Design and Access statement.

Ref.999

Address. Dorset Avenue / Dalton Avenue.

1. Site context.

Often, many of the people who live in this sort of postcode will be home owning families living in terraces. The houses tend to be small, with two or sometimes three bedrooms, and at the lower end of the house price scale. 70% of households are owner occupiers, with most buying on a mortgage. Most of the rest are renting from private landlords, with a smaller proportion renting from the local authority.

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 revealed 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 sets of double metal gates between 1 and 3 Dalton Avenue; between 17 and 19 Dalton Avenue; between 36 and 38 Dorset Avenue; between 20 and 22 Dorset Avenue and between 2 and 4 Dorset Avenue.

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 disability.