Clayton Park
Clayton Hall Road
Clayton
Manchester

PLANNING
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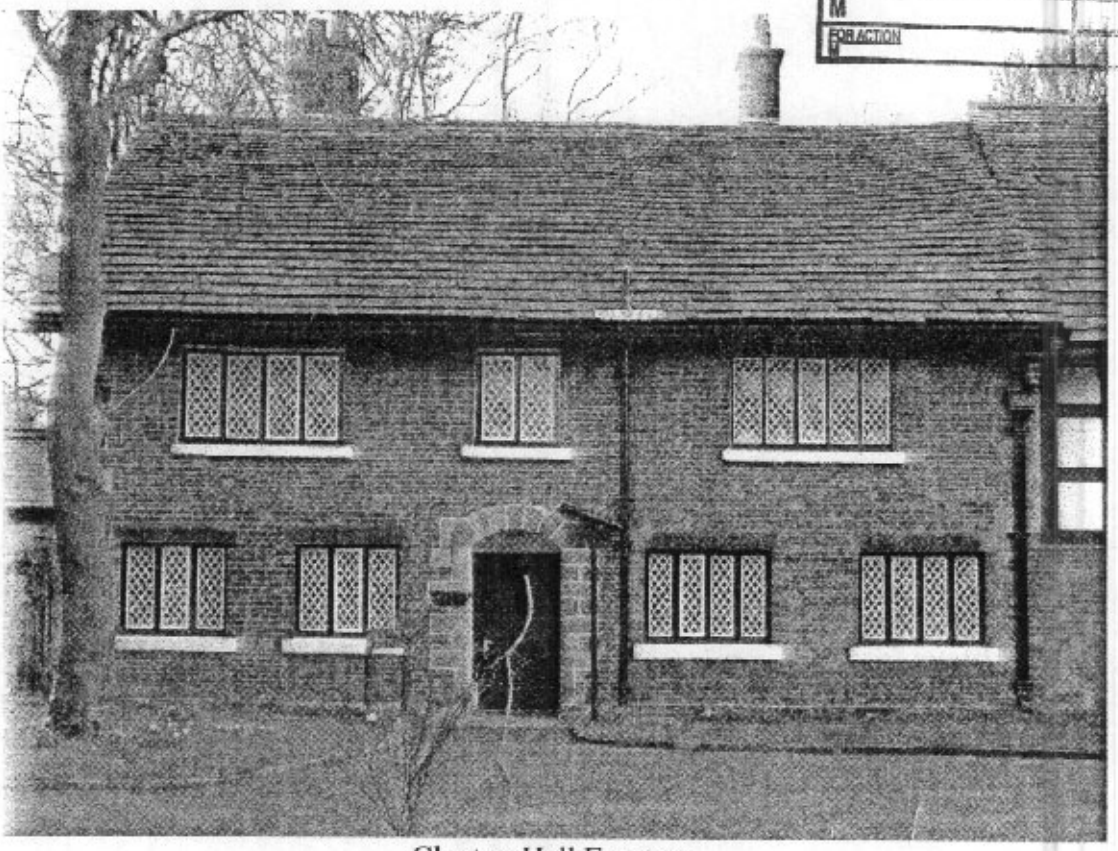
FOR ACTION



Clayton Hall Frontage

Purpose

Statement of need to implement the scheme for replacement of the boundary fencing to the yard and outbuildings adjacent to and on the left hand side of Clayton Hall to gain Listed Building Consent and to meet PPG 15.

Background

Clayton Hall is a grade two star building set within Clayton Park and dates back to the 12th century. To the left hand side of the hall is a yard area with outbuildings which are currently used by the City Council's Leisure Department and other associated organisations and trusts.

