# *2600_13.12.02_*Design and Access Statement*_Westbrook Walk*

Land at Westbrook Walk, Manchester

Demolition of 6 existing bungalows and 2 houses
Refurbishment of 3 existing bungalows
New build of 1 one bedroom bungalow
New build of 14 one bedroom apartments

For Southway Housing Trust




Indicative Visual of proposed Design

RevA – 13.12.2013 – Design and Access statement amended to include additional consultation information. Minor amendments carried out to content.
RevB – 28.01.2014 – Design and Access statement amended following comments received from Planning.



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

## Land Use and Community Facilities

The site is a small land locked site situated in Withington, Manchester. There is no road access to the site; it can only be accessed via Westbrook Walk which connects Somerford Avenue, Mouldsworth Avenue and Oldcastle Avenue. The lack of road frontage has resulted in the current development being a secluded, uninspired space. There are currently 9 bungalows and 2 houses on the land which are managed by the client.

There are a number of facilities close to the site, such as a row of shops on Mauldeth Road West only 0.2 miles from the site. The Old Moat Park is only a further 0.1 miles in the same direction and provides a number of play facilities for all ages. Directly west of the site are the Hough End Fields which lie within a 5min walk. The closest school is the Whalley Range High School to the north-west of the site.






Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

## Site and surrounding Area



*View along Somerford Avenue*



*View along Oldcastle Avenue*



*View onto Access to site from Somerford Avenue*



*View along Mouldsworth Avenue*




*View onto Access to site from Mouldsworth Avenue*



*View onto Access to site from Oldcastle Avenue*



*View along Mauldeth Road West*



*Arial View onto Site*



Directors: P J Hatfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design











The above images are snapshots from around the site. The combination of the 'Westbrook Walk' footpath running through the site and the enclosing of garden spaces with chainlink fences has created an uninspired, tired looking space. Tall hedges and blank gable walls have created secluded, forboding spaces which do not feel safe. The garden spaces are shared and overlooked by the public foothpath, resulting in there not being any private outdoor space for the residents. Westbrook Walk links Somerford Avenue, Oldcastle Avenue and Mouldsworth Avenue and has in the past been an attractice escape route following criminal activity as the paths lack natural surveillance.



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

## Transport, Access and Highways Issues

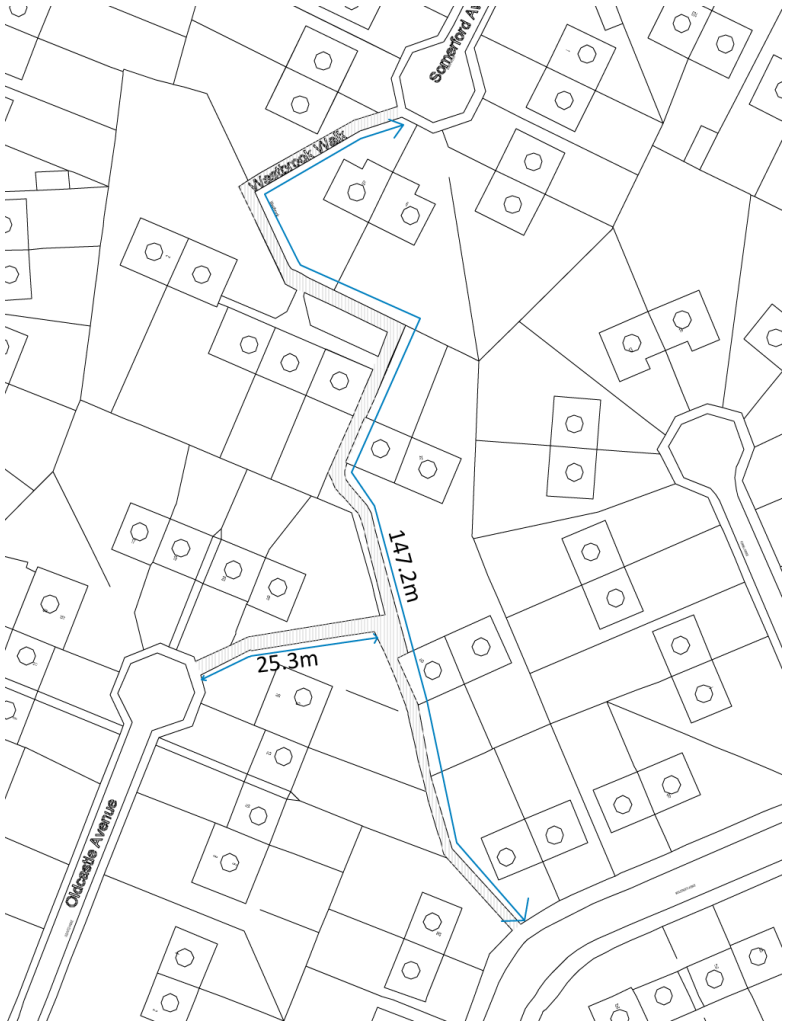
The site itself currently has no road access and is a very secluded space, making it difficult for bins to be collected and the bungalows to be reached in case of emergencies. The site generally is well served by transport connections which allow easy access to, Manchester, Stockport, Bolton and other destinations in the surrounding area.

Car – The site is located near the A34 Kingsway and the A5103 Princess Road and is within 4km of the A57 (M) and M60 Ring Road – providing a gateway access to many destinations up and down the country.

Public Transport – Mauldeth Road West has regular bus services running to Stockport and Bolton. The service is 22 and runs approximately every half an hour during the day. Another nearby bus station (400m from the site) offers public transport to Manchester, Chorlton and other locations. This service is 111. The nearest train station (around 2km from site) is the Mauldeth Road Station, which also provides regular services to Manchester City Centre and Manchester Airport. There is also a Metro Service running to Didsbury, Manchester and Oldham. The nearest stations are Withington (1.4km) and Burton Road (1.5km) south of the site.

Cycle Paths/ Pedestrian Routes – The site is well linked by footpaths to Didsbury, Manchester City Centre and local schools and parks.

The proposal for the site includes the creation of a new private road accessed via Somerford Avenue to provide direct access to all the dwellings in case of emergencies. In curtilage and communal car parking will also be provided to all plots to enable residents to keep their cars nearby in places that benefit from natural surveillance. As part of the development it is also proposed to close the 'Westbrook Walk' footpath and create a cul-de-sac scheme. This will enhance security for the residents and the surrounding area by designing out the through routes. The new cul-de-sac road arrangement will help create a new space which residents can enjoy with private rear gardens and natural surveillance. The private road will also enable bin wagons to enter and turn on the site and collect refuse from the flats and bungalows.

