DESIGN AND ACCESS STATEMENT

Clifford Lamb Court, Hillington Drive, Manchester, M9 7DB

Date: 07.03.24
REV: -

Prepared for Manchester City Council Housing Services (formally Northwards Housing) & The Casey Group In support of the Planning Permission Application for the installation of External Wall Insulation Cladding system, and new spandrel panels.



Existing Image of Clifford Lamb Court

1. Introduction

1.1 Background

This Design & Access Statement is provided on behalf of Manchester City Council Housing Services (formally Northwards Housing) and The Casey Group (the applicant) in support of a Planning Application for the proposed works to Clifford Lamb Court.

The proposals for which Planning consent is sought are the external works as set out in the accompanying drawings, includes the installation of a new EWI system, re-installation of existing lettering on the external façade, new spandrel panels and making good parapet edge.

1.2 Scope

The scope of the project forming this Planning Application includes the following as set out in the drawing package:

External Works:

- Installation of new EWI system (render and brick slip) to the external façades of the building.
- Re-installation of existing lettering on the external façade of the building, to be visible from street level.
- Removal and replacement of existing aluminium composite panels with new spandrel panels in grey.
- Making good the parapet around the perimeter of the roof to receive the new EWI cladding system.

1.3 Design Standards

The following legislation, standards, design guides and authorities are applicable to the project;

Current Building Regulations;
Construction (Design and Management) Regulations 2015;
Equality Act 2010;
Relevant European & British Standards;
Relevant fire authority requirements;
Relevant water and drainage authority requirements;
Local Authority Planning conditions, and
Local Authority Building Control requirements.

1.4 Caveats

This Design and Access Statement should be read with consideration to the following caveats which reflect the current status of this project:

- Designs are indicative, representative of the current Planning status and are subject to detailed design development & further consultation, and all designs are subject to statutory approvals.
- This report should be read in conjunction with the full set of planning drawings and other information also submitted in support of this Planning Application.

1.5 Report Structure

The following areas are discussed within this document:

- Site context;
- Design Proposals;
- Planning context;
- Accessibility.

1.6 Design Team

The Planning Application which this document accompanies has been prepared on behalf of the Applicant for consideration by Manchester City Council Planning Authority by the following:

Bernard Taylor Partnership
(Architect & Applicant's Agent)

Casey
(Main Contractor & Applicant)

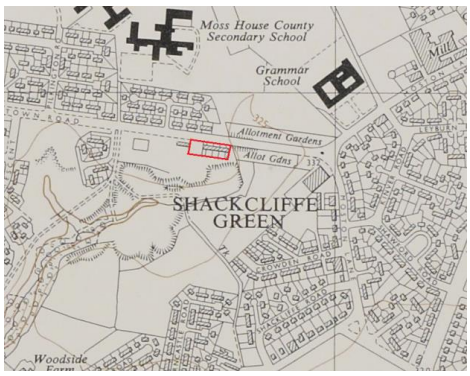
2.0 Site Context

2.1. History

In 1933-1934 the location that Clifford Lamb Court currently sits was home to a 'Brick Works' or brick factory where bricks were manufactured. The brick factory was later raised to the ground, and a small row of houses were erected by 1955. Clifford Lamb Court was estimated to have been built by 1963 as part of a wider effort to house Manchester's growing population.



Clifford Lamb Court 1933 – 1934



Clifford Lamb Court 1949 - 1955

2.2. Location & Context

Clifford Lamb Court is an existing twelve-storey (including Ground Floor) block of flats in Moston, Greater Manchester. The block sits on the North East perimeter of Boggart Hole Clough and is otherwise surrounded by a mixture of low-rise residential housing, tower blocks and schools.



Clifford Lamb Court outlined in red (Google Earth)

The Tower block was completed by 1963 and remains a prominent block in the surrounding residential area. Clifford Lamb Court is settled on the North East perimeter of Boggart Hole

Clough, with low level 2.5 storey residential units to the North, East and West of the site, and a handful of tower blocks in close proximity. Moston train station is short walking distance to the East of the site, and the M60 motorway can be accessed within 5 minutes, making the site well connected.





View of Clifford Lamb Court from East and West Charlestown Road

2.3. Ownership

The site and building is owned and operated by Manchester City Council Housing Services. (formally Northwards Housing)

2.4. Access

Pedestrian and vehicular access to the building is off Charlestown Road. General site Car parking can be found at the base of the apartment block along Hillington Drive. Parking at this site is limited. The proposal for which the planning consent is sought will not alter or impact the vehicular and/or pedestrian access to the site.

3. Project Proposals

This section should be read in conjunction with the full set of planning drawings submitted in support of this Planning Application.

3.1. Client Brief

Manchester City Council Housing Services (formally Northwards Housing) owns and manages the apartments at Clifford Lamb Court, a 12-storey tower block. The proposed works are intended to enhance the existing apartments for residents by improving energy efficiency, fixing maintenance issues, and generally improving the outward appearance of the building for the benefit of local residents.

The general scope of work is for the installation of a new wall insulated cladding system, and replacement of existing composite panels with new spandrel panels.

The existing lettering 'Clifford Lamb Court' will be removed and reinstated like for like to the front of the building, where it will be seen from East Charlestown Road.

3.2. Design Proposals

The design intention is to maintain the existing appearance like for like, other than the proposal of grey spandrel panels. Not only will the external works improve the building's visual appearance by renewing the existing appearance, but it will also improve the buildings thermal performance.

4.0 Planning Requirements

4.1 Planning Context

The block lies immediately Northeast of Boggart Hole Clough, and South from the M60 motorway.



Red outline showing Clifford Lamb Court, Blue line showing M60 and Green line outlinging Boggart Hole Clough Park (Google Earth)

4. ACCESS

The scope of the works proposed and covered by this application will not alter the function of the building, or pedestrian and vehicular access to and from the site.