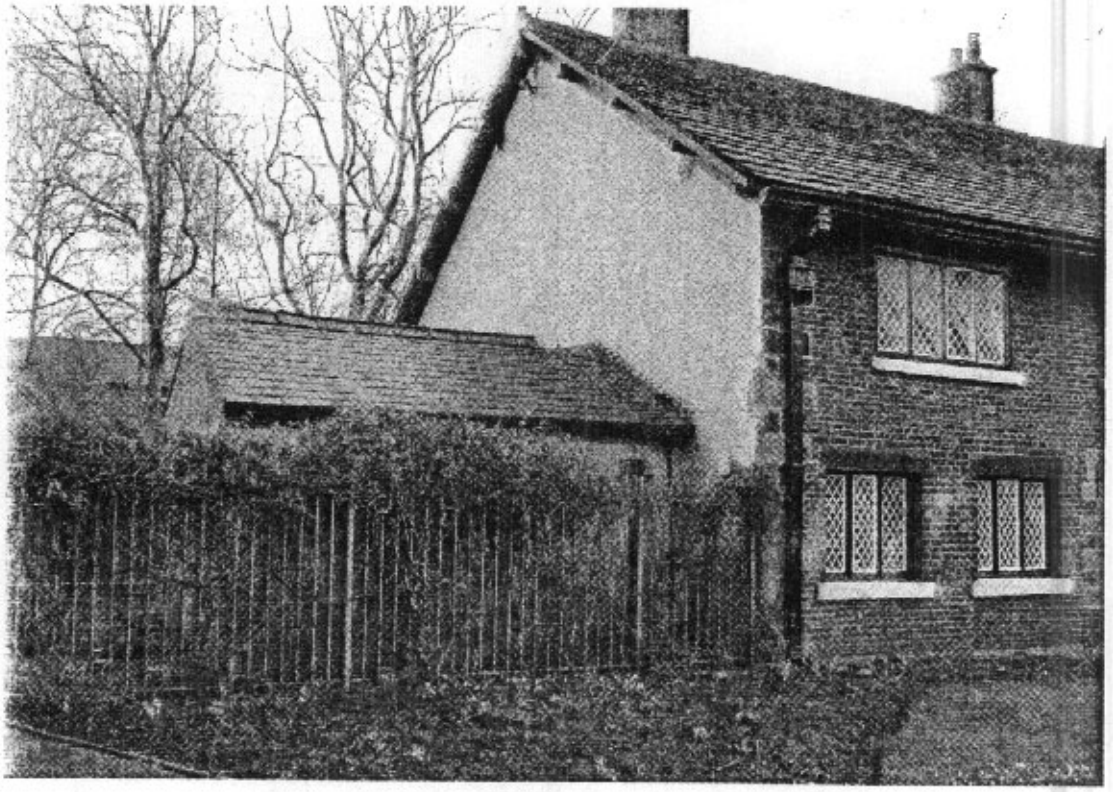
The existing fencing to the yard area is a random mixture of 2.5m high galvanised palisade, 1.8m high concrete post and panel and 1.8m high galvanised railing and entrance gate all in various states and conditions due to vandalism and damage.

The entrance gates are also damaged and bent with sections of the concrete post and panel broken and out of line.
Intruders are gaining access to the yard due to the poor security, thefts of plant and equipment have occurred with damage to the outbuildings due to lead being stolen from the roof areas of the single storey premises.

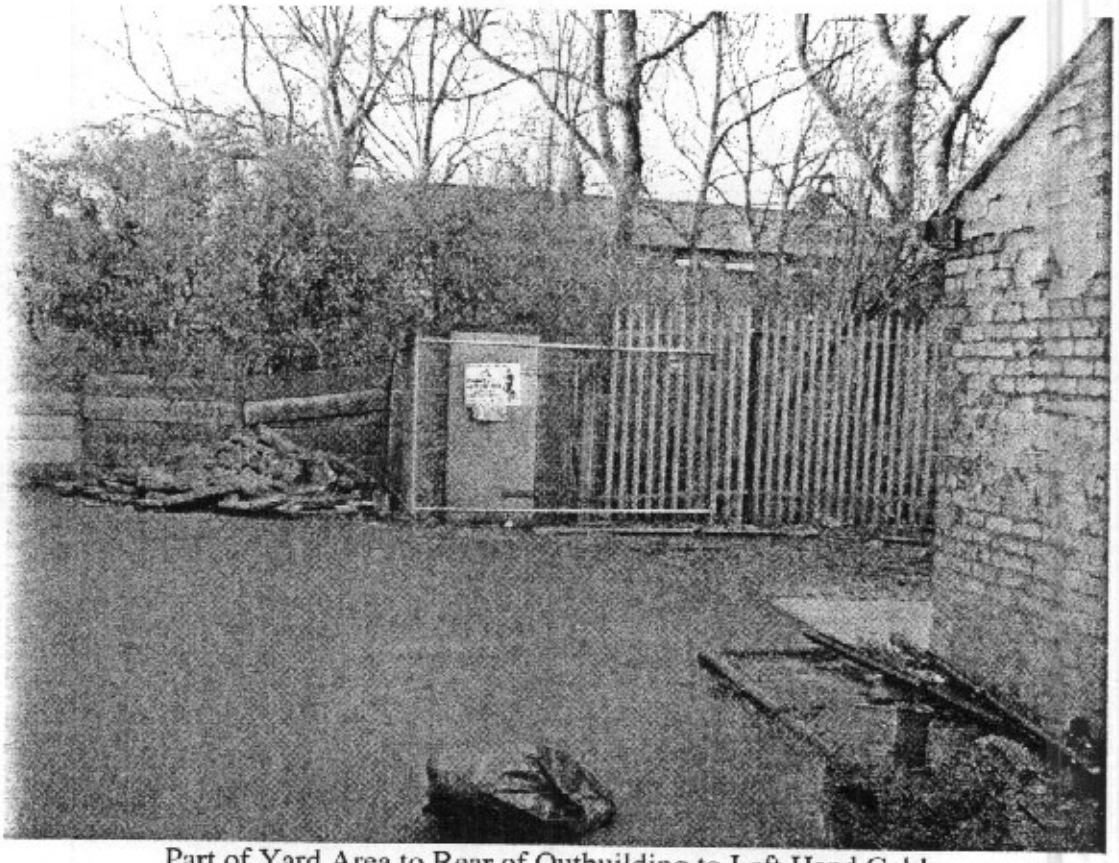
Within the garden area fronting Clayton Hall, part of the 1.2m high Bow Top fencing near an outbuilding is, despite the presence of anti climb paint at roof level, being used as a "ladder" to also gain access to the outbuilding's roof and yard area. Within the proposal a section of 5m of this Bow Top is also to be replaced to deter intruders.

