Design and Access Statement

for

Queen's Road Maisonettes – Boundary Improvements

Groundwork in Manchester
April 2008

Design & Access Statement

1.0 Project Background

This boundary improvement project is funded by Northwards Housing.

Groundwork is working in partnership with Northwards Housing and local residents to develop this project.

2.0 Community Involvement

Groundwork has been managing the consultation process which has involved meetings, drop in sessions, door knocking and postal questionnaires. Consultations have been carried out with the local community to explain the designs from November 2007 until April 2008. By engaging local residents in the design and decision making process, community ownership is created which will ensure the long term success of the project.

3.0 Existing Site

At present, the site is bounded by a dilapidated 1m height vertical bar railing fence which is incomplete in places, making the site open to public access.

4.0 Design & Layout

The proposals are straightforward and involve installing 145 lin. m of 1.2m height steel vertical bar railings with an element of decorative detailing, along with 1 No. steel double leaf vertical bar pedestrian gate and 1 No. steel double leaf vertical bar lockable vehicle gate. Refer to drawing GM/1222/P03.

The new railings are proposed in the same location as the existing fence-line and will fully enclose the grounds of Queen's Road Maisonettes (1 – 31 Queens Road).

The railings are proposed to be painted Silver Grey (RAL No. 9007) which will be unobtrusive at this major cross-road junction between Queen's Road and Cheetham Hill Road, and will not clash with the numerous colours incorporated into the recently refurbished maisonette block. The decorative detailing within the railings will soften the perimeter and add character to this corner plot. The gates are designed to be in keeping with the visual impact of the railing detailing.

5.0 Access

The perimeter improvements to Queens Road Maisonettes have been design with the Disability and Discrimination Act 1995 (amended 2003) in mind to provide easy access for mobility impaired site users, including single leaf opening options, and a self-closing mechanism. Refer to drawing GM/1222/P03.