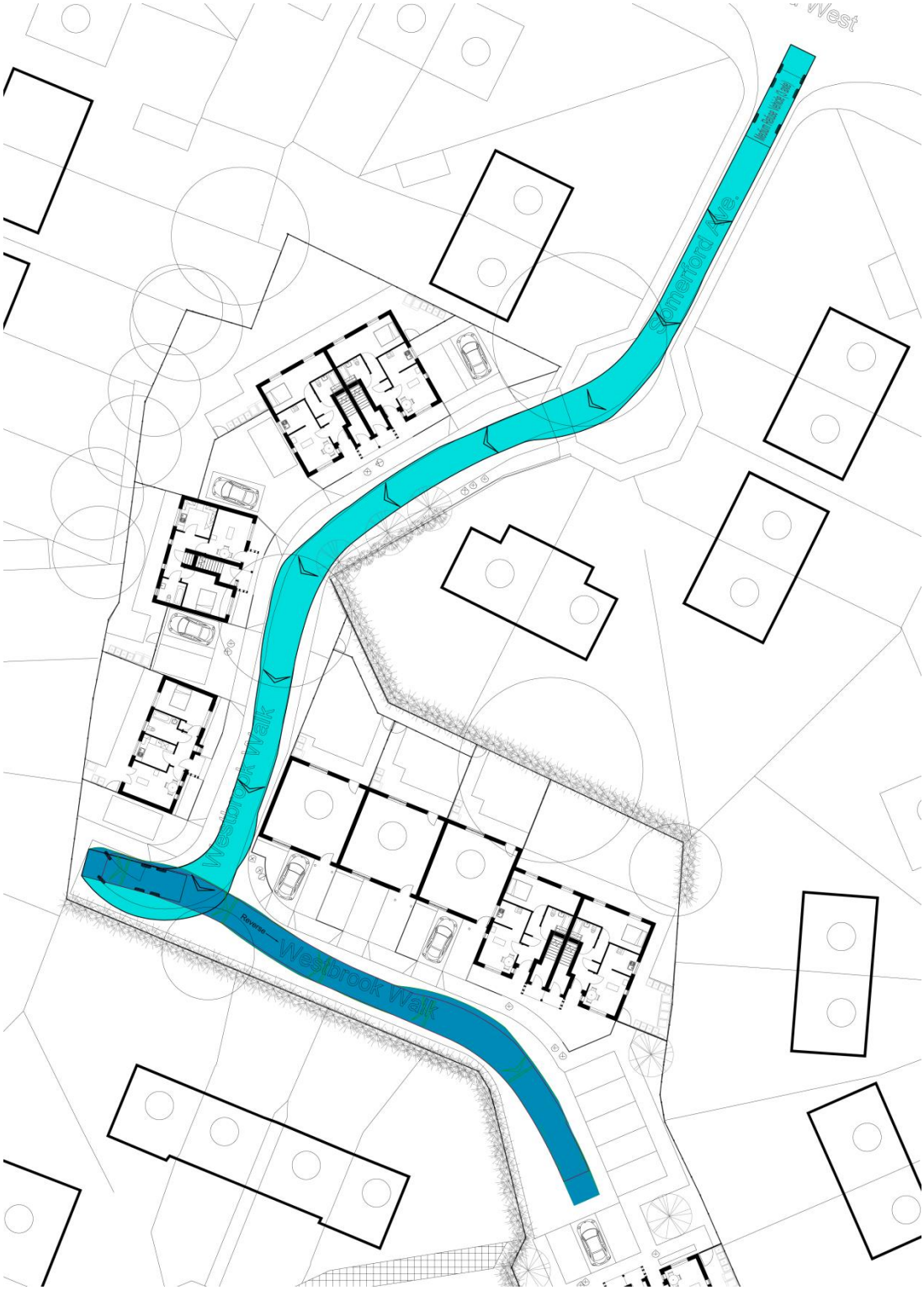



Westbrook Walk footpath which is proposed to be closed as part of the development



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

Access to the scheme is proposed via Somerford Avenue. Somerford is a narrow road which is sufficiently wide to allow access for a bin wagon, this was confirmed by the commissioned swept path analysis and also the Highways Department.






Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

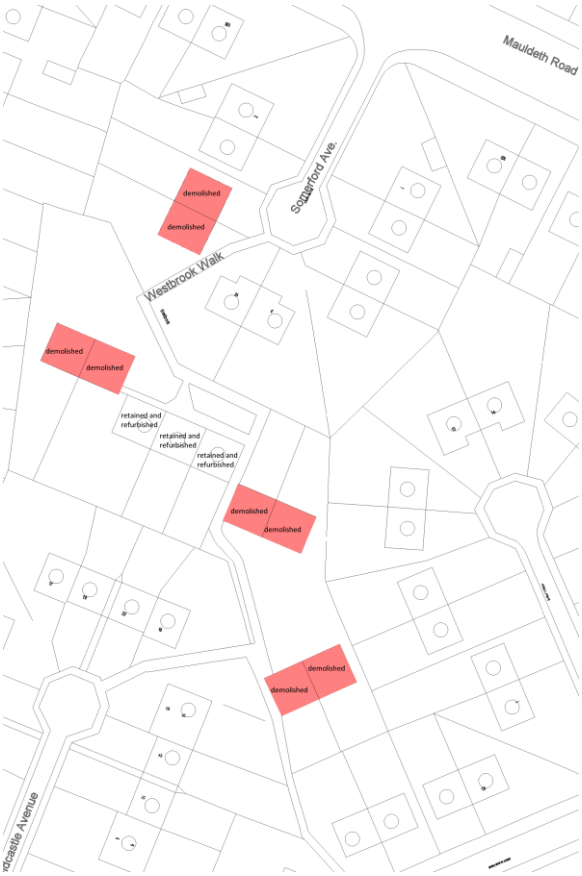
Extensive consultation with the Manchester City Council Highways Department has taken place regarding the scheme. It was confirmed that the road cannot be adopted because of the site constraints and that it would remain a private drive. Maintenance of Sewers and Street lighting could be taken on by the Local Authority at a charge to the client. The latest feedback received from the Highways officer is as follows:

*"Thank you for the forwarded swept-path vehicle tracking plot, which I have now reviewed. It appears a 3-axle RCV can just about pass along the new road and service all of the properties. However it is noted that waste vehicles would come into extremely close proximity of the corner and gable wall of the property adjacent to the turning head. The proximity of vehicles to this wall may result in damage to any boundary treatment along this side of the property and as mentioned at the earlier meeting, Planning are not keen on exposed gable walls to new properties.*

*Due to the tight access constraints along the new carriageway, if there were any vehicles parked along Westbrook Walk, there may conflict between the RCV and those parked vehicles or simply the waste collection vehicle would not be able to access all of the properties. Of particular concern would be the requirement to then reverse a waste truck along a twisting, narrow highway alignment in order for it to exit onto Mauldeth Road West, which it would have to reverse out onto. Therefore the provision of in-curtilage parking would be critical as would keeping both Somerford Avenue and Westbrook Walk clear of parked vehicles at all times.*

*As discussed in the meeting, Highways would not adopt Westbrook Walk due to the carriageway and footway widths, however it is possible to enter into a maintenance agreement to maintain highway drainage and lighting beyond the current adopted highway boundary at the end of Somerford Avenue. The above issues would be raised by Highways in response to the planning application, however as the proposed section of highway is to remain unadopted, we may not object to the application in principle."*

Follow on from this feedback we have refined the proposed site plan further to increase the distance between the road and the existing gable wall of the retained bungalow and also include a bollard to help protect the corner of the building against incidental impact.




## Amount

The proposed development is for a mix of 18 apartments and bungalows. A 100% car parking provision will also be made to provide car parking which is either in curtilage or communal. Three of the 18 dwellings are retained from the current development and upgraded and refurbished. The scheme also includes the demolition of 6 bungalows and 2 houses.

