building is clearly fixed and there are no upper floor footprint proposal modifications.

The approach to the building from Chippenham Road has been kept as open as possible and the routes to the entrances made clear and accessible to all. This also applies to the approach from Woodward Street and Butler Street. Visitor and wheelchair accessible car parking are positioned close to the entrance. Parking provision has been maximised within the space available and the bin storage area is located close to the site entrance for easy collection.

Highway consultations have taken place, although this will be addressed again during the determination process.

Building

The building is rectangular in footprint and the entrance is located so that it can be easily seen on entering the site, but it will also be visible from the car park.

The apartments are spread over 13 floors with fewer units on the ground floor because the ancillary and service support functions are located here.

Design Standards
The following documents have been referred to and complied with during the preparation of the design:

- The Building Regulation 2000 Part M (2004 Edition)
- BS8300:2001 Design of buildings and their approaches to meet the needs of disabled people
- There have also been preliminary works completed by the Energy Council with aspirations towards a BREEAM refurbishment standard.



Fig. 7 Proposed Elevations for Chippenham Court

2.05 Scale

The retained mass of the building has been carefully re-elevated, to enhance the existing local vernacular. The language of the building has been kept domestic by the retention of apertures which reflect the use behind. The elevations are uncomplicated and the proposed palette of materials reflects this.

The door and window patterns work with and not against the existing proportions, massing and overall scale. This has been enhanced by the introduction of frames and surrounds which add interest. The window and door openings have been sized to be appropriate to the mass of the building. The head height of both the doors and the windows has been set appropriately with consideration to maximise the light entering the building. Features have been added to articulate the elevations – framing around the entrances with feature panels, surrounds to windows to give the elevations rhythm, and accent panels to the adjacent elevations to provide aesthetic relief.

The nearest properties directly facing the site are on Chippenham Road and they range from 20-27 metres as an approximate average. Minimum distances range between 13.5 – 16.5 metres.

Please refer P3453/01- 001Site and Location Plan which shows how the building relates to it's context.

2.06 Landscaping

The proposed soft and hard landscaping is integral to the design. The site and parking area planting will complement the architectural backdrop and will create an amenity for residents to enjoy. Trees will be planted to compensate for those that have been lost and to create structure and scale within the car park area.

There will be garden spaces created around the building, with the majority of the landscaping adjacent to the building laid to lawn with pathways.

All external pathways will be suitable for all levels of ability using level, non-slip materials. Seating areas will be located around the building taking advantage of different aspects. This facilitates passive surveillance.

Lower floor apartments benefit from an outlook of the gardens; upper floor apartments enjoy an uninterrupted view of the Manchester skyline.



Fig 8. Landscaping Precedent Images

2.07 Appearance

When considering the appearance of the building the Manchester City Council Supplementary Planning Document and Planning Guidance (SPD) has been used.

It is intended that this development will integrate to the context, will be a significant improvement on the original, complementing the character and grain of the area as a whole, but also reflecting the domestic nature of the scheme. It will be a home as well as a community. To achieve this, the form, siting, proportion, colour, texture, materials and features have been carefully considered to compose a well-proportioned building. The building will be distinctive and enhance the building types within the neighbourhood.

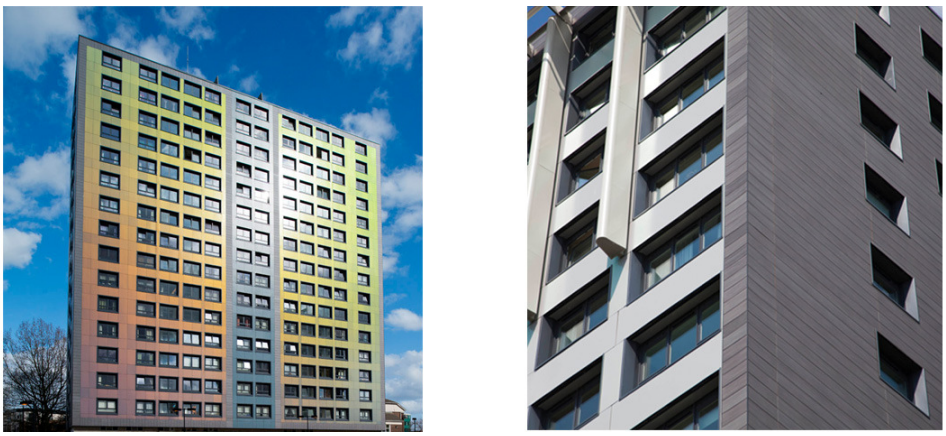


Fig 9. Elevation Precedent Images

Cohesion has been created in the elevations through the use of a small pallet of high quality materials, features and fenestration patterns. The windows and doors are designed primarily to create pleasant internal spaces but the composition of the elevations has been driven by the existing structure and proportion, fused with the internal function of the proposed apartments. Further coordinated design tuning refines the external aesthetic.

