Mayes Gardens Phase 8 **Job No. 2453**
for Edward Mayes Trust

REVISED DESIGN AND ACCESS STATEMENT

1. Site Context

- The site is situated in Ancoats, close to the Ring Road and in close proximity to the development in New Islington. It is a corner plot on the junction of Snell Street / Tame Street.

- To the south east of the site is a 1980's housing estate of mainly 2 storey dwellings.

- The north west boundary is defined by a warehouse.

- Connected to the site along its north eastern boundary is the existing Mayes Gardens estate which comprises 24 bungalows and 20 flats (2 storeys) enclosing a large quadrangle. The main 2 storey linear block accommodating 10 flats and the communal facilities provides a frontage to Harrison Street where the site is accessed by vehicles and pedestrians via a private driveway to the front with an area of paviours demarking parking. The Mayes estate is run by the Edward Mayes Trust which is a charity dedicated to providing housing for the elderly.

- Tame Street is a short cul-de-sac which runs along the South-east boundary, adoptable in standard and is fronted by a 4 storey block of flats. The road provides vehicle access to the flats car park.

- Snell Street which runs along the south western boundary is very narrow by comparison and is fronted with 6 storey flat blocks. The flat entrances are not located along Snell Street.

- The site slopes down towards Tame Street. The fall across the site is 1.4m.

2. Proposals

- Our client is proposing to erect 4 new build flats. The building is to be 2 storey with the 2 first floor dwellings being walk-up flats.

- The flats are to accommodate elderly tenants.

- The building steps on the party wall to accommodate the slope on the site.

3. Site As Proposed

- The new building is set out on a north west/south east axis running parallel with the site boundary. The line of the building has been set in accordance with privacy distances between the adjacent flats and bungalows. The non-habitable rooms face Snell Street enabling the building to be pushed close to that boundary creating a landscaped quadrangle on the opposite side which echoes the main quadrangle of the estate. The living rooms of the new flats and existing bungalows face this enhanced space. The path from the existing quadrangle has been extended to the new flats.

- The boundaries to Snell Street and Tame Street will be enhanced with 2.1m high brick wall to match the boundary on the corner of Snell Street/Harrison Street with sections of metal railings and gates where the existing pedestrian access is to be upgraded and where an occasional vehicle access is located.

- The front elevation (north east) faces the existing bungalows. The flat entrances are located on this elevation.

- The rear elevation faces Snell Street and is set back to provide a small communal garden to the rear and adequate privacy distance to the apartment blocks on the opposite side. The height and proximity of the apartment blocks to Snell Street prohibit any street frontage on the opposite side.

- The gable elevation to the south east faces the junction of Snell Street and Tame Street. This junction has been identified as being significant and the elevations are designed accordingly.

- The gable elevation to the north west faces the adjacent warehouse.

4. Elevational Treatment

- The front elevation incorporates a large rendered pike set back from the eaves which relates to the newly-built flats on the estate (no. 17A) which have a similar detail. There are patio doors onto ground floor terraces or Juliet balconies on the first floor mirrored either side of the pike. The entrance doors and canopies articulate further the elevation. A smaller pike above the bedroom windows provides further interest at the end of the elevation.

- The south east side elevation incorporates windows to the bedrooms with a hipped ground floor bay and a small pike on the main hipped roof above, designed to address the junction of Snell Street and Tame Street.

  The opposite side elevation faces the adjacent warehouse and is consequently a gable with few features. The only window on the elevation is a small window at the first floor level, close to the front corner. This supplements the French windows on the front elevation to the living room and provides ventilation while the French windows are shut.

- The rear elevation faces the enclosed garden and is less prominent than the front and south east elevations and consequently has fewer features. A projection with a gable enables the bedrooms to have views towards Tame Street.

  The feature pike and projecting gable on the front and rear elevation provide a coherent transition where the building steps down.

- The materials include facing bricks and render to match with the existing building on the estate and roof tiles to match the linear block fronting Harrison Street and the newly-built flats on the estate (no 17A). The elevations also incorporate details such as the corbels and date stone to match the existing buildings.

5. Access Statement

The proposal complies with Design for Access 2 in the following areas:-

- The external door has a minimum clear opening of 850mm.
- The ground floor dwellings access to their patio areas is level access.
- The flats have level access thresholds to the front doors.
- The width of the dwellings hall and lobby are more than 1200mm and all internal doors with the exception of bedroom 2 on the first floor flat are accessed off the hall or lobby. The width of corridors are 900mm minimum.
- The shower rooms minimum dimensions are 2500mm x 2500mm and are constructed to take adaptations such as grab rails.
- Internal doors have a minimum clear opening of 800mm.
- The kitchens allow for a 1800mm x 1800mm activity zone.
- The ground floor flats have a 16msq bedroom.