It is proposed that the Westbrook Walk footpath will be closed as part of the development. The extra 'land' of the footpaths will be integrated into the garden spaces of existing dwellings adjacent.

The image to the right highlights dwellings that are demolished in pink and retained dwellings in white.



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

## Design for Access 2 (DFA 2) requirements – Dwellings Section

The proposed development is for social housing and will be for people that meet 'certain criteria' set by our client. We therefore are confident that the people that will be put forward to occupy the 18 dwellings will have the capability of achieving a high quality of life within the scheme and be able to benefit the privacy that the new scheme and layout will offer. However, the future occupants are unknown at this stage and we would like to comment as follows on the criteria set out in the DFA2 dwellings section:

1. A suitable, safe location should be identified within each dwelling for parking and charging a power wheelchair or scooter.
Each dwelling is provided with either a private rear garden or a communal private rear garden which will be suitable to store a power wheelchair or scooter. Alternatively, all dwellings have a private entrance space at ground floor level which will be fitted with sockets and should be sufficiently large to accommodate a scooter or wheelchair.

2. The design of all new dwellings that are on more than one level should incorporate provision for a future stair lift, and also a suitably identified space of minimum 1400mm x 1100mm for the future installation of a house lift (through-the-floor lift) from the ground to the first floor. The proposed provision must satisfy all normal Building Regulations requirements.
No individual dwelling in our proposal is on more than one level and therefore it will not be possible to fit through-floor house lifts. All stairs are ambulant stairs with a 35 degree pitch, which will enable easy installation of a stair lift should this be required at some point in the future to assist a resident with their day to day living. Fused spurs will be fitted to enable this provision.

3. At least one accessible bedroom should be provided in each dwelling, of minimum dimensions 4000mm x 4000mm.
Bedroom sizes of the new build flats and bungalows range between 11.5m² and 13.6m² which falls below the 16m² set out in this standard. Best efforts to been made to provide 'square' rooms to enable residents to furnish these spaces adequately.

4. Where a development incorporates dwellings with three or more bedrooms, a proportion of these should have a second bedroom of minimum dimensions 3000mm x 3000mm.
No apartments are three or more bedroom therefore this criterion does not apply.

5. Where possible, ensuite facilities should be provided, of minimum dimensions 2000mm x 2000mm, and should include a WC, a wash hand basin and a shower.
No ensuite facilities are provided therefore this criterion does not apply. However, the scheme has been designed in accordance with the Lifetime Homes standards and therefore the provided bathrooms exceed the stated criteria.

6. Where only one bathroom is provided it should have minimum dimensions of 2700mm x 2500mm to allow for the provision of a WC, a wash hand basin a bath and a shower. See diagram 19b for suggested layout of a bathroom.
Bathroom dimensions for this development are generally 2.2m x 2.1m resulting in an area of just over 4m². The bathrooms have been designed to meet the Lifetime Homes criteria and provide a WC, wash hand basin and a bath with shower over. A gulley provision will also be made underneath the bath to enable future removal of the bath and installation of a shower.

7. Walls in bathrooms, showers and toilets should be constructed to take adaptations such as grab rails.
Plywood linings will be provided to all bathrooms and toilets to enable grab rails to be fitted.

8. Ceilings, walls and floors in bedrooms, toilets, showers and bathrooms should be constructed to take adaptations such as track hoists.
Provision will be made to all ceilings, walls and floors to comply with this criterion.



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

9. Circulation space of minimum 1800mm x 1800mm should be available in kitchens after fitting-out.
The majority of dwellings have a circulation zone of 1800mm to 1800mm in a C-shape. In some cases the circulations space falls slightly short.

10. On each floor there should be no stepped changes of level.
The proposed layout complies as there are no changes of level on any of the floors.

11. Internal doors should have a minimum clear opening of 800mm. The effective clear opening should be clear of projections. Double doors may be fitted, if preferred.
All internal doors are fitted in a 910mm wide structural opening with 826mm wide doors which achieve a clear opening of 800mm.

12. Window sills should be no more than 900mm above floor level. Any glazing less than 900mm above floor level should be safety glass.
Generally, window sills are at 750mm above floor level apart from kitchens and bathrooms, where this would cause problems with worktop heights or privacy. Any glazing below the specified height will be safety glass.

13. The width of internal stairs should be minimum 900mm.
The internal stairs to first floor dwellings are 1050mm wide, which complies to this criterion.

14. Do not use open risers or open recesses under stairs.
We confirm that there will be no open risers or open recesses under the stair.

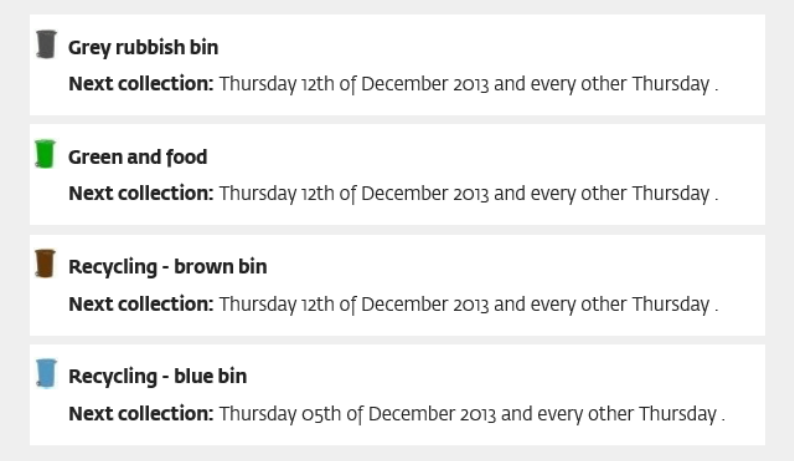
15. A step should not overlap the one below.
There are 25mm nosings to all steps but no overlapping steps.

16. There should be a continuous handrail on both sides of the stairs and on landings. See section 9: Handrails.
The communal staircase has been designed to meet Lifetime Homes requirements and handrails extend 300mm beyond each top and bottom step. The handrail is continuous.

17. For new-build or complete refurbishment, the use of residential sprinklers should be considered.
We do not propose the use of a sprinkler system on the development.

