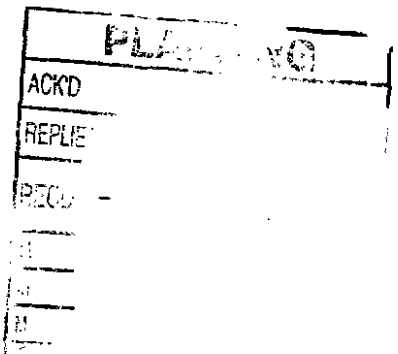

Addy Buffer Zone Railings

Design & Access Statement

1. Context

The area of land to be enclosed by the proposed railings is currently underused & unsightly. Originally the area was intended to be a buffer zone between the Addy Young People's Centre & facing residential units. However, due to the condition of the soil & some vandalism the shrubs & trees planted on the site as part of the development of the centre have failed to thrive. The land is leased to the Addy Young People's Centre who now wish to bring the area within their boundary before undertaking work to improve the visual amenity of the site & its use both to the Centre & as a buffer zone. The installation of the railings will ensure ownership of the area is taken by the Centre & decrease the likelihood that improvements they make are vandalised or cause problems in relation to crime & community safety.

This proposal has been developed in consultation with local members & the Wythenshawe Regeneration Team.

2. Design/Specification

The specification for the proposed railings is as follows:

1.8m high galvanised & blue coated mild steel vertical bar railings made up into 2.75m wide bays & comprising of 16mm dia. vertical bars with blunt tops at centres & 2 no. 50mm x 10mm flat bar top & bottom horizontal rails.

This boundary treatment is based on secure by design principles

- Restricts unauthorised access & exit as far as possible
- Is vandal resistant, robust & difficult to scale
- Allows a view for natural surveillance
- Is low maintenance.

As the boundary treatment is adjacent to a footway & road junctions its permeable nature ensures there is no adverse effect on pedestrians or road users.

3. Maintenance

The railings will be maintained by Manchester Young Lives, the leaseholder & their presence will enhance the leaseholders ability to maintain the adjacent 'buffer zone'.