Design and Access Statement

Ladybarn Community Centre, Fallowfield



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Document Control

The following statement is the Design and Access Statement for an full planning application for an extension to the Ladybarn Community Centre in Fallowfield.

The document was first issued in June 2014 with the following revisions being made:

Revision	Date	Notes/amendments	Checked by

Front cover: an artist's impression of the proposed extension.

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Foreword

The following Design and Access Statement has been written to meet the requirements of the Government Guidance on changes to the Development Control System which became effective from 1st August 2006.

The document follows the structure of the CABE guidance "*Design and Access Statements—How to write, read and use them*" in an effort to demonstrate the design process and how the physical characteristics of the submitted scheme are a response to the physical and socio-economic constraints and opportunities that the development site presents.

Application

The document supports the full planning application to extend and refurbish Ladybarn Community Centre on Royle Street, Fallowfield, M14 6RN.

Proposed Use

The full application is for an extension to the Class D1 use of the building as a community centre, maintaining the existing facilities and rooms, but also creating an additional:

- Office;
- 'One to one' room;
- Music room;
- Kitchen
- Additional gendered toilets;
- Lounge/youth space;
- Internal courtyard with glazed roof cover.

The statement should be read in conjunction with all other supporting information that forms this application which includes:

Document	Issued by
Architectural information	JDA
Environmental Site Check	RPS

Site Details

1.1.1 The site is currently in use as a community centre, including an outdoor playing field and car parking. The site is surrounded by two-storey residential dwellings on all sides, and a cul-de-sac runs along the site's boundary to the north.

1.1.2 The proposed development would extend the community centre onto underutilised green space at the side of the building.

1.1.3 There is a social benefit of developing the presently underutilised site, as it brings extended community facilities and services to the area.



Aerial view indicating the site.

Context

1.2.1 The surrounding area is predominately made up of medium density residential units. This varies from terraces and semi-detached properties, as well as commercial properties converted from residential units.

1.2.2 The material palette in the surrounding area consists of a mixture of red & brown buff brick and white uPVC windows, with red/brown roofing materials, as seen in the row of photos below.

Surrounding Street Scene

1.3.1 The street scene is a mixture of various brick buildings, the massing and scale to the local area is fairly consistent at two storeys and two and a half storeys on a flat topography, though several of the terraces are elevated above street level.

1.3.2 The boundary treatments of the area are mostly low and-coupled with front facing defensible space - creating an 'open' streetscape. In the interests of the visual amenity of Fallowfield, the proposal will utilise similar materials and pallets, as specified in policies SP1 and DM1 of the Manchester Core Strategy.









Process

Consultation

2.1.1 No formal consultation has taken place, as the scheme is minor in scale.

Planning Policy

2.1.2 According to Manchester's Proposals Map, the site has no particular policy allocations, but all local planning policy will be adhered to.

Ecology and arboriculture surveys

2.1.3 The proposal aims to utilise the characteristics of the site as it is currently by setting the buildings away from the surrounding hedgerows and shrubs, to conserve the openness of the site, as well as preserving the areas set aside for landscaping.

Process

Flood Risk

2.1.4 The site is in Flood Risk Zone 2 & 3 - as the development is a non-residential extension with a footprint of less than 250m² - and falls into category D2 of the Environmental Agency's (EA) Flood Risk Standing Advice.

2.1.5 It has been agreed with Manchester Council that flood risk issues have been adequately addressed in accordance with the EA and Manchester Core Strategy Policy EN6, the extract opposite together with the supporting recommendations in act as the Flood Risk Assessment (FRA).

2.1.6 The following recommendations will be implemented to safeguard the centre from flooding:

- Finished Floor Levels are to be set to a minimum of the 1 in 100 year plus climate change including a 600mm freeboard allowance;
- Flood resistant and resilience techniques will be incorporated into the building design, such as Damp Proof Membranes, raised air vents and raised plug sockets in accordance with `*Improving the flood performance of new buildings*' CLG (2007);
- The managers of the centre are to sign up to the EA Flood Alert and Flood Warning service along side a Flood Evacuation Plan for the site,
- A detailed drainage design will be conducted along with consultation with the sewerage undertaker and the Environment Agency to determine the disposal of surface water from the site.

Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with `*Improving the flood performance of new buildings'* CLG (2007)

Extract from the EA's FRSA guidance .



Flood Map indicating Zone 2 & 3 flood risk.

Assessment

2.2.1 The proposal seeks to generate an inclusive and thorough design process. Once the initial scheme had been agreed in principle, the Design Team sought to address both the physical and socio-economic constraints whilst maximising the opportunities for a quality development to integrate into the local community.

2.2.2 Desktop investigations show that the localised area is of a residential nature with the applicant having the opportunity to expand their facilities and services for that local community.

Involvement

2.3.1 The Design Team believe that a meaningful informal discussion with Manchester Council has helped to deliver a development that efficiently utilises the land in accordance with Manchester Policy SP1 and benefits the community.



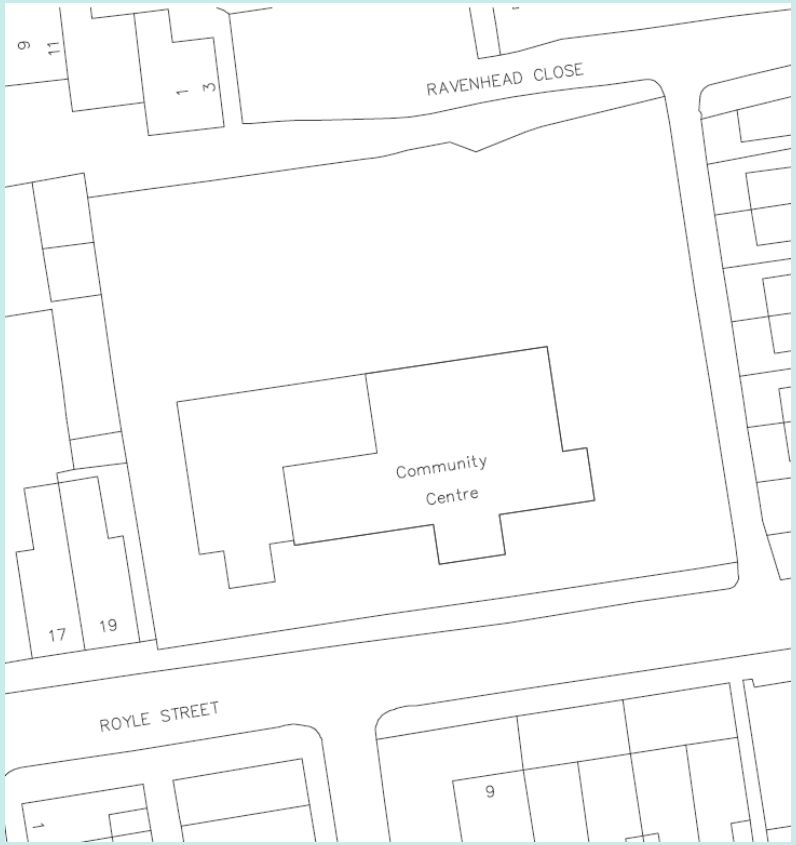
Aerial View

Evaluation

2.4.1 With all of the above consideration, the proposal will be to develop the site further to create an attractive, sustainable and viable development.

2.4.2 The proposal's aim is to create a well-designed community centre that meets with Manchester's Policy *Guide to Development in Manchester* Supplementary Planning Document, and the saved Unitary Development Policies to which it relates. The design hopes to both enhance and complement the surrounding area, as well as answering a planning need for more community facilities and services throughout the borough.

2.4.3 As the site is viable for this project, and the building design falls into line with Manchester's design policies, the application will endeavour to satisfy both the council and local residents.



Proposed Site Plan

Use

3.1 The proposed use falls under Use Class D1, as a non-residential institution.

3.2 With guidance from JDA, this application was drawn up to make efficient use of the land available, whilst improving an underutilised space, and answering a planning need for non-residential, institutional facilities and services in the area.