## Waste Collection

The swept path analysis for the scheme demonstrates that a bin wagon will be able to enter the site and also turn the vehicle on site provided that Somerford Avenue and the Private Access road are kept clear of any obstructions. Enabling access onto the site for bin wagons is a huge improvement on the current arrangement, where elderly and vulnerable residents have to wheel their bins to one of the nearby roads for collection. It is envisaged that the following will be provided by the local authority per dwelling:



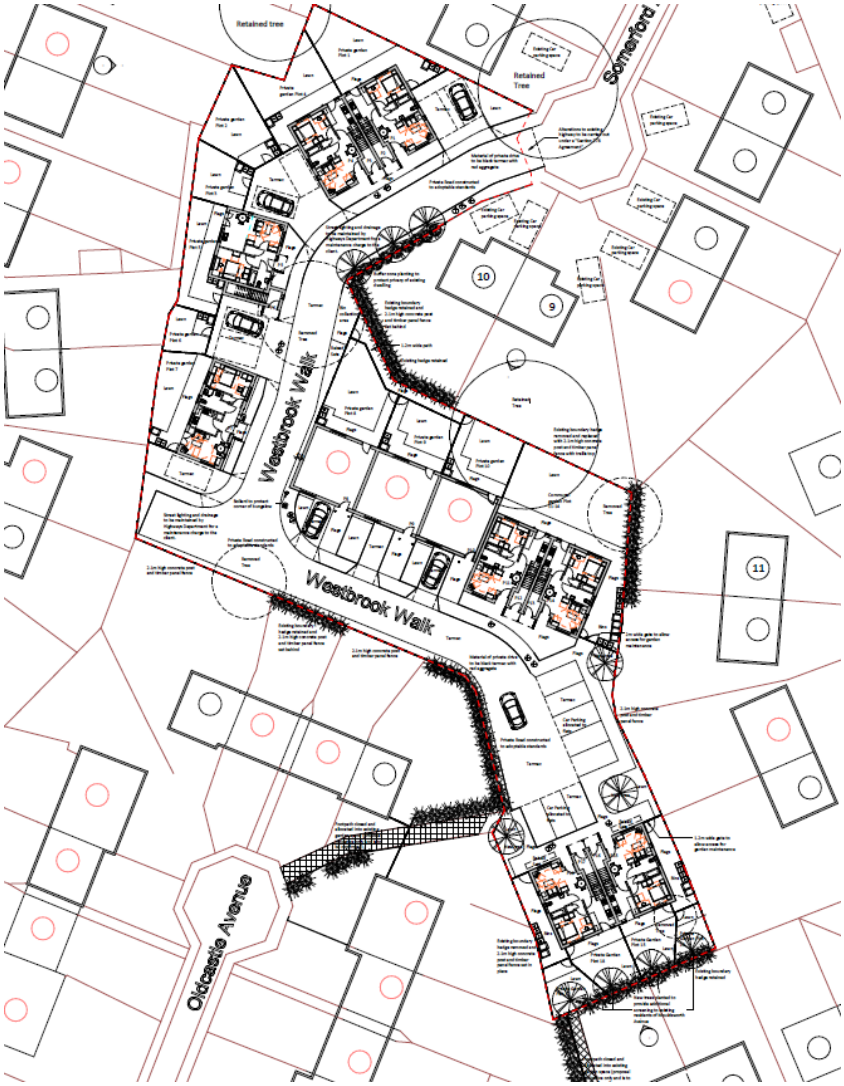

Bin storage provision is made within each secure private or private communal garden space. This will help keep bins out of sight so that they cannot be used as climbing aids into rear gardens, set on fire or have a detrimental effect on the existing street scene. Also, it will be easy for residents to put these out as each private space is fitted with an individual access gate.



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

## Key Design Issues that have been addressed by this layout

- Address issues with the existing housing stock on Westbrook Walk which is sub-standard.
- Sympathetic in scale and material to emphasise the development and also relate in height to the existing buildings around the site. Due to the increase from 1-storey to 2-storey dwellings, some neighbouring residents will experience overlooking of their garden areas. Best endeavours have been made to minimise the impact on existing residents.
- Crime prevention, external lighting for private drive and dwelling plots.
- Provision of secure private gardens and car parking close to the dwellings.
- Closing of Westbrook Walk footpath will enhance security of the site and also the wider area as the cut through routes will no longer be accessible.
- Car parking has been located adjacent to the building so that the elevation is not dominated by cars or hard standing.
- Existing bungalows have been redesigned so that all dwellings on the scheme are entered from the new private drive to help populate the street scene and enhance security and natural surveillance.
- Provision of vehicular, ambulance and bin wagon access to all dwellings.
- Provision of 100% car parking.






Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

## Appearance

The proposals address the following issues:-

- Low maintenance materials to give long-term durability and good weathering performance.
- Height to relate to the surrounding properties.
- Materials; use of brick to reflect the surrounding area and use of cladding boards as a feature material.
- Provide frontage to the new road and make best use of the site.



Possible material treatment of building using bricks and rainscreen cladding

## Security

The issue of crime and safety / security to the residents has been considered as an integral part of the scheme and has been one of the main drivers for this redevelopment. A Secure by Design Application has been made and a Crime Impact Statement commissioned to capture the point of view of the Local Police. The recommendations made within the Crime Impact Statement will be implemented in the Design to further enhance the security of the site. The below is the summary of the received feedback:

***"Proposal is generally acceptable subject to the advice in this report***

*The layout proposed is well considered from a crime prevention perspective. Removing the insecure footpath network and replacing it with a trafficked road with front doors to the dwellings largely facing the newly created street helps to create a more secure environment for new and existing residents in this locality.*

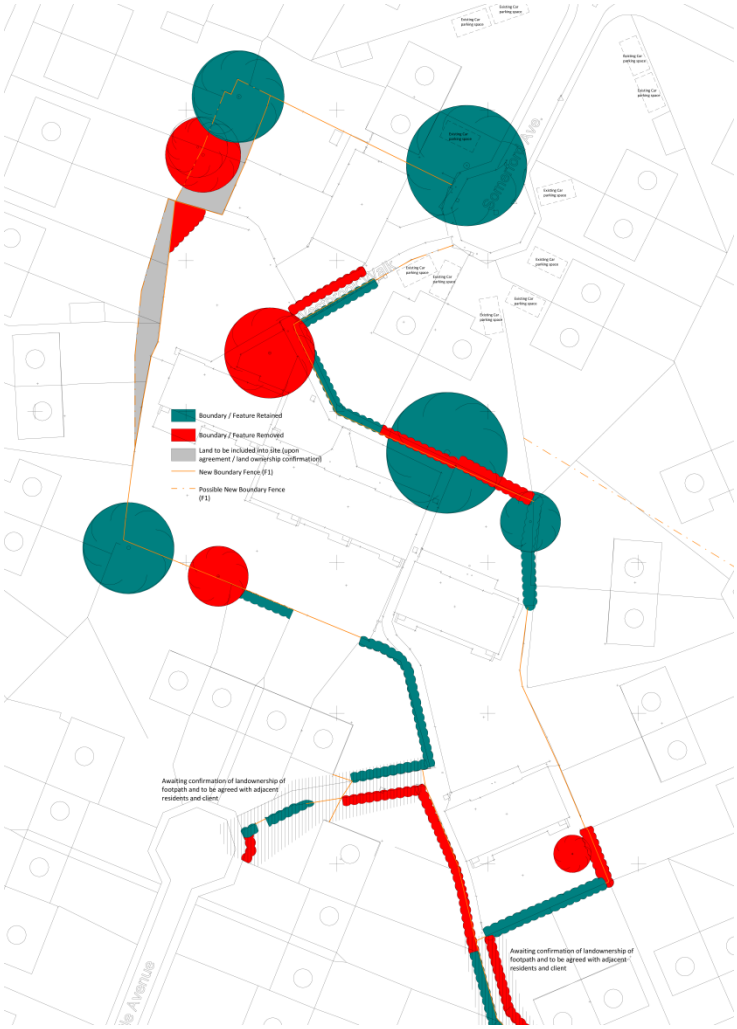
*I am happy to endorse the scheme subject to due consideration of the issues raised in section 5.3 of this report, and the adoption of the recommendations contained within sections 6 and 7, and the subsequent achievement of Secured by Design accreditation."*



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

## Landscaping

Careful consideration has been given to the existing boundaries on the scheme. Trees highlighted as being of ecological value in the arboricultural report have been proposed as being retained. The plan to the right indicates hedges and tress which are retained (green) and removed (red).