The mass of the elevations have been broken down using accent materials, Chameleon cladding (which changes colour with differing sunlight directions) or a mixture of the two. This helps reduce the impact of the fenestrations. Features have been added to give rhythm and identity.

The glazing is appropriately sized for its use as well as its elevational presence as it encompasses the entrance.

The building solution is quite simple. Many precedents were investigated in order to arrive at the external treatment illustrated in the proposals.



Fig 10. Elevation Precedent Images

Materials

The elevations are contemporary, but will sit comfortably within the context of the neighbourhood. The surrounding area mainly comprises 1970's one and two storey houses with tiled pitched roofs. The materials selected have been chosen to assist with the softening of the building and creation of a local landmark building. The windows and doors will be grey and are to be set back into the reveals. Framing features have been included surrounding key doors and on some windows to create interest. These will be clad in polyester powder coated metal – colour and texture to be agreed. The materials have been chosen with maintenance and longevity in mind.

Lighting

The communal areas of the scheme and the communal garden will be lit at night. As the building will **not** be staffed 24/7, common areas will be lit at night and lighting around the entrance and car park will be on throughout the night. The final lighting scheme is still to be designed.

2.08 Sustainability

The nature of this development promotes a diverse, and sustainable, community. The site is sustainably situated as it is close to the centre of Manchester and has good public transport links.

The supporting energy information outlines how we intend to meet this requirement. We may also propose a BREEAM refurbishment standard (possibly Very Good). Whichever method of accreditation is used the intension is that CO_2 emissions will be reduced by increasing the building fabric insulation, to achieve low U Values, reducing air leakage and thermal bridging. Low energy light fittings with PIR controls where appropriate will be specified, and water consuming appliances with low flow rates will further reduce the energy demand of the dwellings. The materials used in the main building elements will be responsibly sourced and where possible, locally sourced. They will also be as recyclable as possible; please see extract below:

"Basalt is a natural material which is readily available. 400 M/Sq of panels are produced from 1 M/Cu of basalt. All Rockpanel products are 100% recyclable and at least 30% of the final products comprise of materials that are going into their second life phase without loss of quality".

(Extract from manufacturer's literature 'Rockpanel product selector').

An Ecology Survey will carried out to at the request of the Local Authority to ascertain the ecological value of the site. A concept landscape layout has been submitted. A detailed planting schedule will be provided by a specialist in due course.

3.00 Access



Fig 11. Site Plan showing Parking Spaces

3.01 Vehicular and transport links

The building sits within a suburban/urban context in the existing topography and housing masses. The parking is located as you enter the site off Chippenham Road. This area is the public face of the building at ground level. There is a defined boundary to all sides of the car park enclosing the garden area associated with the block.

Parking
The site is ideally located to take advantage of the local bus service and amenities within the urban context and therefore accords with current planning guidance which encourages development in sustainable locations. The residents of this scheme are however less likely to have cars and cycles, but are 65 car parking spaces proposed, of which 2 are disabled accessible.

Emergency Services Access
It is anticipated that fire appliances will pull into the space in front of the entrance where the inlets for connecting to the dry risers in each staircase are located. Dry risers are necessary to each staircase because of the horizontal travel distances within the building design. Ambulance and emergency vehicles will also make use of this space adjacent to the entrance.

Cycle Storage and Refuse
10 cycle storage spaces are to be provided for residents within a secure cycle store. These spaces will be covered and will be incorporated alongside, or be part of the external Refuse Store and Plant energy centre within the car parking area. This is easily accessible for convenient collection by a refuse vehicle and general building servicing vehicles.

3.02 Inclusive access

Gradients
The site is relatively flat. Navigating around the building on the footpaths and from the disabled parking spaces in a wheelchair will be easy. Within the site, car parks and footways there will be ramping at a gradient not in excess of 1:20 and all doorways will have level thresholds.

The whole building has well defined routes with generous circulation space, wide doors, making all spaces inclusive and accessible to those with mobility and visual impairment.

Entrances
The entrance to the building is evident because of its locations and the architectural massing which gives directional cues. The lighting and signage around the scheme will reinforce this.

The entrance door will have automatic opening doors leading into the communal area with a reception desk and seating areas evident when you enter.

4.00 Conclusion

In conclusion, we feel that the proposals will provide much needed accommodation within the Manchester area and will enhance the Miles Platting area.

We believe we have designed a high quality housing scheme that makes effective use of land and existing resource. It welcomes residents who will be able to relate to the size, scale and ambience of the spaces created.