DESIGN & ACCESS STATEMENT

Design and Access Statement
Proposed control kiosk, former ICI Works car park, Wenlock Lane, Gorton, Manchester

1. Design

1.1 Physical, Social, Economic and Policy context
The development provides environmental benefits in terms of reducing unsatisfactory intermittent discharges to Cornbrook culverted watercourse during storms. The physical appearance of the development has been designed to minimise visual impact in particular in terms of colour and height. The development is not expected to change the existing social and economic viability of the area.

1.2 Amount of Development
The area of development is 2.04m^2 which is the proposed floor space of the control kiosk and associated concrete plinth. The rest of the development is made up of underground plant.

1.3 Layout
The existing infrastructure determines the location of the proposed development. The kiosk has been positioned to enable ease of access by operatives and to avoid any surrounding vegetation.

1.4 Scale
The development has been designed to screen waste water flows during storm conditions up to and including a 1 in 5 year storm event. The kiosk has been sized to be the smallest possible to fit in the required control panels.

1.5 Landscaping
Additional landscaping is not considered necessary, the trees and hedge surrounding the kiosk can be retained and protected during construction. They will provide sufficient screening for the new kiosk post-construction. Four London plane trees T1-T4 inclusive, will need to be removed for permitted development works to the proposed manhole as per drawing UU/ES/TP/80021989/5082/2686.

Proposed Planting
Four replacement London plane trees will be planted on completion of the construction works, in addition to replacement scrub planting to reinstate the boundary planting along the wall. This is shown on drawing UU/ES/L/80021989/5082/2685a.

1.6 Appearance

The kiosk will be of steel construction, the wall panels will be externally pigmented gelcoated backed with GRP laminate to either side of the internal core. The kiosk will be dark green in colour (BS 4800 14.C.39). The underground structures will have manhole covers at ground level.

2. Access

Due to the nature of the development, vehicular access is only required by UU operatives when visiting for general maintenance and inspection. In these circumstances, there are no specific separate access arrangements proposed.

Access to public transport is not considered applicable to this proposed development.