

**Design and Access Statement
for
Proposed New Access Ramps
at
Hornet Close, Rochdale**

Rev A 5-3-24



Above – general area of proposed works at Hornet Close off Balderstone Road (image – Google Maps)

1.0 Introduction

This Design and Access Statement has been produced by TADW Architects on behalf of Rochdale Boroughwide Housing. It is submitted as part of a full planning application for ramp installation works at Hornet Close in Rochdale. It should be read in conjunction with the following documents:

- 231340/01P1 – Existing Plans and Elevations
- 231340/02P1 – Proposed Plans and Elevations
- 231340/03P1 – Detail Layouts

2.0 The Existing Site

Hornet Close is an existing two storey apartment complex adjacent to Balderstone Park in Rochdale. The site in question accommodates 24 flats which are arranged in three blocks around a central courtyard. The flats are accessed via four separate entrances / staircases. Two of these entrances are served by existing ramps, one of which was installed recently (flats 1-6), with the other being some decades old (flats 13-18). The other two entrances have stepped access.

3.0 The Proposals

The proposed works involve the demolition of the older ramp, followed by the construction of three new ramps to ensure that all entrances have ramped access facilities. The design of the new ramps will follow that of the one recently installed to flats 1-6. The ramps will generally be compliant with the requirements of Part M of building regulations. To facilitate the works, minor modifications are required to the existing timber fence and gates that run around the perimeter of the courtyard.

4.0 Access

The ramps are being installed to improve accessibility to the flats for older residents.

5.0 Drainage

Generally the ramps are to be constructed on existing areas of hardstanding, therefore existing drainage arrangements are not affected by the works

6.0 Existing Photographs



Above – existing ramp to flats 1-6, new ramps will be in a similar style



Above – existing access to flats 7-12 (left) and 13-18 (right)



Above – existing access to flats 19-24



Above – general view of the courtyard amenity area