  The staircases to the first floor flats comply with Building Regulation Document M and are wide enough to be fitted with a stairlift.

The proposal does not provide any additional car parking spaces, however the carparking at the top of the estate was upgraded in previous schemes to provide additional spaces. There is also less demand for car use by the elderly and the majority of spaces are taken by visitors. The site is also very close to bus routes, main train stations and Metro stop.

6. Appendices

- Statement outlining the need for CAT1 Housing for the Elderly in the area.

- Site plan showing overall use of the existing Mayes Gardens estate.

- Letter of support from Greater Manchester Police.

- Code for Sustainable Homes Pre Assessment form indicating how the flats will achieve level 3.

JOB NO. 2453
Mayes Gardens, Ancoats Phase 8

STATEMENT OF THE DEMAND FOR HOUSING FOR THE ELDERLEY IN ANCOATS

The application for the construction of four 2 bedroom, 3 person category 1 flats by the Edward Mayes Trust is being supported by Manchester City Council Supporting People Commissioning and Strategy Team, the proposal fits within the five year Supporting People strategy as one of the stated aims is to diversify the current provision of support in accommodation-based sheltered housing to reflect the growing demand over the next ten years.

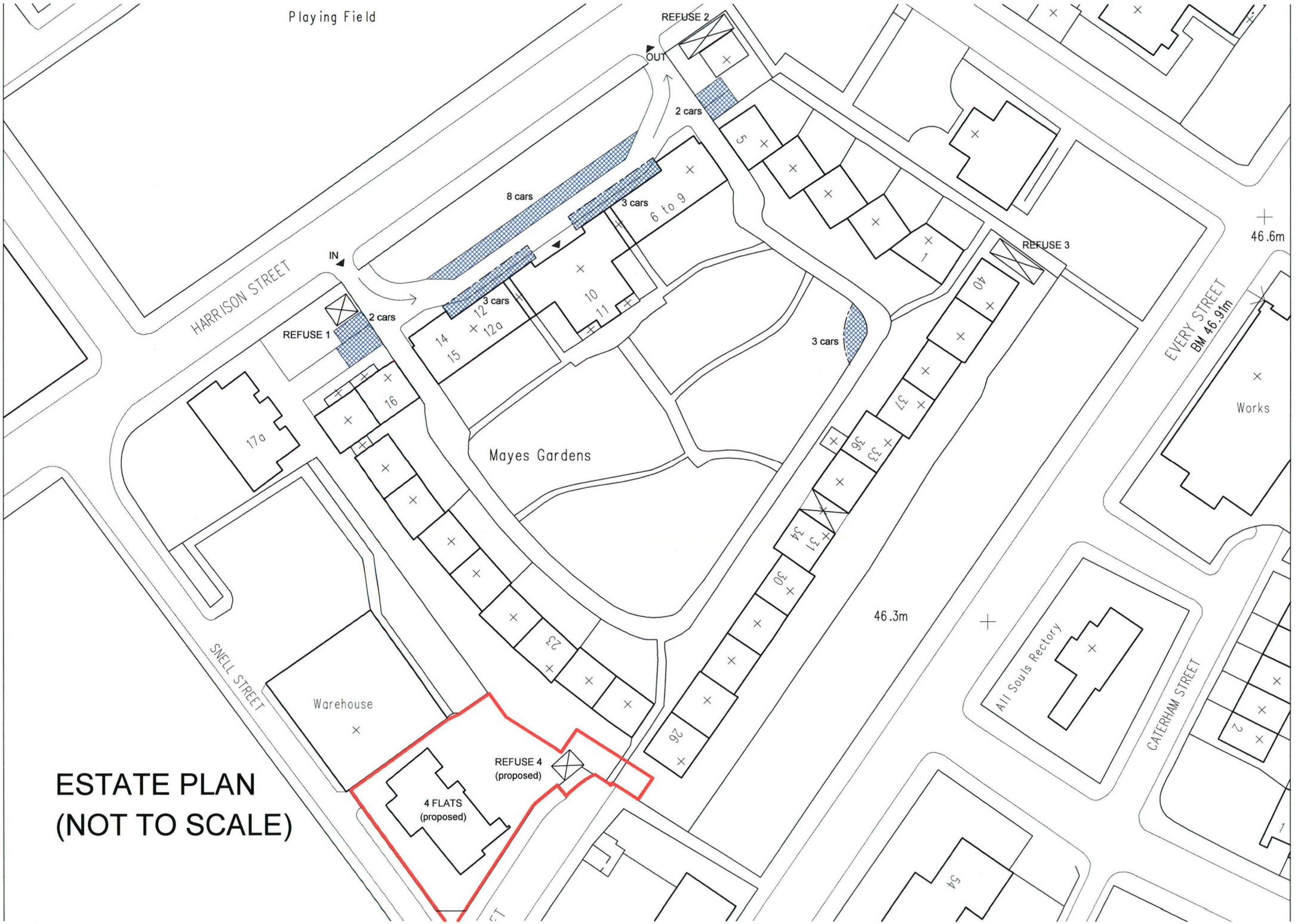
The proposal also fits the following regional housing priorities:-

Regional Priority 1- the scheme is located within a pathfinder area and will contribute to the regeneration of Ancoats.

