PLANNING
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APPLIED
RECD - 5 JUN 2008

THE RIVERSIDE PARTNERSHIP **NAHP BID 2008-11**

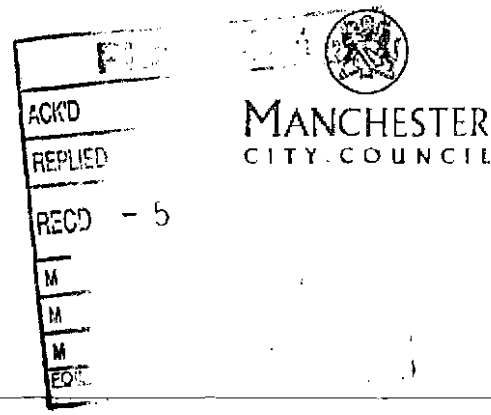
SUPPORTING INFORMATION ON A SUPPORTED HOUSING PROJECT

RSL DELIVERING PROJECT:	Riverside/ ECHG
NAME OF PROJECT:	Newbury House
RSL's Project Number/Ref	
a) Source of Revenue Funding	Newbury House receives revenue funding from Manchester Supporting People Team who fund housing related support and Manchester Drug and Alcohol Strategy Team who fund the group work programme. In addition rental, service charge and tenants personal contribution income is also received.
b) Confirm evidence of support – specific details	The project will further meet the needs of the residents and the local authorities strategies, Care Commission and Housing Corporation requirements by removing shared rooms. The developments will also allow the service to accommodate women and give disability access. The Local authority has submitted a bid to the Department of Health Capital development programme for part of the monies for the development.
c) Alignment with priorities of Regional Housing Strategy	As above the Local authority has submitted a bid to the Department of Health Capital development programme for part of the monies for the development. The scheme is a key service for both the supporting people strategy and the Drug and Alcohol service and receives revenue funding from these departments. The modifications also meet the local authorities strategies to remove shared occupation and for services to meet the needs of people with disabilities, and for women with alcohol related support needs.
d) Project consistent with approach to supported housing	The project is currently a Support Housing scheme and will continue to operate as such. Newbury House is an English Churches Supported Housing project which, offers a structured abstinence based programme to fifteen men with long standing alcohol problems, the majority of whom have been dependant drinkers. The programme is approximately 12 months long and uses Cognitive behavioural Therapy as the main treatment intervention. The service will continue to operate with this client group in a supported housing setting.
e) Capability to convert to alternative use?	The building is a large Victorian house, the modifications will allow the scheme to accommodate a

	wider range of service users including people will access needs and women. The scheme would be suitable for other uses both in terms of supported housing and potentially care provision, student accommodation, and with further development general needs occupation or sheltered accommodation.
f) Exit strategy which does not put viability at risk	The Building is leased from Manchester City Council, we would look to provide other services from this building, but ultimately the building would return to Manchester City Council.
g) Confirmation of a strategic approach to 'move on'	ECHG has a well established presence in Greater Manchester, with numerous supported housing, floating support, sheltered and other services. We have strong links with the Local Authority and other statutory organisations, housing providers and support providers in the region. We operate a planned move on approach, working with residents throughout their time at Newbury House to access relevant support from external agencies and housing providers to ensure they are capable of independent living and tenancy sustainment. Working with the key statutory agencies to ensure residents needs are met and local strategies are considered.

Note to RSL - after completing this form, please save with the title 'RSLnameSchemenameSupported' - eg LHTFieldLaneSupported.

Waste Management Strategy



PA Number:
Development description:
Development location:
Strategy prepared by:
Date Prepared:

Notes
The following strategy should be prepared using the guidance document available from:

http://www.manchester.gov.uk/opservices/rubbish/developers.htm

1.	**Number of bins proposed?** - Please provide details of the number of bins proposed and how this was calculated.
	4 no. large grey wheelie bins - household waste (weekly collection) 1 no. blue bin - paper (monthly collection) 2 no. brown bin - glass / tins (monthly collection)
2.	**Bin storage area** - Please include a plan of the proposed bin storage area, showing the bins that are proposed and the proposed collection point. - Please describe how occupants will transfer waste to the bin store and the distance travelled in doing so.
	Staff / residents dispose of waste in wheelie bins at rear of the property, approx. 25 metres away.
3.	**Bin collection arrangements** - Please describe the bin collection area, including how and where bins will be moved to in order to reach the collection vehicle. - Please include plans showing how the collection vehicle will travel around the site.
	Staff / residents move wheelie bins to the front of the property for collection every Wednesday morning. Blue & brown bins are collected on a monthly basis.