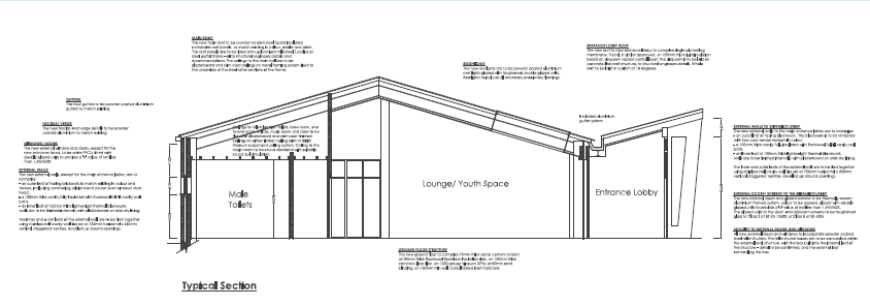
Amount

3.3 The scheme extends the existing 341m² building and will look to regenerate unused green space to the side of the building — whilst maintaining the formal outdoor recreational space, car parking spaces and keeping the building at an appropriate scale for the area.

3.4 The development will create:

- An additional 188m² of floorspace.

This will bring the total floorspace to 529m².

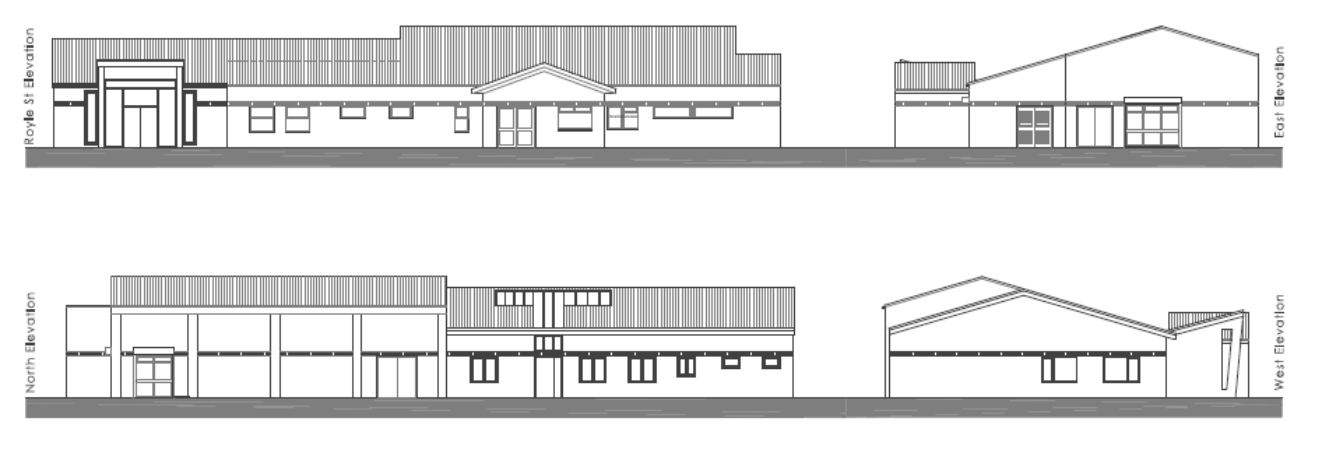


Proposed Cross Sections

Scale

3.5 The proposed extension is to match the immediate surrounding buildings in the area that are mainly two storeys high.

3.6 The roof pitch will be that of the current building.



Proposed Elevations

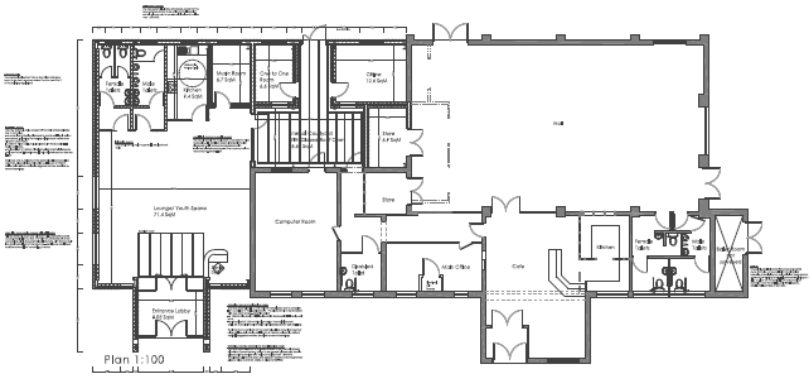
Layout

4.1 The community centre is fully self-contained on a stand alone site, with private open space surrounding it on all four sides.