Regional Priority 4 - ensuring a range of specialist and supported housing is available integrated with relevant support services.

P. Harrison
Director, Mayes Gardens

Bernard Taylor Partnership Ltd.
16th April, 2012



ESTATE PLAN
(NOT TO SCALE)

David - Bernard Taylor Partnership

From: Patrick.Babb@designforsecurity.org
Sent: 18 April 2012 11:28
To: David - Bernard Taylor Partnership
Subject: RE: Fw: 2453_11.05.20_PLO_Snell street/Tame street, Ancoats development // URN:2012/0052/CLT/01

David,

Thank you for your email. I can confirm that the proposed boundary treatments will be acceptable for achieving Secured by Design.

Regards,

Patrick Babb
Consultant

on behalf of: Greater Manchester Police
designforsecurity

4th Floor, GMP HQ, Northampton Road, Central Park, Manchester, M40 5BP

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From: David - Bernard Taylor Partnership [mailto:david.j@bernardtaylor.co.uk]
Sent: 16 April 2012 14:45
To: Patrick Babb
Subject: RE: Fw: 2453_11.05.20_PLO_Snell street/Tame street, Ancoats development

Dear Patrick,

Further to our telephone conversation, please would you respond with your comments regarding the current scheme. The design of the brick boundary wall along Snell Street / Tame Street matches that of the new development at the top of Snell Street for continuity. Please find attached the proposed drawings.

Kind regards,

David James
Architect

On behalf of
Bernard Taylor Partnership Ltd
Architects, Surveyors, Conservation, Urban Design

Bernard Taylor Partnership
ARCHITECTS

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From: Patrick.Babb@designforsecurity.org [mailto:Patrick.Babb@designforsecurity.org]
Sent: 27 May 2011 12:55
To: David - Bernard Taylor Partnership
Subject: Re: Fw: 2453_11.05.20_PLO_Snell street/Tame street, Ancoats development

Dear David,

Having visited the site and looked at both options I can see no reason why either would not be able to achieve Secured by Design accreditation. Option 1 is potentially a better design from a security point of view as the new dwellings will face the existing offering greater opportunities for natural surveillance - but with both designs being within secured boundaries it is not a huge advantage.

With regards to the boundary treatments, I would suggest if you intend to use solid blockwork walls that a railing/mesh/trellis top would make it harder to scale and close by the entrance to the development we would recommend a visually permeable boundary such as railings, or a low wall with railings on top as this will allow residents to see into the development before entering.

Please do not hesitate to contact me regarding any further queries.

Kind regards,

Patrick Babb
Consultant

on behalf of: Greater Manchester Police

designforsecurity

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From: Susan A Walker/Charltonhouse/GMP

To: Patrick Babb/Charltonhouse/GMP@GMP
Date: 23/05/2011 11:57
Subject: Fw: 2453_11.05.20_PLO_Snell street/Tame street, Ancoats development

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Can you respond to this feasibility study as soon as poss this week please Patrick.

Kind regards

Sue Walker
Head Design for Security Consultancy

on behalf of: Greater Manchester Police
designforsecurity

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RTPI Planning Process COMMENDATION 2010 SBD AWARD WINNERS 2010

----- Forwarded by Susan A Walker/Charltonhouse/GMP on 23/05/2011 11:56 -----
From: "David - Bernard Taylor Partnership" <david.j@bernardtaylor.co.uk>
To: <susan.a.walker@designforsecurity.org>
Date: 23/05/2011 07:39
Subject: 2453_11.05.20_PLO_Snell street/Tame street, Ancoats development

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Dear Sue,

We are carrying out a feasibility study on the above mentioned site (you were involved in the development of the flats at the other end of Snell Street).

Please find attached the OS map and plans as existing and 2 development options. Please would you respond with your comments regarding the proposed site layouts.

Should you require any further information, please don't hesitate to contact our office.

Kind regards,

David James
Architect

On behalf of
Bernard Taylor Partnership Ltd

Architects, Surveyors, Conservation, Urban Design

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Background

Full Code for Sustainable Homes Technical Guidance can be downloaded from the Code for Sustainable Homes webpage at www.planningportal.gov.uk. If you notice any errors or experience any difficulties when using the tool, you can report the problem at csh@bre.co.uk writing Code Tools in the title or body of text.