For MCC use only

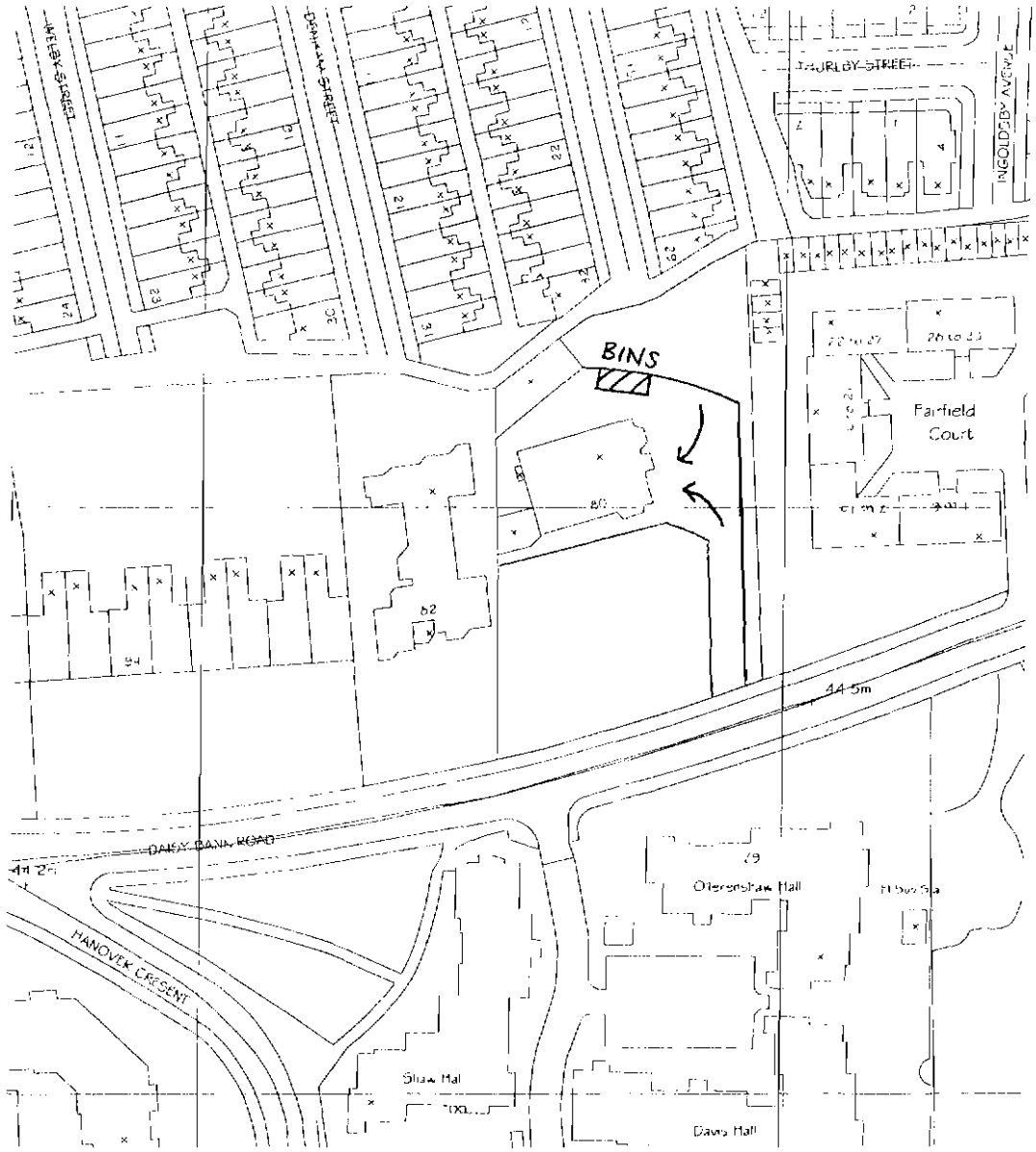
Please tick which stage the development is at:

