

# Design and Access Statement

Site address:

**Boggart Hole Clough  
Charlestown Road  
Blackley  
Manchester  
M9 7DH**

Date: 16<sup>th</sup> March 2017

## Contact details

### Applicants name

Name:	Carl Smith
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### Agents name

Name:	
Address:	
Post code:	
Telephone:	

## Description of development

It is proposed to demolish the existing changing pavilion and modular offices and replace with a new one storey building containing offices, changing/shower rooms, community group room and kitchen facilities. The works include providing two electrical housings one for the incoming supply the other at the trackside for the existing flood lights and buildings.

## Design standard followed

Approved Document M	<input checked="" type="checkbox"/>
BS8300:	<input checked="" type="checkbox"/>
Design for Access 2:	<input checked="" type="checkbox"/>
Other (please elaborate below):	<input checked="" type="checkbox"/>

## Philosophy and approach

All schemes designed by Carl Smith (Capital Programmes and Procurement) take into full consideration the requirements of all Approved Documents as well as the philosophy behind them. We have also given full consideration to the guidance provided in Design for Access 2. Secure by Design has been considered in the design.

## Key access issues of the design

The design criteria for the new build has the following key issues:

- Space planning requirements as set by client.
- External design and materials to sit comfortably within the park setting.

- External design and materials to have anti-vandal properties together with a low life cycle costing.

### **Sources of advice and consultation**

Carl Smith has undertaken a dialogue with MCC Planning Department, MCC Leisure Department and has sought advice prior to the submission of the application.

The client has been consulted with feedback incorporated into the design. The layout of the proposed new build has been 'signed-off' by the client.

### **Nature and impact of environmental constraints**

This scheme includes the demolition of the existing changing pavilion and park staff offices to be replaced with a new smaller (footprint) building containing changing facilities for nearby sports facilities, offices for park staff and a community room with associated kitchen and WC's.

The smaller building and materials chosen sympathetic to the environment, reduce the visual impact on the park setting.

The scheme includes reducing the number of redundant changing rooms and provides new up to date changing facilities appropriate for the expected number of users. Whilst the number of shower rooms has reduced a new community room has been included providing opportunity/use for the local population and others. A new office, store/workshop and storage yard have been designed to operational requirements.

Whilst the scheme appears to consist of a small building the proposal rationalises building use providing a building that better suites present day requirements.

The building users will benefit from an improved internal environment whilst providing a new resource for use by the local population.

The works include providing two electrical housings one for the incoming supply the other at the trackside for the existing flood lights and buildings.

### **Proposed solutions for overcoming identified constraints**

There are no relevant constraints to this design and AD's, DFA2 and Secure by Design criteria have all been followed and incorporated.

**What steps have been taken to ensure this information is made available to building occupiers.**

The client has been consulted from the inception of the project who have liaised with local parties to establish a collaborative approach and unified proposal.  
The feedback from the client indicates they are pleased with the proposals and can see their input within the design.

**Additional material information**

Non