Design & Access Statement

Proposed construction of a motor control kiosk with associated works including ground reprofiling, permanent access, 4 x drop down parking posts, 3 x bollards, areas of hardstanding and tree removal, on land between Rochdale Road and Alfred Street, Manchester

1. Design

Physical, Social, Economic and Policy context

The proposed development involves the erection of a new control kiosk, ground re-profiling, the creation of a permanent access including a drop kerb, 4 x drop down parking posts, 3 x bollards, areas of hardstanding and tree removal. The development will deliver substantial environmental benefits by improving the aesthetic quality of storm water discharges in the local area. The proposed development has been designed to minimise aesthetic impact and is not expected to change the existing social and economic viability of the area.

Amount of Development

The area of development is 341m^2 within which 4.04m^2 which is the floor space of the proposed control kiosk.

Layout

The existing infrastructure has determined the location of the proposed development. The kiosk has been positioned to be close to the operating equipment, whilst still being as inconspicuous as practicable.

Scale

The development has been designed to screen flows greater than 6 mm in two directions up to and including a 1 in 5 year storm design return period before discharging via the existing outfall arrangement and improve the river quality of the River Irk. The kiosk has been sized to be the smallest possible to accommodate the required control panels.

Landscaping

Additional landscaping will involve the re-profiling of soil and the removal of several trees. Landscape reinstatement will be carried out including the replanting of trees as illustrated on drawing MAN0123/80021994/00/97/ 9200/A and 9400.

Appearance

The kiosk will be mild steel in dark green (BS 4800 14.C.39). The screening chamber will be an underground structure with manhole covers and concrete surround 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. Access to the chamber and kiosk will be via Alfred Street utilising the new permanent access which includes the creation of a drop kerb with a 25mm bullnose kerb upstand.

The land is owned by Manchester City Council and access will be required for routine maintenance works. An area of reinforced earth hardstanding will be created and utilised for parking for routine maintenance works. Access to public transport is not considered applicable to this proposed development.

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