4.2 The layout of the development encourages informal surveillance in line with Manchester's Policy SP1, by allowing the site to be observed from both public roads on either side of the site, across secured railings. The site is gated, and locked when not in use.

4.3 The site has sufficient on site car parking to allow for access without obstructing the surrounding roads.

4.4 The development has provided appropriate privacy distances between the proposed units and the present dwellings surrounding the site, by following the guidelines set in the *Guide to Development in Manchester*.



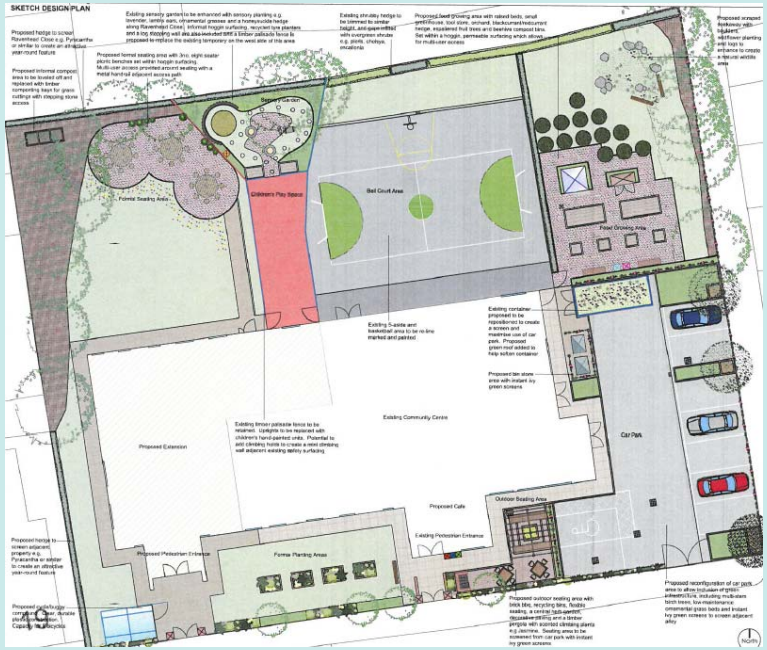
Proposed Floor Plan

Landscaping

5.1 There is a large landscaping plan for the building, separate from the application. All present recreational and landscaped space is to be maintained, and only flat green space is being extended onto by the proposal.

5.2 The landscaping plan includes:

- Consistent hedgerow to screen Ravenhead Close & Royle Court;
- Informal compost area;
- Formal seating area;
- Enhancement of sensory garden;
- Food growing area;
- Natural wildlife area;
- Repositioning of bedding container to screen car park;
- Ivy green screens around bin store;
- Green infrastructure incorporation into car park;
- Outdoor seating area;
- Re-lining & painting of ball court area;
- Potential mini climbing wall;
- Cycle & buggy compound;
- Formal planning areas.