Proposal

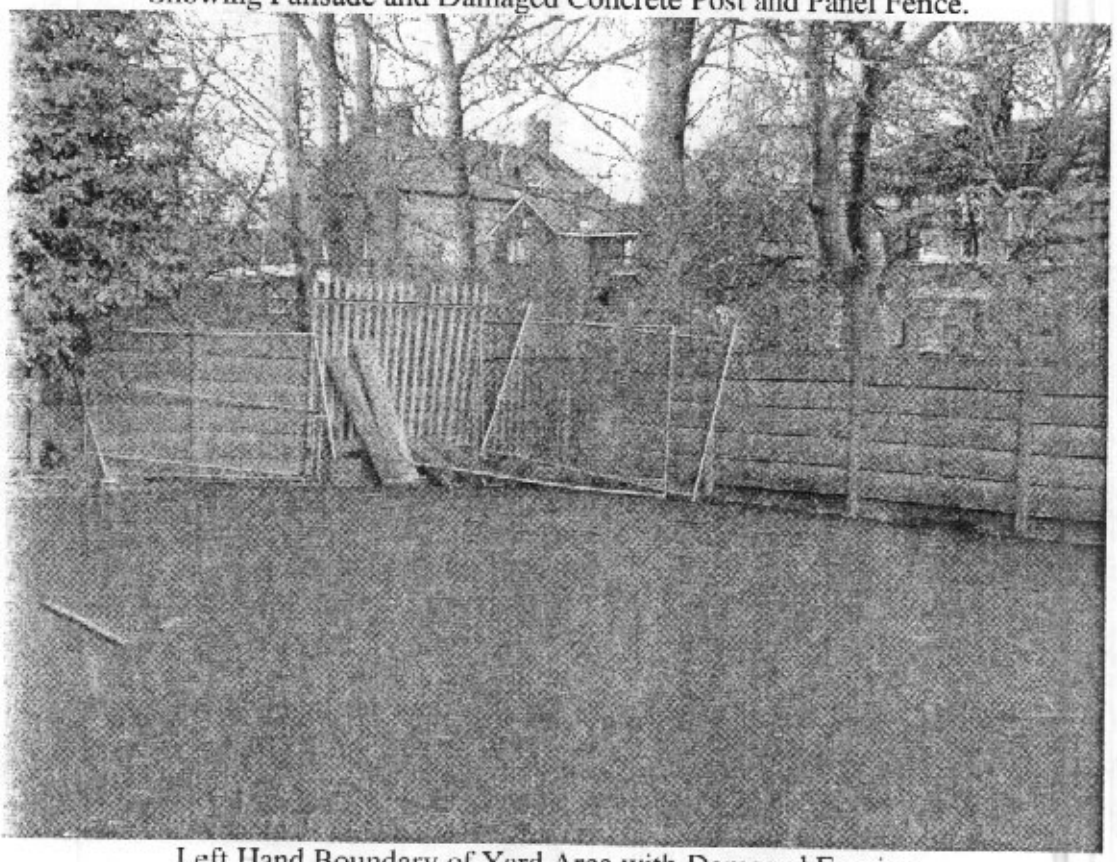
It is proposed to replace the existing various types of perimeter fence to the yard area as described above, with a 2.5m high steel railing fence which is to be powder coated with a black finish. Palings to the fence are to have a "Saxon Head" which will be similar in style to the Bow Top fencing to the garden area in front of the Hall. The front section of the proposed fence to the yard area which will incorporate the double entrance gate is to be 2m high in order not to impact on the Hall. The front fence will abut up to the gable of the Hall, but will be independent with no fixings to the Hall building.



Left Hand Gable Showing Existing Fence and Outbuilding.



Part of Yard Area to Rear of Outbuilding to Left Hand Gable
Showing Palisade and Damaged Concrete Post and Panel Fence.



Left Hand Boundary of Yard Area with Damaged Fencing.