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Landlord and Tenant
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Planning Application Stage
Design and Access Statement for
The Proposed Training Hub at
The Limes ,76 Daisy Bank Road, Victoria Park, Manchester, M14 5GL

Prepared on behalf of:

Chapter 1
2 Exton St
Waterloo
London
SE1 8UE

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EXECUTIVE SUMMARY

This document is a response to changes in the development process, effective from 10 August 2006, outlined in Article 4C of the General Permitted Development Order.

This statement will accompany the Planning Application and is a way of demonstrating that design evolution has been given regard to best practice and guidance contained in the Commission for Architectural and the Built Environment (CABE 2007). The statement seeks to provide technical assessment of constraints and the "best practice scenario" design response to them.

The statement also sets out access issues at Planning Stage, and is a framework on how the client, CH1, intends to meet its obligations for providing 'reasonable provision' for disabled persons under the Equality Act 2010 (superceding the Disability Discrimination Act 1995).

The proposed project involves the provision of a dedicated detached training facility for both internal & external use linked to the existing sheltered accommodation within the adjacent Limes Main Building and Annexe.

The proposed development will be designed in accordance with BS 8300 and best practice thereunder and also Approved Document Part M of the Building Regulations.

A full Building Regulations submission is also to be made.

1.0 INTRODUCTION

1.1 Legislative Background

Article 4C of the General Permitted Development Order outlines the requirements of the design and access statement.

Changes to the Planning process have been introduced to ensure that the client's authority places a greater emphasis on the consideration of accessibility and development of local plans and in the consideration of Planning Applications.

In May 2004 the new Approved Document Part M of the Building Regulations- Access to and use of buildings- extended responsibilities on providers of new buildings and those undertaking alterations to existing buildings to ensure where practical reasonable provision of access to any use of their buildings facilities and surroundings.

We have also taken into consideration the best practice guidance of BS 8300 as it applies to the building, in order that where practical the best deign practice contained in a combination of the above documentation is taken into consideration. This has wherever possible been to try to exceed minimum requirements whilst being mindful of budgetary constraints.

The building is also situated in a conservation area and we have been mindful wherever possible that, whilst the main building is not listed, any designs must be mindful of the nature and location of the project. The proposed development is not however easily visible from Daisy Bank Rd and the affected elevations forming the basis of this application face into an adjacent modern development.

1.2 Applicant

The applicant is CH1, an Ethical Social Landlord providing specialist sheltered accommodation for vulnerable groups. They are based at 2 Exton St Waterloo London SE1 8UE and with properties nationwide but predominating in the South East and South West.

1.3 Project Address:

The Limes, 76 Daisy Bank Road, Victoria Park, Manchester, M14 5GL.

1.4 The Aims of the Applicant

CH1 will via the designs prepared by JBH Property Consulting deliver a well designed and constructed training facility that fulfils the principles of functionality, design and build efficiency whilst being mindful of the requirements for the particular user group for which the building is being provided.

The overall aim of the client is to provide accommodation to the highest possible standards within available budgets. This is to provide a dedicated training facility for vulnerably housed persons. The guidance set out in the following documents is indicative of the level of provision that CH1 will achieve.

- Building Regulations Approved Document Part M; Access to and use of buildings (2004 edition).
- British Standard 8300:2009 + A1:2010.
- Guidance contained in the CABE Commission for Architectural and the Built Environment Design Guide 2007.

2.0 WHO IS THE DESIGN AND ACCESS STATEMENT FOR?

This Design and Access Statement is relevant to anyone involved in the procurement, design, product selection and management of the project and demonstrates how CH1 will meet the requirements of the above legislation.

3.0 THE SCOPE OF THE DESIGN AND ACCESS STATEMENT

This Design and Access Statement demonstrates how the principal physical characteristics of the scheme have been informed and sets out how access is dealt with at planning stage.

The statement has been prepared to identify ways in which the process of optimising design and accessibility can be demonstrated.

4.0 UNDERPINNING LEGISLATION

4.1 The Equality Act 2010 (supercedes the Disability Discrimination Act 1995)

The Equality Act makes it unlawful to treat disabled people less favourably in employment opportunities, education, transport, and in the provision of services, goods and facilities without lawful justification.

CH1 are aware of their obligations imposed on them to ensure that any projects they are responsible for are commissioned, designed and managed to avoid the creation of additional barriers, and eliminate any existing ones.

The preparation of this Design and Access Statement as part of the approval processes described above, demonstrates how CH1 have included accessibility within the scheme in terms of the broader obligations of 'reasonable provision' placed on them by the Equality Act.

5.0 DESIGN ANALYSIS AND EVALUATION

5.1 Siting and Massing

The main site comprises a former detached Victorian dwelling house previously extended to its rear and with a separate annexe building situated to the rear yard which was constructed during the 1980's. The property is used for specialist supporting housing for young vulnerable people and is operated by the CH1. The property is situated within the Victoria Park Conservation Area. Surrounding properties remain predominantly in residential use.

The proposed detached building is sited to the rear of the main house- specifically located so as to not protrude beyond the east elevation- thereby making it not easily visible from Daisy Bank Road. As the building is single storey, its massing does not affect the built form of the neighbouring area and the site is well screened by mature trees.

5.2 Layout Design

The proposed building comprises a sustainable development of four former small standard shipping containers supported upon structural steelwork beams located upon concrete pads. Externally the containers will be clad with a bespoke elliptical cladding system comprising profiled aluminium cladding sheets with a mill finish fixed back to cladding rails cleated back to the face of the containers. Cedar timber cladding panels fixed horizontally together with grey pvc-u doors and glazed screens combine with the cladding system to create a contemporary structure that sits confidently adjacent to the existing garden area & mature trees. To the north elevation the existing hinged doors of the containers will be retained to reflect the former use of the structure, however these will be opened to reveal the insertion of glazed sliding patio doors which will naturally light the main training room.

Access to the single storey building is via either steps or ramps designed in accordance with Building Regulations standards.

Management principals will also have to be put into place to avoid significant issues of discrimination.

Lighting, colour contrast and materials choice are also used in accordance with good practice to aid internal access, egress and use in accordance with best practice design.

5.3 Landscaping

Landscaping is unaltered with existing mature trees of merit retained.

6.0 ACCESS ARRANGEMENTS

CH1, in line with their access policy, have an ongoing programme of commitment to serve all members of the community and will ensure that their buildings are accessible.

This has been communicated to the various design team members through their briefing documentation and comprises the following-

- Ensuring they aim to comply with equality legislation and exceed (where possible) the requirements regarding design standards, which are to be in full compliance with the best practice guidance contained within CLG, design guidance and recommendations and associated legislation.

- Providing necessary internal disability awareness and training programme.

- Providing quality buildings.

- Introducing necessary management procedures to ensure compliance with the Equality Act 2010 and Associated Best Practice thereunder.

7.0 CONCLUSION

It is considered that this proposal conforms to the relevant national, regional and local plan policies.