Planning application:	
Planning condition discharge:	

Sent to MCC Recycling Officer by:

Name	Date	Signed

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This drawing must not be scaled. The Contractor is to report all dimensional discrepancies & errors to the Contract Administrator prior to construction commencing. It is essential that this drawing is read in conjunction with all specifications/schedule of works & that all works are included for



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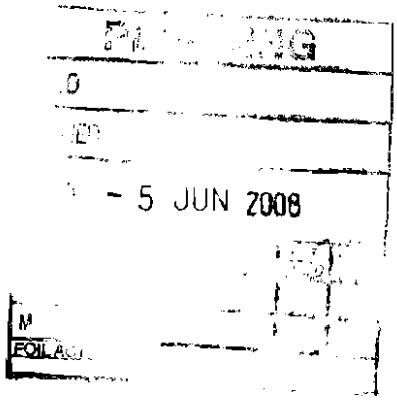
PLANNING
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FOIL A...

Revisions	Comments	Dates
Client: English Churches		Date Apr 2005
		Drawn DJT
Project title: Newbury House, 80 Daisy Bank Road, Rusholme, Manchester		Approved
		Scale 1 : 250@A4
Drawing title: Location Plan		Job No 204/4196
		Dwg No

EC HARRIS

EC HARRIS LLP
The Royal Exchange, Manchester, M2 7EH
Tel: 0161 214 0214 Fax 0161 214 0215
information@echarris.com
www.echarris.com

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DESIGN AND ACCESS STATEMENT

1.0 TYPE OF APPLICATION

This is a Full Plans Application

1.1 LOCATION OF PROPOSED DEVELOPMENT

Newbury House, Daisy Bank Rd, Rusholme, Manchester. M14 5GJ

1.2 DATE OF PREPARATION

4th February 2008

1.3 APPLICANT

Riverside Housing, 32 Lever St, Manchester, M1 1DE

1.5 AGENT

Amie Hayward, EC Harris LLP, The Royal Exchange, Manchester. M2 7EH
Tel: 0161 214 0280 Email: amie.hayward@echarris.com

1.6 USE

The proposal consists of internal remodelling and refurbishment works to improve the living accommodation for residents by providing en-suite bathrooms and improving the current kitchen and dining accommodation as well as providing games and recreation areas. 2 No. new light wells are to be formed to the front of the property to provide natural daylight to basement areas and a new external staircase is to be constructed to the rear of the property to provide access to the kitchen.

1.7 AMOUNT

All works are within the confines of the existing building incorporating remodelling and refurbishment works to the internal layout.

1.8 LAYOUT

There are currently inadequacies with the existing layout of the building for residents as there are several residents sharing bathrooms and there are shortfalls with the current dining and kitchen facilities. The proposal aims to negate these issues.

1.9 SCALE

All works are within the confines of the existing building incorporating remodelling and refurbishment works to the internal layout.

2.0 LANDSCAPING

There are no proposed external landscaping works included within the scheme.

2.1 APPEARANCE

The proposal includes a sympathetic restoration of the building using materials agreed in line with listed building consent. The new window fenestrations to the basement will be as such to match those of the existing windows.

