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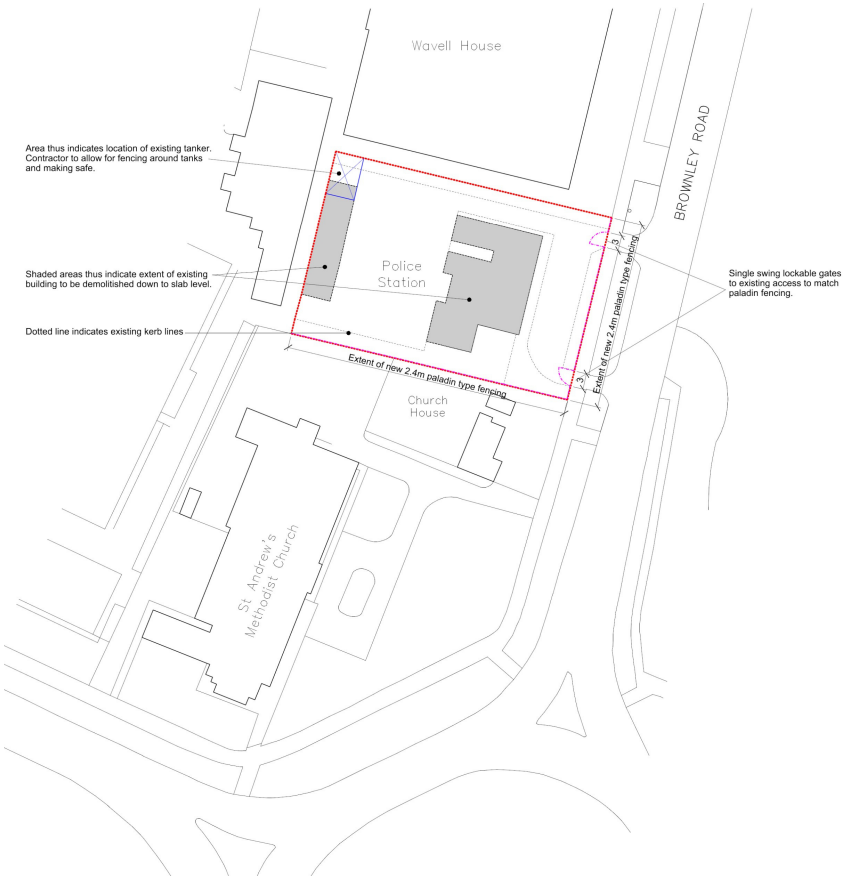
ARCHITECTS

Design and Access Statement

Planning Application for
Proposed New Fencing and Temporary Car Parking at
Former Police Station,
Brownley Road,
Wythenshawe

Introduction:

Proposed Site Location



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This design statement is in support of out clients Planning Application for the provision of a Secure Paladin Fence, and Temporary Car Parking to the Former Police Station Site, Brownley Road, Wythenshawe.

This comprises of a 2.4m high paladin fence to two sides of the site with gated access. After the demolition of the existing building, the site is to be made suitable for vehicle use for the provision of temporary car parking for the surrounding offices.

The Site:

The site is situated on Brownley Road, Wythenshawe, near the town center, accessed from the north on the A560 or Simonsway from the south.

The West and North boundaries are identified by an existing office block with security fencing. The main access to the site is from the east boundary, (Brownley Road). St Andrew's Methodist Church and House is neighboring the south boundary.

The main site frontage and access to and from the site, is to the east onto Brownley Road.

Planning History:

There is an existing building on the site that suffers constant vandalism that is to be demolished.

The Design:

The Brief:

To provide site security and prevent continuing vandalism and dumping on the site. The demolition of the old police station and provision for a temporary car park.

Site Analysis/Layout:

The site is located and accessed off Brownley Road. The site has existing fencing on the North and West Boundaries. The existing building is located in the middle of the site.

Use:

As mentioned previously, is to provide a fence to create the boundary between sites, added site security and prevent continuing vandalism and fly tipping on the existing site. To provide a temporary car park for the local area.

Amount:

Due to the existing fencing to the north and west, it will be built to the east and south boundaries. All further work will take place inside the site boundary.

Parking and Loading:

Parking would be provided on the existing site location for the contractors vehicles.

Appearance:

The design intent is to provide the minimum height of fence but to maximize the security of the fence. It is to be 2.4m in height and consist of vertical supports at regular centers with a coated mesh in between. The colour will be green to match the current fencing that is all ready existing.

The existing surfaces will be made suitable for vehicle parking, with highways approved car park markings.

Materials:

The paladin fencing is to be constructed out of coated metal mesh.

Landscaping:

The surrounding landscaping is to remain as existing, the fencing will require foundations to be buried in the ground where required. When removed the landscaping will be replaced. Any further landscaping will be removed.

Access Statement:

Introduction:

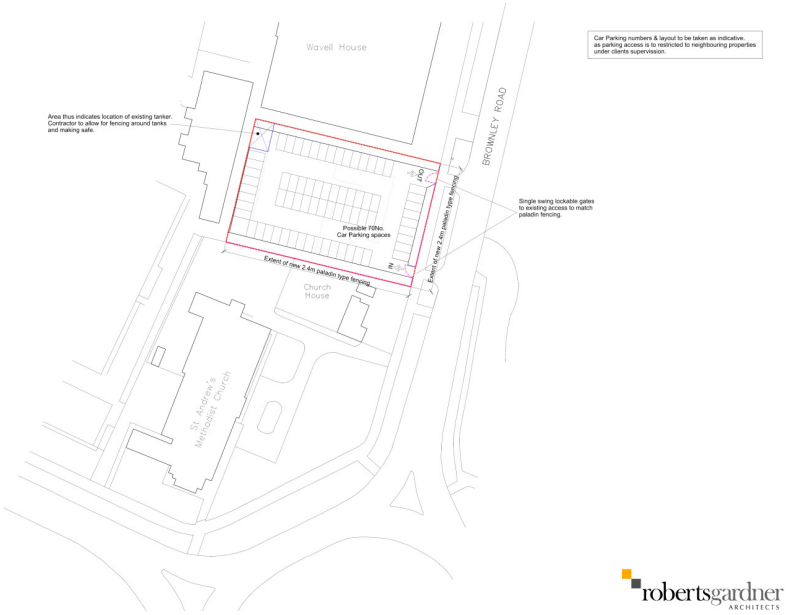
The site will incorporate the two existing entrances. Gates will be constructed to the opening, to provide the access when required to the site.

Access Externally:

As mentioned above, the site will have two gated entrances at the front of the site.

Internal Arrangements:

The car park will work in a clockwise direction, with a central area for car parking, and a row of parking around the exterior of circulation. As seen below:



Drawing of Car Park