Existing boundaries have been evaluated in terms of their robustness and visual appearance to formulate a proposal that will respect the surrounding resident's privacy as well as deliver a visually pleasing treatment to the boundaries of the proposed scheme.

We propose the following:-

- Hard landscaped areas where lawn or planting areas aren't sufficiently large to be viable.
- The external landscaping will provide full access to persons with disabilities.
- Paving surfaces will be smooth, even and well laid to avoid tripping.
- A mix of planting to promote Ecology and local wildlife. The planting specification is likely to be the following:

| | | |
|---|---|---|
| Berberis thumbergii 'atro' | 40-60cms 3ltr pot | 30cm centres |
| Pyracantha 'Orange charmer' | 40-60cms 3ltr pot | staggered to |
| Ilex Aquifolium 'Holly' | 90-120cms bare root | give 6 plants/ m |

Trees will most likely be an equal mix of

Prunus Avium Flora Plena (Wild Cherry)
Tilia Cordata (Small-leaved Lime)
Sorbus Aucuparia (Mountain Ash)

The aim is to provide planting to encourage local wildlife and at the same time provide a scheme that can be easily and cost effectively maintained.

We also propose high quality external boundary treatments will help achieve the following:

- Improve quality and define external spaces.
- Improve security.
- Provide low maintenance boundaries that can be easily maintained.



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

**Resident Consultation and Impact on existing residents**

In the design of the new accommodation efforts have been made to reduce the impact of the new building on the existing properties neighboring the site. A public consultation event was held on the 22nd October at the Sure Start Centre on Moat Road to present the scheme to Local Residents and listen to their views and concerns.

Many of the Residents were supportive of the scheme and the proposed footpath closures and made positive comments regarding the proposed improvements.

At the same time, there were a number of residents that voiced concerns regarding the scheme. The main issues that were voiced can be summarised as follows:

- Access to the Site via Somerford Avenue
- Overlooking and Privacy Issues
- Proposed occupancy of the new 1 bed apartments
- Disturbance during construction

As this event was set up to listen to the residents, a number of revisions have been carried out to the scheme to address concerns. All residents that left the consultation event with concerns or questions left unanswered have subsequently been contacted on a 1 to 1 basis to discuss issues further and try finding a resolution. The client has also distributed newsletters to keep residents in the neighbourhood updated regarding the scheme.

Access to the Site via Somerford Avenue

A swept path analysis was instructed to investigate whether Somerford Avenue is sufficiently wide for a bin wagon to drive down it. The swept path analysis proved that this is possible and that sufficient turning space is provided on the site for vehicle turning. The road runs very closely past the gable wall of the existing (retained) bungalow on the site and the Highways Department suggested the introduction of additional measures to protect the building from incidental impact. A bollard was suggested as being sufficient which has been included in the submitted design.

Another potential issue is residents parking their vehicles on Somerford Avenue instead of on their driveways. Efforts have been made to address this issue by establishing on site that all residents on the street have off-road car parking facilities.

Overlooking and Privacy Issues

A number of revisions have been made to the site plan and the proposed layout to address concerns raised by local residents. Oriel windows have been included to the first floor apartments to direct views away from the private rear garden of No 10 Somerford Avenue. It is also proposed to include a light planting screen to mitigate against some of the loss of privacy caused by the 2-storey development.

The residents of No 9 Somerford Avenue were concerned that the new flats (Plot 11-14) would compromise the privacy of their rear garden. As a direct result of this concern, the building was moved away from the boundary as far as possible. Also, through liaison with the residents, the hedge that forms the boundary has been indicated as removed and replaced with a 2.1m high concrete post and timber panel fence with trellis top.

The resident of 22 Mouldsworth Avenue voiced concerns regarding the impact that the proposed development would have on the daylight of his rear garden. To address these concerns, a sun path study was carried out to investigate the impact and potential loss of daylight. A planting screen is also proposed to further enhance the privacy of this property.



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

## Study of overshadowing on 22/24 Mouldsworth Avenue



22nd March, 9.30am



22nd March, 12 noon



22nd March, 4.30pm



18th July, 9.30am



18th July, 12 noon



18th July, 5.30pm



29th November, 10.00am



29th November, 12 noon



29th November, 3.00pm

Based on the above study of the shadow created by the new 2 storey dwellings, the rear gardens of 22 / 24 Mouldsworth Avenue will not be compromised in terms of daylight. As the proposed development is directly north of 22 / 24 Mouldsworth Avenue, at no time of the year will a shadow be cast into these rear gardens. In terms of privacy, it is proposed to include buffer zone planting and light tree planting to the boundary to further enhance and protect the privacy and quality of private open space to existing residents.



Please note the above list is not exclusive and is only a snapshot of the work that was carried out to address resident's concerns. A similar daylight study was carried out for 11 Pownall Avenue.



Directors: P J Hatfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

Proposed occupancy of the new 1 bed apartments

Following the consultation event, the client has confirmed that this scheme will be classed as an 'Age Friendly' development to address concerns raised by residents in the neighborhood. The scheme will most likely be orientated at residents that fall within the 50+ age bracket and enable them to down size from larger properties.

Disturbance during construction

Concerns were raised regarding noise and air pollution during the construction period. The client is committed to reduce the disturbance to residents as much as possible and has produced a statement outlining how the contractor will be managed during the construction period. The site will be registered with the Considerate Constructors Scheme which will ensure that the contractor pays due respect to the surrounding area.

## Sustainability

The 14 new build apartments and 1 bungalow have been designed to achieve Code for Sustainability Level 3 as a minimum base level. This is in line with the current energy efficiency requirements in the Building Regulations. In addition, the thermal efficiency of the building will be greatly improved due to high insulation standards, and measures have been taken to reduce the overall water consumption to a maximum of 105 litres of water per person per day. The approach is to develop a scheme which is "passive" with high "U" values, rather than "bolt on" systems to comply as a base approach. The client is investigating how a scheme can be delivered that delivers a real benefit to the end user, which is not necessarily reflected in a code rating. Some of the measures outlined in the code may be inappropriate in a scheme for the elderly and some of the features may be of more importance.

The ambition of the client is to develop the new build dwelling to meet Code Level 4 as this is the aspirational target of the Association. This will however depend on the viability of installing solar panels on the scheme as part of the initial development.

The three retained bungalows will be converted internally and upgraded to meet the Lifetime Homes standards. The building fabric efficiency will also be greatly improved as the dwellings will be thermally upgraded.

## Access Statement

- Philosophy

  The submitted scheme reflects the applicant's full commitment to an inclusive society in which nobody is disadvantaged and where physical barriers and exclusions are designed out. The philosophy of the design is to ensure that the need of people with impairments is considered as an integral part of the development process. Where potential residents are found to be unable to use the new building with dignity through any condition they may have, the client will give consideration to their needs and will aim to provide specially adapted accommodation to meets their needs.

  By developing an inclusive environment the scheme shall have positive effect on society by benefiting the increasing elderly population and provide opportunities to for SWHT residents to down size.