2.2 ACCESS

The proposed layout of the ground floor is such that disabled access can be achieved throughout and will include a disabled flat incorporating an accessible bathroom. Additional accessible features include the installation of a new platform lift to the main entrance. The proposal seeks to improve disabled access in accordance with the Building Regulations Part M and DFA2 as follows:

External Areas

1. Car parking – 4 parking bays and an accessible parking bay in accordance with section 1
2. Footways, Pathways & Access Routes – smooth and firm surfaces provided externally including the driveway which extends down to the rear of the property without stepping, all in accordance with section 3
3. External Steps – To be designed in accordance with section 8 DFA2 including Handrails all in accordance with section 8
4. Doors – In accordance with section 11 except part 1

Internal Areas

5. Doors – In accordance with section 11
6. Door & Window Furniture – In accordance with section 12 where practicable, i.e. listed building therefore windows are sash.
7. Lobbies/Corridors/Internal Spaces – existing spaces over 2m wide, all in accordance with section 14
8. Internal Stairs – Existing staircases will be modified in accordance with section 15 and listing
9. Platform Lifts – Folding stair lift to main entrance
10. Toilets – Disabled toilet in accordance with section 17 to be provided for disabled visitors
11. Showers and Bathrooms – Disabled flat bathroom to be designed in accordance with section 19
12. Kitchens – main kitchen and separate kitchen to be designed in accordance with section 20 where practicable as indicated on drawings.
13. Surfaces & Finishes – Even slip resistant flooring to be installed, sound absorbent wall and ceiling finishes and contrasting colours in accordance with section 22
14. Signs and Wayfinding – signage in accordance with section 24 at entrance and throughout building, contrasting colours and embossed lettering will be provided
15. Lighting – Areas to be well lit in accordance with section 25. Light fittings to be sympathetic with the listing
16. Sound – all in accordance with section 26, insulation to be provided to new stud partitions
17. Management & Maintenance – in house maintenance to be in accordance with section 27
18. Listed Buildings – In accordance with section 278 – see attached listed building report.

1.0 BACKGROUND INFORMATION *see 207/1821/08 – Location Plan*

1.1 Newbury House was constructed around the Mid 19th century and is a Grade II listed building. The property is located in Victoria Park Conservation Area. The Victoria Park conservation area was designated in March 1972. It was the first purpose-designed housing estate for the new industrialists who could afford to move out of the city centre. It extends from the backs of properties to the north of Daisy Bank Road and Oxford Place to Kent Road East and West, and Rusholme Grove in the south. The west boundary is Oxney Road and the backs of properties on Wilmslow Road. To the east the boundary is formed by Anson Road, the backs of properties on Langdale Road and Laindon Road, the backs of properties on Daisy Bank Road, Scarsdale Road, the backs of properties on Langdale Road and Anson Road.

1.2 The property is listed as a villa, and is now used as a hostel. The walls are constructed of solid brickwork. To the front elevation and sides the brickwork has been covered with Stucco render which is marked with lines to mimic ashlar masonry, and is painted. The main building is 2 storeys high to the front elevation with a fall of levels to the rear. The basement level is visible at the rear therefore the property is effectively 3 storey. The roof is finished in slate and there are several chimneys. The porch and conservatory (pool room) have during the course of the buildings life.

1.3 Prominent features identified in the listing of the building are the 3 wide bays, with plinth, rusticated quoins, string course, prominent bracketed eaves with 3 small gables treated as open pediments. The windows to the front and side elevations are predominantly timber sash windows, to the rear the windows are a mixture of original timber windows and metal windows which have been added at a later date. The surrounding grounds are enclosed by a high level brick boundary wall to the rear, and low level stonewalls to the front of the property. The grounds also contain an old stable building which is in a dilapidated state. There is a large lawn to the front and sparse woodland occupying the rear. Access to the site is via a tarmacadam road continuing to the rear of the building. No inspection to the interior has been carried out in relation to the listing, the interior however is not exempt from the conditions of listed buildings.

1.4 Newbury House is an English Churches Housing Association (ECHG) Supported Housing Project and the property is leased from Manchester City Council. The property is in need of major refurbishment. The building is currently not accessible to wheelchair users and has no separate facilities for men and women.

1.5 The property has been used as a residential rehabilitation and move on hostel for people with long standing alcohol problems for a number of years. Newbury House is funded by Manchester Supporting People Team who funds housing related support and Manchester Drug and Alcohol Strategy Team who fund the group work programme. In addition rental, service charge and tenant personal contribution income is also received.