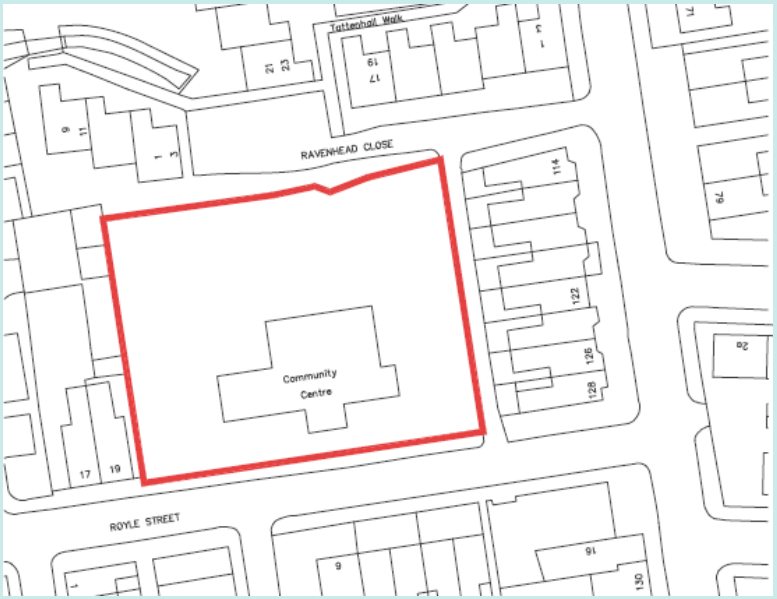


A landscaping plan of the site, including the proposed extension.

Access

6.1 The site will be solely accessed the Royle Street, as it is presently.

6.2 The building has been designed with inclusive access in mind, including level access doorways and sufficient disabled parking – keeping to the standards outlined in Paragraph 6.5.



The location plan of the centre as it current stands.

Access

6.3 Jennings Design Associates and the applicant are fully committed to a policy of equality, inclusion and accessibility.

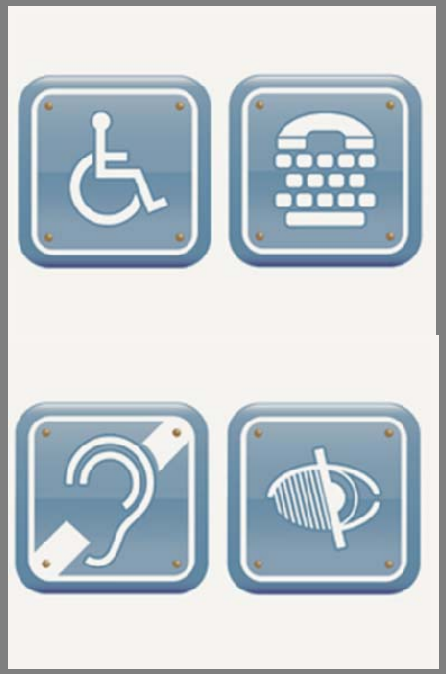
6.4 This commitment ensures that all practical steps will be taken to put inclusive design at its heart and it should be the intention of any further design development to achieve a higher standard than the acceptable minimum levels set out by the Building Regulations.

6.5 Through the preparation of this Access Statement, the following design guidance has been followed:-

Approved Document M	BS 8300 (2001)	Planning and Access for the Disabled
People: Good Practice Guide CDPM 2003	Disability Discrimination October 1995	

6.6 Key access issues of "pre-assessment" during the Design and Planning Stage included:

Local Amenities	Approach to the site	Public Transport links
Vehicular Approach	Pedestrian Appraisal	Parking
Entrance	Internal Environment	Private amenity space



Other considerations for future design

7.1 The Design Team are committed to implementing the highest standard of design and specification and any future design development should also look to ensure the following best practice:

Environmental Design

7.2 Where applicable Jennings Design Associates will aim higher to provide a quality development, with a view to enhance sustainability and waste minimisation, in line with the Ecology Report commissioned for the site.

Secured By Design

7.3 JDA will work in association with recognised members of Secured by Design to focus on crime prevention of commercial premises, and promote the use of security standards products and well-tested principles of natural surveillance & defensible space to reduce burglary, crime and antisocial behaviour, by designing out crime through physical security and processes.







Conclusion

8.1 The proposal is the initial result on an inclusive approach to design which has attempted to address the constraints of the site, and looks to meet the aspirations of the Client and Manchester Council.

8.2 The current proposal has the potential to be developed into a successful project to create a building that fits the local spatial and built environment that makes efficient use of a site for a socio-economic benefit.

8.3 We trust that the design process and ultimately the proposal meets with the aspirations of the local authority that will result in the application favourably received and determined.

8.4 Should the reader wish to discuss any of the above please do not hesitate to contact us.