- Key Issues

  (i) All ground floor apartments have level access front and rear.
  (ii) All apartments have manoeuvring room at the front doors and throughout.



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

- Guidance

  The scheme has been designed based on the following publications:-

  (i) BS 8300 : 2001 Design of buildings and their approaches to meet the needs of disabled people.
  (ii) Design and Quality Standards 2007.
  (iii) Design for Access 2 Guidelines (DFA 2)
  (iv) Building Regulations Part M 2004 (incorporating 2010 amendments)
  (v) Housing Quality Indicators (HQI)
  (vi) Lifetime Homes Requirements



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design
ISO 9001 REGISTERED FIRM
ISO 14001 REGISTERED FIRM

# APPENDIX 1: Detailed Consultation Feedback



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

**Westbrook Walk Public Consultation Feedback Summary**
SHT Housing Trust (SHT) consulted with tenants directly affected by the development on a one to one basis in which the details of the development were presented. Local residents who are living in close proximity to the scheme were invited to a public consultation event held Tuesday 22nd October 2013. The event was a drop-in session between 4pm and 7pm at the Old Moat Sure Start Children Centre in Withington. The consultation event was well attended by 17 members of the public and 1 Ward Councillor. Before and after to the public consultation event SHT delivered development newsletters (see attached) to all local residents in the area around Westbrook Walk to inform them about the scheme proposals and to give updates on how the scheme is progressing.

**Consultation Event**
7 individuals and couples completed the comments forms that were available (see attached). Of those completed, 5 marked that they supported the proposals and 2 ticked that they did not. 6 respondents ticked that they are supportive of the footpath closures from Westbrook Walk to Oldcastle and Mouldsworth Avenue and one response was not supportive  A more detailed analysis of the specific responses and comments indicated the following:

- Generally supportive and positive about the broader design and layout
- Agreement that the development improves to the area and improves security
- The main concern expressed were: overlooking of adjacent gardens from new build flats, the impact of the building contract to residents, allocation policy of 1 bed flats, access to site by larger vehicles on Somerford Road

The main messages from the discussions we had on the evening were as follows:

- People generally liked the development proposal and felt it brings an improvement to the area as well as improving the area's security.
- People are generally supportive of the footpath closure from Oldcastle Avenue and Mouldsworth Avenue.
- The number of units and designs  were not an issue; however residents raised concerns about the flats which may overlook gardens
- The construction of 2 story dwellings raised concerns with residents as they felt these buildings will have an impact on the level of sunshine to their garden

In conclusion the main issues people raised were:

1. Access from Somerford Road by large vehicles and potentially increased traffic as a result from the development
2. Overlooking of adjacent gardens  from the flats
3. Disruption caused from construction works
4. Allocation policy and management of tenants

Following the public consultation individual letters were drafted to residents who completed the questionnaire and raised specific concerns. On request of residents and tenants SHT officers met individuals to discuss the designs and respond to their concerns. The main issues raised at the consultation event were addressed follows:

1. Discuss vehicular access options with MCC Highways department for Somerford Avenue and undertake detailed surveys.

SHT carried out a sweep path analysis to review vehicular access options through Somerford Avenue which will lead to the new road on Westbrook Walk. The survey confirmed that the new road has sufficient space for larger vehicles such as bin wagons to turn and exit again through Somerford Avenue to Mauldeth Road west. The same survey also reviewed the access through Somerford Avenue leading to the new road on Westbrook Walk which was also deemed sufficient. Other options such as allowing for yellow lines on Somerford Avenue were also discussed



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

with the Highways department. However this options was not deemed appropriate for the area.

2. Reviewing current internal designs of properties, reviewing potential planting solutions and position of buildings to prevent overlooking from flats.

SHT reviewed the internal flat designs and moved the living room so it is no longer to the rear. However it is now street facing. To the rear is now located the bedroom which is used generally only during the night. The bathroom is also facing either to the side or to rear and all windows will have opaque window glass, thus ensuring the privacy of existing residents. Where possible SHT repositioned new properties further away from the boundary line therefore increasing the distance to existing properties which will also help ensuring the privacy of existing properties. For one property SHT revised the orientation of the living room windows to help improving the privacy to existing residents (plot 1 to 4).

3. Summarise to local residents our approach to customer care during construction and our thorough management of the construction process

SHT has robust customer service' processes in place to ensure that any complaints caused through disruptions in the construction phase are addressed and managed appropriately. The organisation's customer care charter was circulated to residents for reference which outlines SHT customer service and complaints procedure. Residents were advised that SHT will only appoint a contractor if they are Considerate Constructor accredited (http://www.ccscheme.org.uk/) and adhere to the guidelines and principles of this scheme which are in line with the organisation's customer care charter. Furthermore throughout the construction phase SHT will meet monthly with the contractor and benchmark their performance against the Considerate Constructor principles. Contact details of the SHT staff leading on the scheme will also be provided to residents.

4. Review possibility to have a local letting policy or age restriction on the new units and let residents know as soon as possible.

The re-development of Westbrook Walk is part of the SHT strategy to improve the quality of life for older people, and the allocation of all the new properties will be restricted by age. The exact lower age limit has yet to be finalised, but is likely that it will be no less than 50 years. Preference will also be given to social housing tenants who will be freeing up larger accommodation.



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

**Public Consultation – Comments Form**
**Development proposals for Westbrook Walk**

| Name | Contact Details |
|---|---|
| | |

**Please tick the relevant box**

Are you supportive of the improvement to Westbrook Walk? Yes ☐ No ☐

What do you like about the proposed development?

……
……

**Please tick the relevant box**

Would you like any changes to the proposals? Yes ☐ No ☐

Comments……
……
……..

The proposals are to improve safety on Westbrook Walk with a new road from Somerford Avenue and the closure of two alleyways.

**Please tick the relevant box**

Are you supportive of the passageway closure from Oldcastle Avenue to Westbrook Walk? Yes ☐ No ☐

Are you supportive of the passageway closure from Mouldsworth Avenue to Westbrook Walk? Yes ☐ No ☐

Comments:……
……

What other comments do you have to the development?……
……
……
……



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects ■ Surveyors ■ Conservation ■ Urban Design

**Margot Mangelmann**
Development Officer
Southway Housing Trust
Aspen House
825 Wilmslow Road
Didsbury
MANCHESTER
M20 2SN
e-mail:m.mangelmann@southwayhousing.co.uk
Direct Line: 0161 448 4302

Mr Danny Pudjianto
22 Mouldsworth Avenue
Manchester

Date: 28th November 2013

Dear Mr Pudjanto,

**Westbrook Walk Development update**

I write to update you with regard to our proposed Development on Westbrook Walk.

It is our aspiration to improve the area around Westbrook Walk and provide better quality homes to our customers. Following the Consultation event 23rd October 2013,we have reviewed our designs and project process to address the concerns you raised.