The pre-assessment estimator tool allows an evaluation of the potential rating achievable under a formal Code for Sustainable Homes assessment for a **single dwelling type.**

Several dwellings on the same site may achieve different levels and scores. Under a formal assessment, where there are any differences in how any of the credits are achieved, a new dwelling type must be created. However, a new pre-assessment estimator should only be created where there are changes between dwellings that affect any individual credit score.

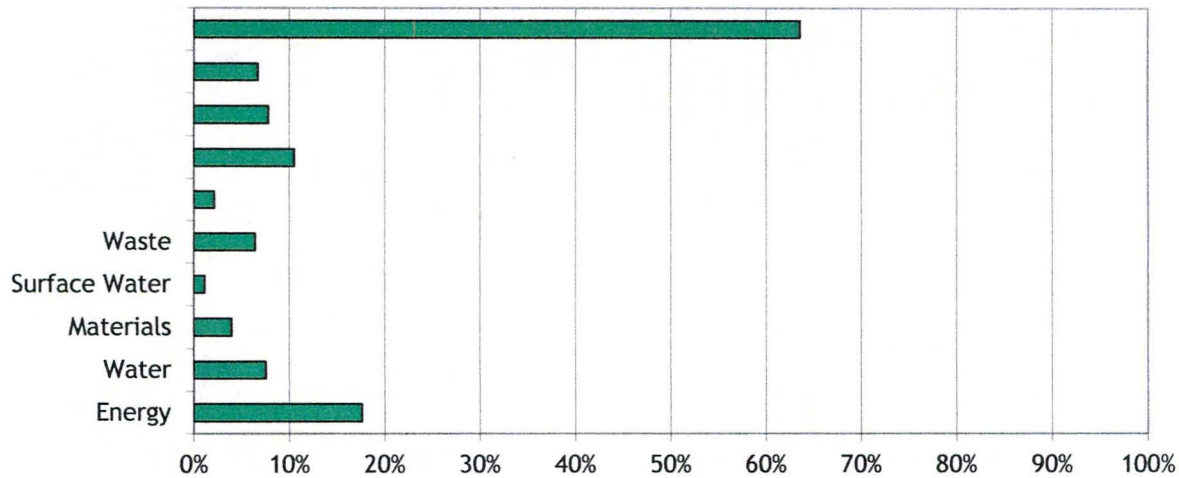
Development Name:	Mayes Gardens - Phase 8, Tame Street
Dwelling Description:	4 no 2 bed, 3 person flats (2-storey)

PREDICTED RATING - CODE LEVEL: 3

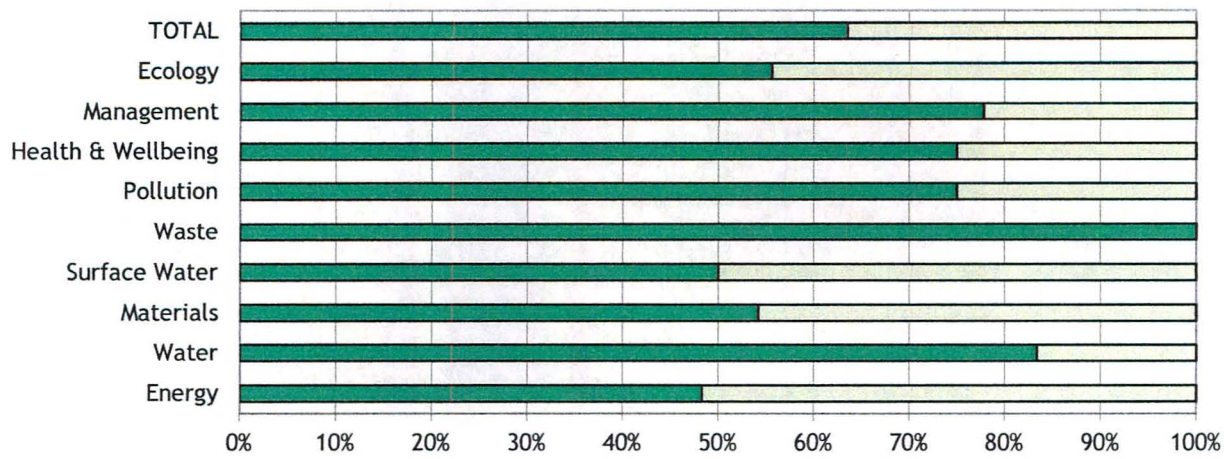
Breakdown: **Energy - Code Level: 3** **Mandatory Requirements: All met**

Water - Code Level: 4 **% Points: 63.52% - Code Level: 3**

Graph 1: Predicted contribution of individual sections to the total score



Graph 2: Predicted percentage of each credit and total score achievable



NOTE: The rating obtained by using this Pre Assessment Estimator is for guidance only. Predicted ratings may differ from those obtained through a formal assessment, which must be carried out by a licensed Code assessor.

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