Design and access statement.

Ref.098528

Address. 3 Brendon Ave.

1. Site context.

The area in which the site is located is expected to contain predominantly smaller semi-detached houses containing either one or two bedrooms. The properties are likely to be mainly privately owned containing a higher than average percentage of couples with children.

2. Community Involvement.

The gating scheme was initiated by a local resident contacting Private Sector Housing and requesting an alley gating pack which was then provided to the tenant.

The local resident who contacted Private Sector Housing was responsible for obtaining a consent form and completed crime questionnaire, for as many of the properties to be included in the gated area, as they could. When this was completed a formal application was made to Private Sector Housing for the alleyway to be closed off.

Officers from Private Sector Housing Alley Gating Team then visited the site. This was in order to assess the practicality of closing off the alleyway using normal construction methods and standard components. The standard components have received approval from Greater Manchester Police for their suitability for use on schemes of this type.

The residents were then consulted with regard to the progression of their scheme.

Initial consultation with the Highways and Development was then undertaken. During this consultation Highways and Development were advised of the description of the alleyway. Their initial reaction to the intended scheme was obtained along with advice on whether the scheme should proceed under Section 129a of the Highways Act 1980, or Section 16 of the Highways Act 1980.

The tenure of occupied properties affected by the scheme was then identified via the land registry. Information was also obtained as to whether the alleyway is adopted or unadopted. Witness statements were obtained from residents affected by the scheme and crime statistics obtained from the Crime and Disorder section of Manchester City Council.

Letters were then sent out to all statutory undertakers, telecom operators and all emergency services. Letters were also sent out to all local councillors and civic societies.

Approval was then requested from Highways and Development and identifying all objectors details. A delegated powers report was received by Private Sector Housing

following approval from the Head of Engineering Services. This report required comments on Engineering Services and consultation with ward member, the Chief Constable, Chief Fire Officer, NHS and all relevant Utilities Companies and Civic Societies. Any objections that were received were assessed by the Director of Housing Services in conjunction with the Lead Member before the report was signed.

3. Evaluation of Site Assessment and Consultation.

The site assessment and the consultation process has reviled that the area is suffering from the affects of anti-social behaviour, which may be improved by restricting access to the alleyway.

4. Outline of Design.

In order to restrict access to the alleyway it is intended to place a set of double metal gates to the side of 3 Brendon Ave and to the rear of 43 Spreadbury Street. To make the alleyway more difficult to access it is intended to place a section of mesh fencing to the side of 3 Brendon Ave, as there is presently only a small wall. The wall at the rear of 43 Spreadbury Street is presently 1.75m high and it is intended to place metal railings on the top of this wall to increase the effective height to 2.4m.

It is intended to close the bottom of Armitage Owen Walk off from the Alleyway. This is to be done by introducing a section of mesh fencing.

It is also intended to close off the access between the op0en space at the bottom of Shelderton Close off from the alleyway. This is to be done by introducing a length of mesh fencing.

It is intended to place a set of double metal gates at the back of 1 Spreadbury Street to close of the alleyway. The wall at the rear of 1 Spreadbury Street is presently 1.78m high. To make the alleyway more difficult to access it is intended to place a section of metal fencing on top of the wall to increase its effective height to 2.4m. The wall at the side of 10 Cadleigh is presently 1.64m high. To make the alleyway more difficult to access it is intended to place a section of metal fencing on top of this wall to increase its effective height to 2.4m. The return on this wall will also have fencing placed on top of it to prevent the alleyway being breached by climbing on to the return and then into the alleyway.

5. Outline of Access.

The existing flooring will not be affected by the proposed development, nor will the size of the new gates restrict the width of the existing openings enough to present a problem to people with disabilities. Hollow sections have been used to reduce the weight of the gates, as much as possible, but the weight of the gates are likely to present problems for people with certain types of disablility.