

**DESIGN & ACCESS STATEMENT****July 2023**

**Belthorne Avenue Children's Centre  
30, Belthorne Avenue, Charlestown,  
Manchester, M9 7DD**

**Job No: CL/45483****Installation Project****Date: 11/07/2023****Prepared by Philip A Schofield**

## Capital Programmes & Procurement

### CONTENTS:

|                            |     |
|----------------------------|-----|
| Introduction               | 1.0 |
| Features of Existing Site  | 2.0 |
| Design Proposals           | 3.0 |
| Access to the new facility | 4.0 |

## **1.0 – Introduction**

This Design & Access Statement has been prepared by Manchester City Council Capital Programmes and Procurement to support an application for Planning Permission for the refurbishment of a detached property at 30 Belthorne Avenue known as Belthorne Children's Centre for the purposes of this application.

Formerly a Sure Start Centre. It is proposed to bring the vacant building at 30 Belthorne Avenue, Charlestown back into use as a Family Time Centre. The asset is owned by MCC but is in a state of disrepair. It is proposed to renovate the building relocate the service which is currently in a building deemed not fit for purpose at French Barn lane Blackley.

The Family Time service works with families across Manchester. The role of the service is to plan, supervise, observe and record Family Time following a direction by a court. The service supervises over 1000 Family Time sessions a month. There are two MCC Family Time centres – Acorns in Withington and French Barn Lane in Blackley. Each centre has 8-10 Family Time rooms and a functioning kitchen that families can use. There is also outside space at both venues. Staff offer support, advice and guidance along with boundaries on parental care e.g., bathing, making bottles etc. Staff will demonstrate and support parents to make a bottle, support weaning and making good routines. Staff will plan to use the kitchen area for family time promoting healthy eating and meal plans for families to put into place during the session. The records from Family Time sessions can be requested from the court. As a service they want to provide a warm, calm and stimulating child focused atmosphere which leaves a positive memory for children and families having visits with birth families in years to come.

Currently the building in use by Family Time is in poor condition, outdated and at risk of major failure of one or more building elements i.e. doors/windows/heating. The service oversees some of the most difficult situations that a family will ever experience. Currently it is felt that they are removing children from better home conditions and bringing them to environments that are not suitable for children. Whilst the teams will do everything they can to support families, the building environments are often a poor reflection of the Family Time service and MCC as a whole. Once complete the building would accommodate 8-10 modern family rooms along with kitchen areas for families to prepare food, outside play areas and upgraded toilet/changing spaces. We aim to upgrade thermal insulation, mechanical and electrical services, windows, doors, roof, parking and all interior as well as removing all asbestos.

## **2.0 Features of Existing Site**

The property built in 1983 formerly a school site consists of a brick built single storey building constructed with a steel profiled sheet pitched roof over in single spans (Youngs Roofing type). There is a separate refuse store connected to the main building with a covered link. The property is set in its own grounds behind a perimeter fence and accessed from Belthorne Avenue. The property was formerly a school and was being used as a sure start centre before closing its doors in August 2021.

## **3.0 Design Proposals**

It is proposed to Refurbish the property internally and externally, this will include a new roof, doors, windows and some external groundwork site alterations increasing the number of car parking spaces to accommodate visitors and staff with a disabled space close to the entrance. There are no planned alterations to the gates, entrance or perimeter. The current site has been designed for level use and accessible access to all entrances. This is to be retained. There will be drop kerbs from the new disabled bay to the pavement to facilitate wheelchair access.

The planted area and the triangular section accommodating the pram store is to become part of the car park with the current fence and pavement to the entrance to be moved back as shown on drawing CL-45483-01.

The current front door/combination frame is aluminium, the rest are timber which have suffered from wet rot attack and require replacement. The proposal is to replace all windows and doors to match with grey coloured aluminium exact RAL colour to be agreed.

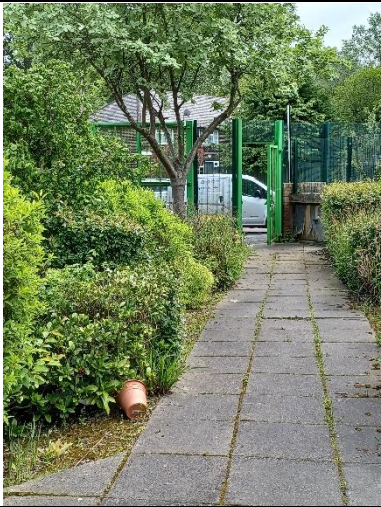
The existing roof is galvanised steel and is suffering from the paint degradation/peeling and exposing the galvanised steel metal substrate below. It is proposed to achieve a less industrial look more sympathetic to the surrounding street scene. The residential buildings surrounding the former school have either terracotta coloured, double roman concrete tiles to the roof or grey slate. It is proposed to use Britmet's Villatile. A lightweight, granulated metal tile, designed to give the appearance of a traditional double roman concrete tile of Terracotta colour to match the Marley double roman roof tiles on the adjacent housing as far as is practicable. Samples can be provided.

We believe grey aluminium windows and doors with terracotta coloured roof should uplift the property aesthetics and the proposed roofing style will look more appropriate to the street scene.

The Common Whitebeam Tree (*Sorbus aria*) is proposed for relocation. It has a mature tree with a trunk diameter of 23.5cm, a crown height of 1.9m-4.8m It is proposed to excavate and replant the Whitebeam Tree as shown below, using specialist tree services. Should the tree not survive it is proposed to plant two 80-100mm girth *Sorbus Aria* as replacements within the grounds as shown on the plan.

## 4.0 Access to the new Facility

The access will be from Belthorne Avenue has dropped kerbs, double gates to the car park and a single gate to a pavement to the front entrance. Due to its former use all access is level access and has dropped kerbs. This will be the continued approach.

|                                                                                                         |                                                                                      |
|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|                      |  |
| <p>Planted area on the left to become part of car park.<br/>Existing Pavement to move to the right.</p> | <p>Tree and bushes to be removed and car park extended.</p>                          |



Front Entrance. New doors and windows to be grey aluminium.



Tree in foreground to be removed and car park to be extended. (pram store in distance).



Triangular section and pram store to be removed and car park extended.



Current Roof covering condition on South Facing Elevations.



Roof, Rear Elevation



Street scene showing properties with double roman tiles.



Street scene looking the other way showing properties with slate roofs.



Whitebeam Tree to be replanted.