



Project – Vesta Street - Ashton canal berm security screens

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Ashton canal berm security screens - planning statement

Chapman Taylor have been engaged by Eric Wright Construction, working in conjunction with Manchester Life Development Company, in relation to the Vesta Street project.

The purpose of this document is to support the planning application for installing security screens on the ground floor to either end of the canal facade of the Vesta street development (planning ref: 115947/FO/2017) by detailing the scope of works as well as providing the reasons why these works are required.

These screens will be installed independently on either side of the building as shown on Chapman Taylor drawing CTL-XX-XX-20-700. Concrete foundations which are independent of the main building will be constructed on either end of the building to support the steel structural frames for the screens. The steel frames will be designed to cantilever over the berm to maintain a clear distance between the screens and the berm. They will be clad with perforated metal security panels applied to all visible sides of the frame, including the outer face (facing Old mill street/ pedestrian foot bridge), the inner face facing the terraces, the top, ends, as well as all returns. These perforated metal panel will be manufactured to a pattern as indicated on Chapman Taylor drawing CTL-XX-XX-21-600. They will be Polyester Powder coated to a RAL colour which will be agreed with MCC through a sample approval process.

The requirement for these security screens has come from the Secure by Design Officer as part of the discharge of planning condition 19, relating to planning application ref: 115947/FO/2017.

The current Vesta street design includes ground floor private terraces along the entire east elevation on the Ashton canal face of the building, which are 2 metres deep and run up to the concrete canal berm. Although there are 2100mm high privacy screens between the terraces, as well as a 1200mm high balustrade between the terraces and the concrete berm, the Secure by Design Officer has raised the issue of people potentially climbing onto the canal berm and walking down the berm to access the private terraces by simply jumping over the 1200mm high balustrades.

Our proposal aims to resolve the issue of people using the canal berm as a means of accessing the private terraces by blocking access onto the berm along to full width of the building right from Old Mill street on the north side up to the existing pedestrian canal bridge on the south side.

This should add another level of security onto the Vesta street development to make the ground floor areas significantly safer as recommended by the Secure by design Officer.