You raised:
*"I am very concerned about my privacy and the reduction of sunlight. I propose to keep the dwelling as a bungalow. It is important to ensure that the privacy & the level of sunlight is maintained. I have got three children, they need good sunlight to treat their skin conditions so I will be grateful if the proposal can maintain the bungalow and not upgrading to a 2 storey building."*

We have reviewed our design proposals and changed the internal flat designs to ensure your privacy from the new dwellings. We have moved the living room so it is no longer to the rear. However it is now street facing. To the rear is now located the bedroom which is used generally only during the night and the bathroom which has an opaque window. In addition we are considering planting low growing trees along the boundary line which will help to screen your property further. We would be happy to discuss this option further with you. We have carried out a daylight analysis and can confirm that at no time during the year will the new dwelling cast a shadow on to your property. Therefore you property will continue to enjoy uninterrupted sunlight. Please find attached the amended drawings for your reference (site layout plans, daylight analysis and internal layout plans).

We considered your suggestion to leave the bungalow. However the property is in a poor state and doesn't meet today's living standards. Therefore we feel it is best to demolish the existing building and build a new property. The site layout allows for a 2 storey building which will provide 4 x 1 bed flats. Southway Housing Trust is committed to provide more affordable housing to its Community. We aim to do so by providing more 1 bedroom accommodation on Westbrook Walk to people who wish to downsize from bigger properties. The new accommodation at Westbrook Walk will free up bigger family homes and provide more affordable housing to families on our waiting lists.

PTO →

Southway Housing Trust is the business name for Southway Housing Trust (Manchester) Limited. Chief Executive: Karen Mitchell. Registered office: Aspen House, 825 Wilmslow Road, Didsbury, Manchester M20 2SN. Industrial and Provident Society no. 30348R. **Homes and Communities Agency, the Regulator of Social Housing registration** no. L4057 Southway is an exempt charity.

I sincerely hope that the above is to your satisfaction. However if you wish to discuss the revised design proposal in more detail please do not hesitate to contact me on 0161 448 4302 or Patrick Ross on 0161 448 4225.

Please note that we intend to submit the planning application in the second week of December 2013. Manchester City Planning Department will again formally consult with you with regards to the development proposal on Westbrook Walk.

Yours sincerely

**Margot Mangelmann**
**Development Officer**
**Southway Housing Trust**

Southway Housing Trust is the business name for Southway Housing Trust (Manchester) Limited. Chief Executive: Karen Mitchell. Registered office: Aspen House, 825 Wilmslow Road, Didsbury, Manchester M20 2SN. Industrial and Provident Society no. 30348R. **Homes and Communities Agency, the Regulator of Social Housing registration** no. L4057 Southway is an exempt charity.



Directors: P J Hatfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

**Margot Mangelmann**
Development Officer
Southway Housing Trust
Aspen House
825 Wilmslow Road
Didsbury
MANCHESTER
M20 2SN
e-mail:m.mangelmann@southwayhousing.co.uk
Direct Line: 0161 448 4302

Ms Joan Morrachan
Somerford Road
Manchester

Date: 28th November 2013

Dear Ms Morrachan,

**Westbrook Walk Development update**

I write to update you with regard to our proposed Development on Westbrook Walk.

It is our aspiration to improve the area around Westbrook Walk and provide better quality homes to our customers. Following the Consultation event 23rd October 2013, we have reviewed our designs and project process to address the concerns you raised.

You raised:
*"Issues with regard to access for building work, how long it will take, the amount of damage this may cause to my property. Who will live in the properties? Will there be age restrictions?"*

Whilst we understand that the nature of construction works can cause disruption to neighbouring residents, Southway Housing Trust has robust processes in place to ensure that these are kept to a minimum (see enclosed Customer Care charter). Please note that Southway will only appoint a contractor if they are Considerate Constructor accredited (http://www.ccscheme.org.uk/) and adhere to the guidelines and principles of this scheme. I have also enclosed our customer service process for your reference in this letter. Furthermore throughout the construction phase Southway will meet monthly with the contractor and benchmark their performance against the Considerate Constructor principles. We feel that the scheme will not adversely affect your property. However we will provide you with contact details of Southway staff managing the scheme should you encounter any issues.

The re-development of Westbrook Walk is part of the Southway strategy to improve the quality of life for older people, and the allocation of all the new properties on Westbrook Walk will be restricted by age. The exact lower age limit has yet to be finalised, but is likely that it will be no less than 50 years. Preference will also be given to social housing tenants who will be freeing up larger accommodation.

I sincerely hope that the above helps to address your concerns. However if you wish to discuss the development proposal in more detail please do not hesitate to contact me on 0161 448 4302 or Patrick Ross on 0161 480 4225.

PTO →

Southway Housing Trust is the business name for Southway Housing Trust (Manchester) Limited. Chief Executive: Karen Mitchell. Registered office: Aspen House, 825 Wilmslow Road, Didsbury, Manchester M20 2SN. Industrial and Provident Society no. 30348R. **Homes and Communities Agency, the Regulator of Social Housing registration** no. L4057 Southway is an exempt charity.



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

Please note that we intend to submit the planning application in the second week of December 2013. Manchester City Planning Department will again formally consult with you with regards to the development proposal on Westbrook Walk. I have enclosed the revised site layout drawings for your reference.

Yours sincerely

**Margot Mangelmann**
**Development Officer**
**Southway Housing Trust**

Southway Housing Trust is the business name for Southway Housing Trust (Manchester) Limited. Chief Executive: Karen Mitchell. Registered office: Aspen House, 825 Wilmslow Road, Didsbury, Manchester M20 2SN. Industrial and Provident Society no. 30348R. **Homes and Communities Agency, the Regulator of Social Housing registration** no. L4057 Southway is an exempt charity.



Directors: P J Hatfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects Surveyors Conservation Urban Design

22.10.2013

Southway Housing Trust

# Public Consultation – Comments Form
# Development proposals for Westbrook Walk

– total amount of people attended = 17 people + 1 Councillor

Attendance sheet

| Name | Contact |
|---|---|
| DANNY RUSIANTO. ✓ | [redacted] |
| BARRY MURDOCH. | [redacted] |
| CAROL HANCY | [redacted] |
| CHRISTINE RUE | |
| MARY HIGGINS. | |
| DEBBIE. [redacted] SNOWBALL. | [redacted] |
| JOAN MORRACHAN ✓ – [illegible] | [redacted] |
| Tim Mulvenna | [redacted] |
| B & J Ronshaw | [redacted] |
| CATHERINE MEEHAN. | [redacted] |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects ■ Surveyors ■ Conservation ■ Urban Design

Southway Housing Trust

# Public Consultation – Comments Form
## Development proposals for Westbrook Walk

| Name | Contact Details |
|---|---|
| MR & MRS P. REID | [redacted] |

Are you supportive of the improvement to Westbrook Walk?

Please tick the relevant box

Yes ☐ No ☑

What do you like about the proposed development?

I understand why the work is being done but I have concerns about privacy as I am a home owner

Would you like any changes to the proposals?

Please tick the relevant box

Yes ☑ No ☐

Comments: As long as I have no one overlooking my gardens and restricting my sunlight by the building I don't want a 2 storey building overlooking my property.

The proposals are to improve safety on Westbrook Walk with a new road from Somerford Avenue and the closure of two alleyways.

Are you supportive of the passageway closure from Oldcastle Avenue to Westbrook Walk?

Please tick the relevant box

Yes ☑ No ☐

Are you supportive of the passageway closure from Mouldsworth Avenue to Westbrook Walk?