2.0 PROPOSED DEVELOPMENT

2.1 Riverside Housing Association Ltd have submitted a bid for grant funding to the Housing Corporation for 2008/2009 on behalf of ECHG for the refurbishment of the property and the retention of 15 units which is a requirement of the local authority. The refurbishment will enable current services to provide disabled access, self contained flats for wheelchair users and separate facilities for men and women. The modifications also meet the local authority's strategies to move shared occupation and for services to meet the needs of people with disabilities, and for women with alcohol related support needs.

2.2 Remodelling of the internal layout will be required and a new heating system, full electrical re-wire and additional drainage installed. External repair works will include a new roof covering, re-pointing to the gables/chimneys and external re-decoration. Wheelchair access and a disabled flat will also be incorporated.

3.0 PLANNING ACT 1990 (Listed Building and Conversation Areas)

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. This section of the report is to generally highlight the obligations that will be required by the owner of the property, a further section will relate specifically to the buildings listing and conservation area status.

LISTED BUILDING CONTROL DUTIES UNDER THE ACT

3.1 The Act provides that consent is required for demolition, in whole or in part, and for any works of alteration or extension which would affect the character as a building of special architectural or historic interest. It is a criminal offence to carry out such works without consent, which should be sought from the local planning authority.

3.2 Controls apply to all works, both external and internal, that would affect a buildings, special interest.

3.3 In addition to the building the listing relates to fixtures and curtilage buildings ie any object or structure which is fixed to the building since 1948.

3.4 Applicants for listed building consent would need to justify proposals, and show how works would affect the character of a listed building.

3.5 If the building was to remain in the ownership of the local authority any proposals to obtain listed building consent would have to be considered by the Secretary of State office.

4.0 SPECIAL ARCHITECTURAL OR HISTORICAL INTEREST IN NEWBURY HOUSE

Following our inspection of Newbury House we have identified the following items to be of special interest or that may be considered intrinsic element to the listing of the building.

- Slate Roof Finish Lead Valleys – picture 19, 20, 21, 27, 28, 29
- Sash Windows – picture 2, 19, 22, 24
- Stucco Rendered Walls – picture 19, 24, 25, 26
- Main Entrance – 24, 25
- External Grounds & Annexes – 19
- Internal Building Layout & character and condition 11, 12, 14, 15, 16, 17, 18, 26, 30, 31, 32, 33, 34, 35, 38, 40, 41, 42.
- Central Staircase and Wrought Iron Balustrade – picture 1, 9, 10
- Original Timber Panel Doors
- Ornate plaster covings and ceilings – pictures 3, 4, 5, 6, 7, 36, 37
- Fire Places - 2, 13, 39
- Finishing Materials
- Cast Iron Column Radiators

5.0 DEVELOPMENT PROPOSALS & ITEMS OF SPECIAL INTEREST

The objective of the proposed development is to remodel the existing accommodation to provide ensuite bathroom facilities, and kitchen facilities where possible. The following section highlights the proposed changes and describes the features of special interest that we are hoping to retain.

EXTERNAL

Roof Area see drg 207/1821/05 and Pictures 19, 20, 21, 27, 28, 29 in Appendix A

The property has been suffering from roof leaks and several repairs have been undertaken over recent years to patch repair the slate roof. Due to the poor condition of the roof we are proposing a complete overhaul of the roof. We intend to re-use the existing slate to the front and side elevations that are visible from ground level to maintain the historical look of the property. The internal faces of the roof that are not visible from the ground level will be finished in new slate if it is not possible to re-use all the existing slate.

In addition to overhauling the roof finish new breathable underfelt and insulation will be included in the refurbishment. The existing lead valleys and flashings will be renewed during the course of the roof works and the chimneys will also be repointed if required on closer inspection.

The use of roof ventilation to the visible sides will be avoided but inline slate vents will be used to the areas internal valleys.

Windows see drg 207/1821/03 & 04 ; Pictures 2, 19, 22, 24 in Appendix A and see Materials Appendix B.

The majority of the existing windows are the original sliding sash style. We propose to retain all the original sash windows and repair them so they are in full working order. We propose to introduce secondary glazing to improve the comfort of the rooms for the inhabitants. The secondary glazing would be installed within the reveals of existing windows were it is possible to do so without affecting the linings.

