

Design and Access Statement

The East Manchester Academy

Grey Mare Lane, Beswick, Manchester M11 3DS

Applicant: The Education and Leadership Trust

Agent: Lancaster Maloney Ltd

Dated February 2022

lancastermaloney

Introduction

The Academy is located at the junction of Grey Mare Lane and Albert Street.

The Academy was constructed as the Planning Approval ref. 103543/FO/2013/N2

Current Use

The main school entrance is on the Grey Mare Lane elevation with an open forecourt and area of public realm.

The Staff Car Park is enclosed with a (2.0metre) 6-foot-high fence and associated gates. The main exit gate from the car park to Albert Street is automated, other gates are manual locking and opened by the school site managers to allow access for cars.

Access to the visitors car park is accessed and egressed from a separate point on Albert Street close to the junction with Grey Mare Lane.



Albert Street Access/Egress



Albert Street pedestrian Gates



Existing fence to Albert Street



Existing fence between car parks



Access to Visitors Car Park



Visitors Access/Egress to Albert Street



Planting to Albert Street

Proposals

The existing fencing around the staff car park is to be retained, however, the fence line including the double gates between the staff car park and the visitor's car park is to be removed.

The proposal is to extend the fence line along Albert Street to its junction with Grey Mare Lane to enclose the extended car park area.



Entrance from Grey Mare Lane



Entrance to Staff Car Park



Visitors Car Park

The proposed new (2.4metre) 8-foot high fence line then continues along Grey Mare Lane returning across the forecourt to the corner of the school building adjacent to the Beswick Library entrance.

The proposed new fence line on Grey Mare Lane is to include double gates, a single controlled visitor's gate and 2 No. double gates to allow pupils free ingress and exit from the school and its forecourt.



Open forecourt to School Building Entrance



Open forecourt to public realm



Raised planter to Grey Mare Lane



Open forecourt to School and Library



Grey Mare Lane with School opposite

Project Need

The school has Safeguarding and Crime issues and require the proposed fencing enclosure with controlled points of access and egress to protect the pupils, staff and general public.

The school have provided several statements and crime records including a statement of support to the proposal from Greater Manchester Police.

Landscaping

Areas of landscaping and trees are located on the frontages of Grey Mare Lane and Albert Street.

The trees within the staff car park enclosure are located approx. 2-3 metres inside the existing retained fence line.

Low level planting is provided around the perimeter of the additional car park to aid visibility at the junction of Grey Mare Lane and Albert Street.

Landscaping including trees to the forecourt frontage is contained within a raised planter feature.

The proposed fence line to the frontage will not encroach into the raised landscaped area and no trees or planting will be affected. The Planning Authority have subsequently requested an Arboricultural Impact Statement and Arboricultural Method Statement/Tree Protection Plan although the proposals do not affect the current relationship of trees to perimeter fencing.

The report has been commissioned and included within the Planning Application documentation.