

Design and Access Statement
for
Proposed Improvement Works
at
Jack McCann Court

Rev A 19-12-22



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 improvement works at Jack McCann Court, Trafalgar Street, Rochdale, OL16 2EE. It should be read in conjunction with the following documents:

- 221311/51P1 – Existing Site Plan
- 221311/52P1 – Existing Floor Plans
- 221311/53P1 – Existing and Proposed Elevations
- 221311/54P1 – Proposed Site Plan
- 221311/55P1 – Proposed Floor Plans
- 221311/56P1 – Patio Details
- 221311/57P1 – External Details

2.0 Scope of Works

TADW were retained by RBH to undertake internal and external improvement works at Jack McCann Court. Internally the works will comprise refurbishment of communal spaces, and as such will not require planning approval. External works are generally minor and mostly fall under the category of maintenance, however it is expected that some elements of work may require planning approval, therefore a full list of works affecting external areas is given below:

1. Resurfacing of existing vehicle area – the current surface has potholes and it is therefore intended that a new wearing surface be applied
2. Uplifting of existing brick paths and steps, replacement with tarmac – the brick paths on site are loose in places and quickly become slippery. It is therefore proposed to replace these with new tarmac surfaces
3. Reduction in height of perimeter wall on Fitton Street, replacement with new railings to match existing – the existing brick wall is in need of repair, therefore the client would like to replace it with a boundary solution which is easier to manage
4. Modification of entrance path on Edward Street – this approach path has a combination of brick surface and crumbling boundary walls, therefore it is intended to rationalize and improve this in a similar manner to 2 and 3 above
5. Minor modifications to boundary railings – in order to provide safer access for meter reading it is intended to form new access points in the existing railings
6. Creation of new security railings on existing wall on Back Bradshaw Street – there is currently limited access control in this area, therefore it is intended to install new gates and railings
7. Formation of new access control gates to main car park entrance (Flannel/Trafalgar Street) – problems have arisen with anti-social behaviour occurring in the courtyard of the block, therefore the gates are intended to restrict access. It is assumed that of all the works proposed the gates are most likely to require planning approval
8. Other works within the courtyard – these include reducing the height of internal garden walls and the provision of proprietary mobility scooter storage units
9. Widening of kitchen door – we are proposing to increase the width of an existing external door to form patio access to a rear yard. As this is largely concealed from the street by a high wall it is assumed that this will not require approval in itself
10. Improvement works to rear yard – the intention is to resurface the yard and provide new loose garden furniture to make this a more usable space
11. Replacement lighting in courtyard – the intention is that the existing lighting within the courtyard and yard area will be upgraded to better quality contemporary fittings

3.0 The Existing Building

The existing building is a two storey brick sheltered housing scheme which dates from the last quarter of the twentieth century. The built form extends around three sides of a central landscaped courtyard. The fourth side of the courtyard is formed by a row of three houses which stand on Flannel Street. These are outside client ownership, but the rear of these properties are accessed via the site. The main pedestrian access to Jack McCann Court is via Edward Street, while the car park entrance is taken from Flannel/Trafalgar Street.

4.0 The Proposals

The full scope of external works has been outlined above, however it is anticipated that only the car park gates and perhaps the perimeter fencing will require planning approval. These are discussed in more detail below.

4.1 New Gates to Car Park – problems with youths entering the site and harassing residents have been experienced for some time, indeed site security was the prime area of concern when the original resident consultation was held. As a result new car park gates have been proposed. These will consist of separate automated vehicular and pedestrian access points. The structure has been set sufficiently far back from the street to allow vehicles to pull off the highway and wait while the gates are being opened. The area in question also provides access to the rear of three properties on Flannel Street. These are not in the client's ownership, however their rear yards' are accessed from the client's land, therefore it is assumed that a right of access exists. To address this a separate manually operated gate has been provided to give continued access to the three dwellings, with a further fence to prevent access to the main site.

4.2 Perimeter Fencing – the existing boundary treatment is a mixture of low brick walls and hooped metal railings. The former are in a poor state of repair in places, therefore it is proposed to replace these on Fitton Street with railings to match existing. Other localized changes are proposed to improve current access arrangements to the main entrance and external meter boxes. Beyond this new gates and railings are proposed close to the corner of Back Bradshaw Street and Edward Street. These are intended to prevent access to the rear yard where thefts have previously occurred.

5.0 Access

The new gates will be fitted with access control mechanisms linked directly to the individual flats and to the scheme manager's office. Remote monitoring will also be in place. Thus staff and residents will be able to control the gates without leaving the building

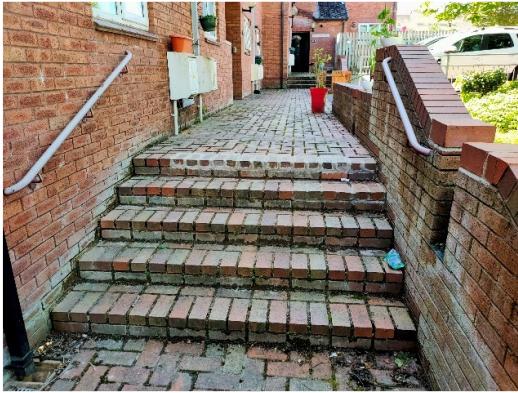
6.0 Drainage

There is no significant overall change to the amount of hard and soft landscaping on the site. The proposed works simply involve renewal of the existing surfaces to address issues of deterioration and poor performance. It is not expected that the existing sub-bases build up would be suitable for permeable drainage solutions. As a result no change to the existing drainage strategy is proposed.

7.0 Servicing

Waste collection for the development is currently via the two bin stores on Edward Street for the main block, and from the courtyard for the dispersed dwellings. The new proposals would not fundamentally alter these arrangements. Collection staff would be provided with a pass code to enter the site via the new gate.

8.0 Existing Photographs



Left – deteriorating steps in courtyard. Right – existing kitchen door to be widened



Left – existing building around courtyard. Right – existing perimeter railings



Left and Right – deteriorating wall on Fitton Street