The Bernard Taylor Partnership Ltd

79-81 CLARENDON ROAD, WHALLEY RANGE

DESIGN & ACCESS STATMENT



APPLICANT: MOSSCARE HOUSING LTD

AGENT: Bernard Taylor Partnership Ltd

PLANNING
ACK'D
REPLIED
RECD 22 FEB 2008
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FOR ACTION

1. USE

The proposed site is an area of previously cleared residential units. The site is currently un-secured leaving the adjacent properties highly exposed and is currently conducive to higher crime and vandalism risks. The site has also been subjected to large amounts of fly tipping.

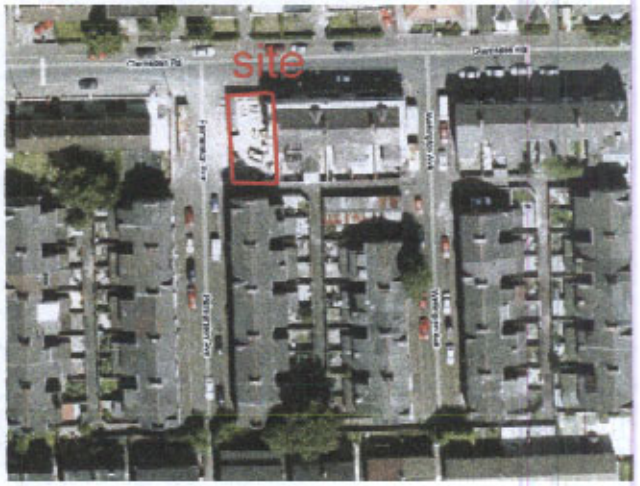




Photographs of existing Residential properties surrounding the proposed site

There are no public right of ways or non-designated right of ways running through.





Map & Ariel view of local area [i]

The proposed fencing is to be funded and then maintained by Mosscare Housing, providing Security to the neighbourhood & preventing fly tipping on the site.

2. AMOUNT

The proposal are to provide new fencing across the full perimeter of the site, the fence will be Paladine style wire mesh & steel post construction. The fencing will be 2400mm. Locked gates are to be provided to ensure access onto the site is available when necessary

3. LAYOUT

The key design issues that have been addressed by the layout are as follows:

- Street frontage and street scape
- Crime prevention and protection from vandalism across the whole estate
- Secure site
- Layout that enhances the urban grain and responds to the surrounding properties.

4. SCALE



The surrounding area is a predominately residential units. The proposed fencing will reinforce the existing structure of the community improving the density and continue the street front of immediate urban environment.

The picture above shows the relative scale of the proposed fencing in relation the surrounding buildings and the street frontage. The image above illustrates the physical form of the proposal and 3D relationship with it surrounding buildings.

5. LANDSCAPING

As we are maintaining the existing landscaping scheme this section is not applicable

6. APPEARANCE

The physical form of the proposed Fencing has been drawn from the comments from the Manchester council planning & fencing around the site which was erected previously

The proposal addresses the following issues: -

- Low maintenance materials to give long-term durability and good weathering performance
- High quality & durable materials that meet al Codes and British Standards



Example of fencing

ACCESS STATEMENT

Philosophy

The submitted scheme reflects the applicant's full commitment to an inclusive society in which nobody is disadvantaged and where physical barriers and exclusions are designed out. The philosophy of the design is to ensure that the needs of people with impairments, is considered as an integral part of the development process.

By developing an inclusive environment the scheme shall have positive effect on society by benefiting the increasing elderly population, families with young children and carers, friends and family who support people with impairments.

Key Issues

1. Gated entrances are fully accessible to all users

2. The external appearance of the buildings/external works has been designed to give landmark points, which will assist in people's orientation.

Guidance

The scheme has been designed based on the following publications: -

- Secure by Design

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[1] Data taken from www.multimap.co.uk