PLANNING AND
BUILDING CONTROL
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Design and Access Statement October 2011

Broughton Court Fence amendments (condition 12) of Application number 088638/FO/2008/N1

The fence and gate condition 2 and 12 were varied under Application ref 094781/JO/2010/N1, approved by Manchester City Council on 12 January 2011.

Existing site:





The existing site is surrounded by a 3m high galvanised steel palisade fence. This ultimately returns to the side of the neighbours at 32 Broughton Street, and returns into the building.



One small section of the existing fence by the other neighbours property at 34 Broughton Street varies between 2.4 and 2.7m high.

Proposals:



New fence and gate:

Location:

The proposed gate and fence provide security to the rear of formally Speakmans building (now Plaza group at 32 Broughton Street) and to the entirety of the Broughton Court development.

The fence will run parallel with the existing neighbours property (34 Broughton St, Top Moda), allowing 940mm for access. This will run up to the boundary of Broughton Street as indicated on drawing 4918 L(00)05 revision L.

We have set the gate back 17.34m from the rear of the existing pavement to the rear of the gates to ensure that any 16.5m vehicles visiting site would be able to completely park off public accessible land, if the gates were shut. The gates will open into the site. We have proposed to hatch the area in front of the gates in yellow thermoplastic paint and the words "Keep Clear" added to ensure that a driver does not block the gates from opening.

Dimensions:

The gate will fit within the 9.96m space between the new fence and the existing brick built 32 Broughton Street building. There will be a 500mm space either side of the gate to ensure a person does not get trapped when the gate opens (Gate manufacturer to comply will all regulations). This means the gate will be 8.96m wide.

The new gate will be 2.4m high and fence will be 2.4m high. It will be constructed in wire mesh in order to provide a barrier which is less visible than palisade, yet preferred by Greater Manchester Policy architectural liaison unit (April 2009) for it security features (they commented that palisade pales could be individually removed).

Design:



The mesh infills will be in Zebex or similar Paladin style specification. Manufacturers literature below:

"The Zebex® panels are manufactured from 6mm horizontals and 4mm vertical wires with the attractive stripe effect formed by a combination of five 150mm x 22mm and two 150mm x 40mm spacings. Three pressed beams for additional lateral strength are also included within each panel. The Zebex® panels are supported on strong 60 x 60mm RHS posts which are supplied with heavy-duty steel fixing clamps to hold it sturdily in place. The steel clamps are specially designed to ensure that the bolt head isconcealed within it and it is also supplied with a permacone security nut for extra security. Excellent visibility through the fence and Zebex's® aesthetic appeal makes it suitable for almost any application"



An example of an installed gate and fence.

Colour:

The new wire mesh fence and gate will be plastisol coated, mid grey.

Operation:

The new gate will be an automatic powered hinged gate.

The gates will remain open in accordance with the opening times of the units agreed under the planning permission, and clarified under condition 4.

The gates are automated and operate on a timer. They automatically open at the start of operating hours and close at the end of operating hours. They are automatically secured using magnetic locks in the closed position. In case of emergency unit owners are authorized to each use a keyfob access card which will open the gates. The gates will then self close after a determined amount of time.

Our client will be employing a security company through DTZ as keyholder. They will also be giving a fob to the fire service as part of their pack to them.
Locking:

Apart from the gate's powered operators which will keep the gate closed, additional locking will be provided by two no. maglocks to ensure the gate is kept closed, in line with comments received from Design for Security. In addition to this, the gate hinges will be designed for additional security.

Discussion with neighbours:

The proposal was agreed with Plaza Group at 32 Broughton Street in November 2010, who share the access road with the development

Discussion with authorities:

Manchester City council Design for security were contacted who provided advice that the weldmesh fence provided their preferred level of security over the traditional palisade.

Discussion with Highways:

Manchester City Council highways commented "It would be preferable if the main vehicle access gates opened within the plot".

Existing fence:



The following have already been provided as part of the main contract on site:

- Any damaged pales have been replaced
- Any damaged fixings have been replaced
- Existing posts and structure not to provide a hazard to access the rear of the Broughton court buildings, and have been realigned or re-set as necessary.