Windows that were not of original sash construction or were irreparable would be replaced with mock sash windows in timber to mimic the original style as far as possible. The internal linings and casings would be carefully dismantled and reassembled to retain as far as possible the internal appearance to the rooms.

External Doors

The property has not retained any of its original external doors.

Generally it is our intention to replace the existing external doors with new. The existing doors are in poor condition. It is our intention to replace the existing doors in a sympathetic style with timber.

The existing main entrance doors and screen will be removed, a new screen will be installed with a wider door provide better access for wheelchair users.

Basement Windows and Light wells see drg 207/1821/02 03, 06 & 07 see pictures 17, 33, 35 in Appendix A and see Materials Appendix B.

In order to provide natural light to the basement areas new windows will be introduced in locations shown on plans above. In addition to this new light wells will be formed to the front of the property.

The new windows will be designed to match the existing windows that are located in the basement area. The existing windows will be retained and refurbished.

The light wells will only extend out from the individual windows were practical to a maximum width of 1500mm. The exposed brickwork will be cleaned and rendered to match the plinth above, both the newly constructed retaining wall and the exposed area of brickwork would be painted black.

The light wells will have a powder coated galvanised steel grill to protect people from falls.

Soil Vent Pipes see drg 207/1821/03 & 04 see picture 43 in Appendix A and see Materials Appendix B.
The existing cast iron soil vent pipes are inadequate and inflexible to adaptation required by the proposed increase in sanitary ware. We propose to remove the existing cast iron soil vent pipes and install aluminium replicas. The number of soil vent pipes will be kept to a minimum and located to the rear and side elevation that are out of site.

Rainwater Pipes see drg 207/1821/03 & 04 see picture 43 in Appendix A and see Materials Appendix B.
The existing cast iron rainwater goods to the rear are in a poor state of repair, and are inadequate for their dual use as rainwater pipes and waste to bathrooms and sinks. The existing rainwater goods will be replaced with aluminium and separated from the waste system.

Existing Steel Staircase see drg 207/1821/04 see picture 43 in Appendix A
The existing steel fire escape will be removed as part of the projects proposals providing building control maintains that it is currently unnecessary.

Proposed Galvanised Steel Staircase see drg 207/1821/04 ***and see Materials Appendix B.***
A new staircase is proposed to provide a link from the new kitchen location and the bin store area to the rear of the property. The staircase will be set off from the rear elevation to avoid interference with the building elevation.

Roof & Wall Penetrations - Extractor fans
The new bathrooms and kitchens will all require extract fans to comply with building regulations. To limit the number of extract terminals required we propose connecting rooms with ducts were possible.

The terminal in the basement will be ducted out below ground level to the front elevation and painted in to match the adjacent rendered or brick surfaces.

The majority of extract terminals on the Ground floor will be positioned to the rear and side elevation to minimise impact, the terminals will be coloured to match the brickwork.

To the Second floor the extract terminals will go through the roof in the rooms facing the front elevation the terminal grills will fit flush with the roof slates/ridge tiles.

Disabled Access Lift see drg 207/1821/03 and see Materials Appendix B.
To enable the facility to be available to people with disabilities we proposed to install a folding platform lift to the main entrance. By using the platform lift rather than a ramp the impact is minimised.

To provide adequate level access to the building, the existing landing will be extended over the existing steps, and new steps will be formed.

INTERNAL

Basement see drawing 207/1821/02 & 06 ; pictures 17, 31, 32, 33, 34, 35 in Appendix A and see Materials Appendix B.
The basement is currently in a very poor state of repair and floods occasionally. The proposed works to the basement will involve the excavation of the existing floor finish, and ground to increase the floor to ceiling height when the new floor slab is installed.

To prevent future flooding from occurring the basement will be tanked throughout the basement. The new bedrooms will be plastered throughout.

New stud partition walls will be formed within the bedrooms to create bathroom and kitchen facilities, and these will be finished flush against the walls.

The doors and finishes to the basement will be plain and understated.

To retain the link to the former use the lobby area will have the walls cleaned and remain brick finished (tanking permitting). The existing cobbled floor in the lobby area will be relayed.

