Design and Access Statement

Location:

Agalia Gardens, Old Lansdowne Road, Didsbury, Manchester. M20 2PZ

Proposal:

Addition of automated gates to entrance of Agalia Gardens for vehicular and pedestrian access and egress.

Date: January 2013.

Introduction

The proposal of this scheme is to obtain planning permission to erect a new automated gate for vehicular and pedestrian to the existing property of Agalia Gardens in the Didsbury area of Manchester.

Site and Area Assessment

The site is located in the Didsbury area of Manchester. Many of the surrounding properties are residential homes (C3) with a number of pubs (A4 and A3), local shops (A1) and golf courses situated nearby. The site is currently located within close proximity to Withington community hospital and is relatively close to transport links including Princess Parkway a main arterial route to Manchester City centre and also the M60. The surrounding area is densely populated by mature trees and hedges.



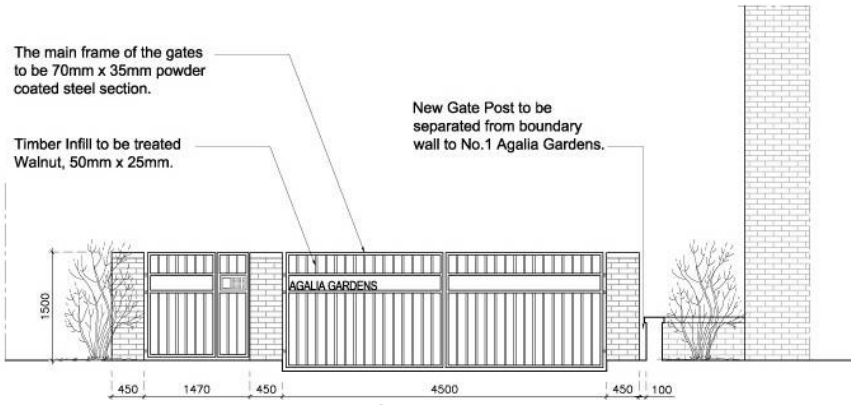
Photos of existing entrance into Agalia Gardens

Amount

The proposed development will not interrupt the existing buildings in any way. The proposal is to include a new automated security gate for vehicular access and egress from the site and a new pedestrian entrance also.

Scale

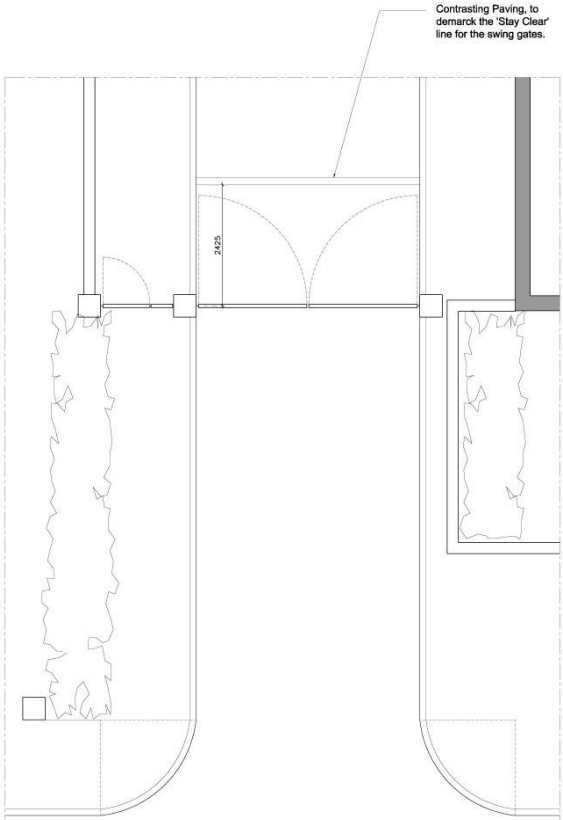
The dimensions of the new gates will be 1.6 metres high and 4.5 metres wide in total. A new pedestrian gate will also be added. These dimensions are 0.94 wide and 1.4 metres high. The thickness of the gate will be 70 mm thick.



Proposed Elevation of the new gate to Agalia Gardens.

Layout

The gates will be situated at the existing pillar entrance to the site. The swing gates will open inward towards the site and as previous mentioned contrasting paving will be set back 2.4 metres, this will be used to demark the stay clear line from the swing gates.

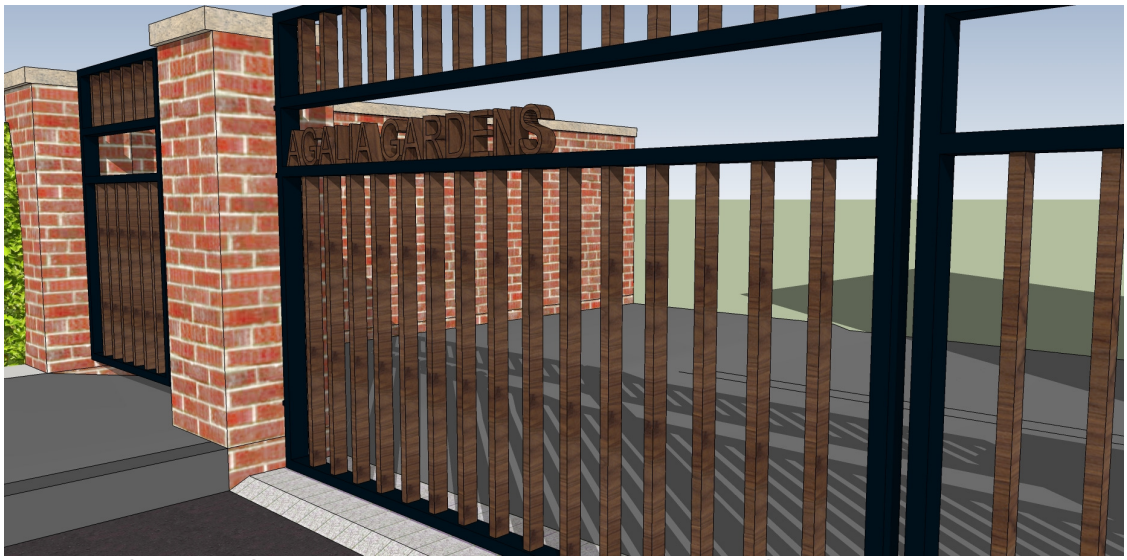


Proposed Site plan of the new gate to Agalia Gardens.

Appearance

The main frame of the gates to be 70mm x 35mm powder coated steel section, the timber infill to be treated Walnut, 50mm x 25mm.





Proposed Computer Generated Images of the new gate to Agalia Gardens.

Landscaping

As previously stated, Contrasting paving will also be used on the site. This will be set back 2.4 metres from the gate and will be used to demark the stay clearance line from the swing gates.

Access Issues

Other than adding an extra level of security to the entrance of the site the current access routes to the site will remain unchanged.

Site Waste management Plan

The existing waste management strategy for the site will not be affected by the proposed gate.