Yes ☑ No ☐

Comments: I am concerned about my sunlight and my privacy as that was the reason I bought my property as it is not overlooked by anyone.

What other comments do you have to the development?



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects ■ Surveyors ■ Conservation ■ Urban Design

Southway Housing Trust

# Public Consultation – Comments Form
# Development proposals for Westbrook Walk

| Name | Contact Details |
|---|---|
| Danny Pudjianto | [redacted] |

Are you supportive of the improvement to Westbrook Walk? — Please tick the relevant box: Yes ☑ No ☐

What do you like about the proposed development?
It improves the area interms of security and tidiness

Would you like any changes to the proposals? — Please tick the relevant box: Yes ☑ No ☐

Comments: I live at 22 Mouldsworth Avenue so the plan to upgrade the dwelling facing back to my property to a 2 storey building, I am very concern about my privacy and the reduction of sunlight. I propose to keep the dwelling as a bungal

The proposals are to improve safety on Westbrook Walk with a new road from Somerford Avenue and the closure of two alleyways.

Are you supportive of the passageway closure from Oldcastle Avenue to Westbrook Walk? — Please tick the relevant box: Yes ☑ No ☐

Are you supportive of the passageway closure from Mouldsworth Avenue to Westbrook Walk? — Yes ☑ No ☐

Comments: I welcome this initiative as the passageway poses security issues.

What other comments do you have to the development? It is important to ensure that the privacy & the level of sunlight is maintained. I have got three children, also ~~the~~ they need good sun light to treat their skin conditions so I will be grateful if the Proposal can maintain the bungalow and not upgrading it to a 2 storey bilding.



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects ■ Surveyors ■ Conservation ■ Urban Design

Southway
Housing Trust

# Public Consultation – Comments Form
# Development proposals for Westbrook Walk

| Name | Contact Details |
|---|---|
| Catherine Meehan | [redacted] |

Are you supportive of the improvement to Westbrook Walk?

Please tick the relevant box

| Yes | No |
|---|---|
| ☑ | ☐ |

What do you like about the proposed development?

I like the fact that there would be a more secure area for the residents of the bungalows behind our property

Would you like any changes to the proposals?

Please tick the relevant box

| Yes | No |
|---|---|
| ☐ | ☑ |

Comments.....

.....

.....

The proposals are to improve safety on Westbrook Walk with a new road from Somerford Avenue and the closure of two alleyways.

Are you supportive of the passageway closure from Oldcastle Avenue to Westbrook Walk?

Please tick the relevant box

| Yes | No |
|---|---|
| ☑ | ☐ |

Are you supportive of the passageway closure from Mouldsworth Avenue to Westbrook Walk?

| Yes | No |
|---|---|
| ☑ | ☐ |

Comments: I will keep a look out for further consultation. Thank you.

What other comments do you have to the development?.....

.....

.....

.....



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects ■ Surveyors ■ Conservation ■ Urban Design

Southway Housing Trust

# Public Consultation – Comments Form
# Development proposals for Westbrook Walk

| Name | Contact Details |
|---|---|
| MARY HIGGINS | |

Are you supportive of the improvement to Westbrook Walk? — Please tick the relevant box: Yes ☑ No ☐

What do you like about the proposed development?

……
……

Would you like any changes to the proposals? — Please tick the relevant box: Yes ☑ No ☐

Comments: Improvement to the area
……
……

The proposals are to improve safety on Westbrook Walk with a new road from Somerford Avenue and the closure of two alleyways.

Are you supportive of the passageway closure from Oldcastle Avenue to Westbrook Walk? — Please tick the relevant box: Yes ☑ No ☐

Are you supportive of the passageway closure from Mouldsworth Avenue to Westbrook Walk? Yes ☑ No ☐

Comments:……
……

What other comments do you have to the development?……
……
……
……



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects ■ Surveyors ■ Conservation ■ Urban Design

Southway
Housing Trust

# Public Consultation – Comments Form
# Development proposals for Westbrook Walk

| Name | Contact Details |
|---|---|
| CHRISTINE ROE<br>8 WESTBROOK WALK | [redacted] |

Are you supportive of the improvement to Westbrook Walk?

Please tick the relevant box

Yes ☑ No ☐

What do you like about the proposed development?

IMPROVEMENT TO THE AREA

Would you like any changes to the proposals?

Please tick the relevant box

Yes ☐ No ☑

Comments.....

The proposals are to improve safety on Westbrook Walk with a new road from Somerford Avenue and the closure of two alleyways.

Are you supportive of the passageway closure from Oldcastle Avenue to Westbrook Walk?

Please tick the relevant box

Yes ☑ No ☐

Are you supportive of the passageway closure from Mouldsworth Avenue to Westbrook Walk?

Yes ☑ No ☐

Comments:.....

What other comments do you have to the development?.....



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects ■ Surveyors ■ Conservation ■ Urban Design

Southway Housing Trust

# Public Consultation – Comments Form
# Development proposals for Westbrook Walk

| Name | Contact Details |
|---|---|
| CAROL HANEY | [redacted] |

Are you supportive of the improvement to Westbrook Walk?

Please tick the relevant box: Yes ☑ No ☐

What do you like about the proposed development?

Very good idea, Old castle Ave has been used by people to dump stolen cars as an escape route and attracts people who are not visiting people on old castle

Would you like any changes to the proposals?

Please tick the relevant box: Yes ☐ No ☐

Comments. Am curious as to how access can be achieved to two corner flats and at the same time block the alleyway through

The proposals are to improve safety on Westbrook Walk with a new road from Somerford Avenue and the closure of two alleyways.

Are you supportive of the passageway closure from Oldcastle Avenue to Westbrook Walk?

Please tick the relevant box: Yes ☑ No ☐

Are you supportive of the passageway closure from Mouldsworth Avenue to Westbrook Walk?

Yes ☑ No ☐

Comments: Oldcastle has been used to facilitate crime since I moved in 12 years ago

What other comments do you have to the development? It seems like a very good idea as it will be very much more secure and safer Only people with good reason to come down Oldcastle Ave.



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects ■ Surveyors ■ Conservation ■ Urban Design

Southway
Housing Trust

# Public Consultation – Comments Form
## Development proposals for Westbrook Walk

| Name | Contact Details |
|---|---|
| Joan Morrachan | |

Are you supportive of the improvement to Westbrook Walk?

Please tick the relevant box

Yes ☐ No ☑

What do you like about the proposed development?

.....
.....

Would you like any changes to the proposals?

Please tick the relevant box

Yes ☑ No ☐

Comments.....
.....
.....

The proposals are to improve safety on Westbrook Walk with a new road from Somerford Avenue and the closure of two alleyways.

Are you supportive of the passageway closure from Oldcastle Avenue to Westbrook Walk?

Please tick the relevant box

Yes ☐ No ☒

Are you supportive of the passageway closure from Mouldsworth Avenue to Westbrook Walk?

Yes ☐ No ☒

Comments:.....
.....

What other comments do you have to the development?...Issues with regard to access for building work, how long it will take, the amount of damage this may cause to my property, who will live in the properties, will there be age restrictions



Directors: P J Harfield | M P Knight | V J Saunders | C N Savage | Associate: R S Harrington
Architects ■ Surveyors ■ Conservation ■ Urban Design