Where the stud walls meet existing walls a shadow batten will be installed to offset the new from the old.

General Remodelling Work see drg 207/1821/02, 06 and 07
The main focus of the remodelling work is the introduction of bathroom areas to bedrooms. The bathroom areas will be formed using studwork, and the bathrooms will have a ceiling formed at a height of 2400mm, to avoid any interference with the ornate coving and ceiling. The stud walls will be set back from the returns of walls to show the original features of the room, and where the stud walls meet walls a shadow batten will be installed to offset the new from the old.

Room (20) check numbers see drg 207/1821/02 06 & 07; picture 1 in Appendix A and see Materials Appendix B.
In this location the existing kitchen is going to be converted into a bedroom.

A new entrance will be formed through the existing structural wall. The door is required to provide adequate access to the room to be used by disabled wheelchair users.

We propose to use a replica door to match the existing as closely as we can, with linings similar to the existing arrangement and but DDA ironmongery would be utilised to the door entrance which is not in keeping with the existing door handles.

Existing doors through to the dining room (16) and circulation space (24) will be sealed shut. Door (16) will still be on display with the stud being created behind it within room 20.

The doorway between rooms 20 and 24 will be completely removed and a stud wall will be erected.

Room 21
The external doorway off the proposed to install a new door in this location, to retain the character of the building externally. The internal face will be sealed with stud partition and vapour barrier and insulation.

Room (28)
The existing walls and layout in this area will be removed to form a office and meeting room. We do not believe this area holds any value in respect of the building listing.

Areas (9) & (42)
The central staircase area will have the existing screen removed to open up the staircase and restore its original appearance. In two locations the current doorways will be blocked and the original doorways and passageways will be reinstated.

Room (50/53)
The existing walls will be taken down in this room and a doorway opened up to link to a new bathroom. We do not believe this area holds any specific value

Room (37)
This room is currently divided into two by a partition wall that cuts through the ornate ceiling rose. We propose to remove the partition and open up the room. Bathrooms will be fitted to the rear of the room and a door way will be formed through a structural wall into room 44.

Material and Decoration Finishes
All internal woodwork will be decorated. Ceilings and covings will be painted. The existing wallpaper will be stripped off, new lining paper will installed, prior to a blow vinyl wall paper finish.

Mechanical & Electrical

Electrical
The M&E consultant has identified that a full re-wire is required to the property. The existing installation is in poor condition. The M&E engineer is currently proposing to take all power sockets up from the floor.

Lighting circuits will by installed by lifting the floor above, care will be taken to avoid damaging the ornate plaster cornice. A detailed investigation of the existing system will be carried out prior to commencement to identify how the existing system is supplied, and further details will be supplied on this item.

All cable will be chased into plasterwork.

Mechanical
As part of the proposals a new heating system will be installed. The existing boiler has had numerous repairs undertaken and the proposed alterations require additional heat emitters to be located in several areas.

A new distribution system will be installed within the floor void. Rises between the different floor levels will be brought through in rooms of no architectural significance to the rear of the property and circulated around each floor.

The existing cast iron column radiators will be retained in their current location were possible and refurbished. Additional heat emitters will be installed were necessary to complement the proposed alterations and improve the comfort levels within the property.

Internal Drainage
Internal drainage will be contained within the bathroom pods, and dropped into the floor void.

In the basement new drainage will be installed under the proposed floor slab and run out to the existing external drainage, providing falls are acceptable.

To any locations were the drainage cannot be achieved without mechanical means, saniflow systems will be installed to pump waste via smaller diameter pipes.

SUMMARY

The refurbishment and upgrading of Newbury House is essential to continue to provide and improve an important service to the community. Within the refurbishment proposals we have included measures that protect and prevent damage to the existing features. We have also undertaken action to correct previously inappropriate and poorly undertaken building work.

Riverside Housing Group has successfully acquired initial funding for the first phase of the refurbishment of the building with hope that additional funding soon to be confirmed to carry out the full scheme.

The building has been poorly maintained over the last few decades and this scheme represents an excellent opportunity to re-address this.