

Design and access statement

Charles Street Carpark, The University of Manchester, Oxford Road, Manchester

1.0 Introduction

1.1 This statement forms part of a planning application for the installation of improved security measures at the Charles Street Carpark at the North campus at The University of Manchester. Drawing number A001 shows the location of the carpark.

1.2 This statement is to be read in conjunction with the drawing numbers A001, A002, A003 and A004 which accompany the application. Appended to this statement are existing photographs of the site and photos of examples of the welded mesh to be installed.

2.0 Proposal

2.1 Planning permission is sought for the installation of additional welded mesh panels to the South and West elevations; additional welded mesh panels to the roof to stop unauthorised access; new roller shutters to be installed to the vehicular entrances and exits, and the installation of access control to pedestrian entrance / exit doors.

2.2 The proposed installation of welded mesh will be installed to additional areas to improve security to the car park. The installation will be similar to that already installed on the lower level and to the two floors to the North and West elevations. See drawings A002 & A003 and photos.

2.3 The proposed installation of roller shutters will be installed at the vehicle entrance and exit off Charles Street. These are to be open during the day and closed at night to improve security. See Drawing A003 and photos 9 & 10.

2.4 Door controls will be installed at the main entrance to the car park off Sackville Street and to the stairwell on Charles Street. The access controls will be installed into new doors and frames. This will only allow access to people with a valid ticket or UoM staff cards. The new doors will be in keeping to the style of the original doors on site.

2.5 A section of anti-climb weldmesh fencing, powder coated black, is to be installed to prevent access to the plant roof. The max height of the fence will be 2m above the existing roof line. The proposal is to remove the existing fencing and install 3 sections of anti-climb welded mesh fencing. See drawing A004 and photo 13.

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4.0 Assessment of Impact and Mitigation.

4.1 The new installation of mesh fencing will be similar to that already installed and will be of the same colour, finish and mesh size. The overall scale of the Charles Street elevation will mean minimal impact on the overall building elevation.

4.2 The installation of the new roller shutters will have minimal impact to the Charles Street elevation as they will be up during the day when most foot fall and traffic will be passing. The newspaper stall in the car park on Sackville Street has roller shutters installed already.

4.3 The new doors and frames required to install the access control will be of the same style and colour to fit into the existing openings.

4.4 The installation of new fencing on the roof will have no visual impact from street level and will have little visual change to any overlooking properties. The Mesh will be powder coated black to match the surrounding railings.

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Appendix 1.

Photographs



Photo 1. Existing North elevations off Sackville Street

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Photo 2. Existing East elevation on Sackville Street



Photo 3. Existing South elevation on Charles Street

PN 8133 Charles Street Carpark – Improvements to Security



Photo 4. Bottom half of existing South elevation on Charles Street



Photo 5. Existing South West corner on Charles Street



Photo 6. Existing West elevation to right of staircase



Photo 7. Existing West elevation staircase



Photo 8. Existing West elevation to left of staircase



Photo 9. Existing entrance off Charles Street

PN 8133 Charles Street Carpark – Improvements to Security



Photo 10. Existing exit off Charles Street

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Photo 11. Existing stairs on Charles Street



Photo 12. Existing pedestrian entrance off Sackville Street



Photo 13. Existing rooftop fencing

PN 8133 Charles Street Carpark – Improvements to Security



Photo 14. Existing rooftop fencing



Photo 15. Existing rooftop fencing



Photo 16. Example of type of weld mesh fencing proposed



Photo 17. Example of type of anti-climb weld mesh fencing proposed



Photo 18. Example of type of roller shutter door proposed