PLANNING AND
BUILDING CONTROL
16 APR 2014

DESIGN AND ACCESS STATEMENT

RE : THE MANCHESTER CHINESE CENTRE 67 ARDWICK GREEN NORTH MANCHESTER M12 6FX

The application is being made by the community centre and school which has operated from the premises since 2005. Currently the centre operates on three floors and there is no outdoor attached space for the children to play at break or lunch time. The application is a Full Planning Application under the Town and Country Planning Act 1990 and is made to Manchester City Council.
An application for a two storey extension to the rear of the premises, application no. 090839/FO/2009/N2 was granted and this was renewed on the 5th of December 20012, application no. 100803/REP/2012/N2.

The extent of the proposals are shown on the attached drawing and described within the application form. The proposals are to create a safe outdoor play area for use at breaks and lunch time for the health and wellbeing of the children.

Access
The main entrance to the property is at the rear of the building and a level threshold wheelchair access is available to the rear and also to the front of the property. Wheelchair accessible wc facilities are provided on the ground floor. Access to the communal rear car park is through a horizontal sliding gate which remains open during working hours. The retention area for the gate is to the north west boundary of the site and this is fenced with a 1.8 metre high galvanized vertical V section fence.

Application Proposals
The area to be enclosed as a safe play area will occupy two of the five parking places available to the centre. The applicant notes that kerbside parking is unrestricted on Ardwick Green North itself and Durling Street and that there have been no difficulties encountered in finding parking close to the site. City transport is extremely efficient and most visitors use the public transport system.

Two designs of fencing are proposed. In the gates and fencing sections to the north east and south east sides a less dense mesh is proposed as shown on CLD design sheet 6.0.The lobby entrance protects children from encountering any vehicles on exiting the building and also separates any adult learners who may be visiting the centre while children are playing outside at break times. The second design type is shown on CLD design sheet 3.0 and is the

Securus type close mesh, which prevents any possible direct contact with the sliding gate retention section, in the event that the gates are operated during occupation. The gates will be 1.0 metre wide for wheel chair and inclusive access and the lobby entrance will be 1.8 metres wide. The system will be in green polyester coated galvanized steel wire mesh and posts.

Summary

The proposals will meet the needs of the centre in improving the facilities available for the health and wellbeing of the children. Outdoor play space is recommended for early years educational establishments and the benefits to health are well documented.

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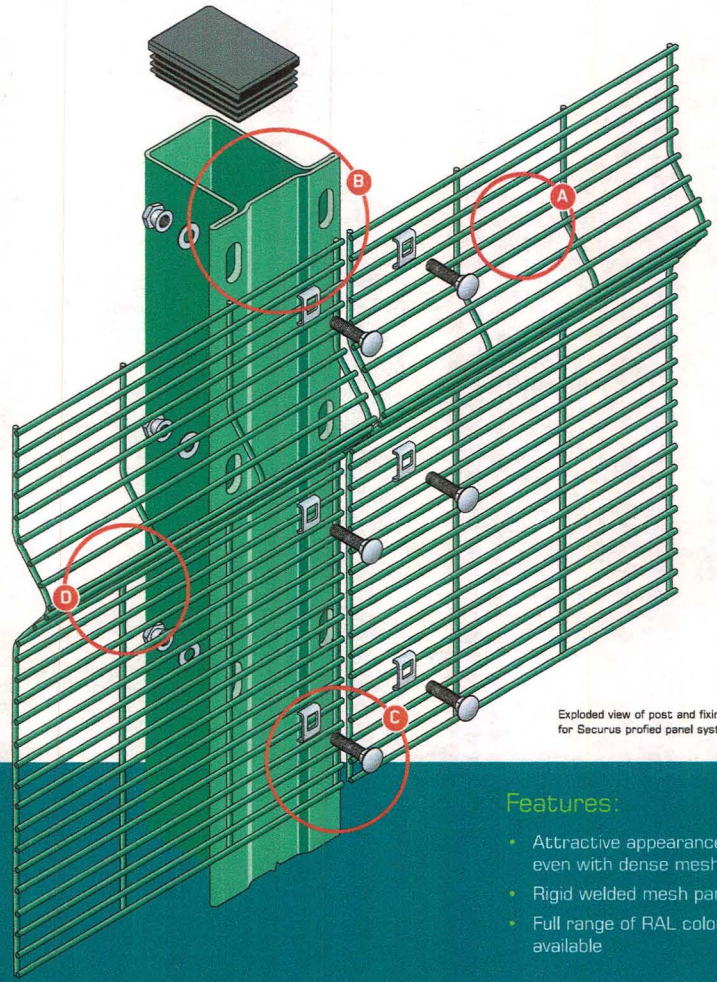
Date : 12/04/2012

Securus™ Profiled panel system



Exploded view of post and fixing details for Securus profied panel system



- **A** Anti-climb close mesh
- **B** Hot dipped galvanised and polyester powder coated high strength steel post
- **C** Through bolt with non removable security washer and shear nut
- **D** Tight profile for extra rigidity

Conforms to **BS1722: Part 14**

Find out more

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NSPlus

Features:

- Attractive appearance, even with dense mesh
- Rigid welded mesh panels
- Full range of RAL colours available

Suitable for:

- Schools
- Industrial and commercial units
- Police stations and secure units
- MOD
- Airports and seaports

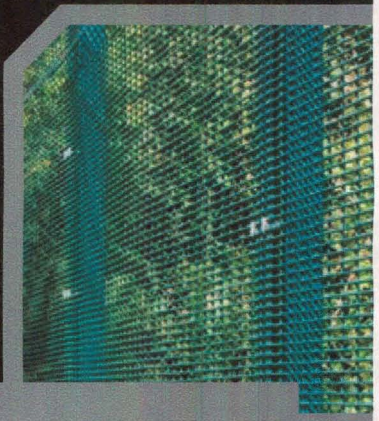


"Without the middle profile it makes it very difficult to climb..."



Description

The Securus Profiled system has become a leading product for security applications; the mesh is ideally suited to schools, data centers and secure units where aesthetics are important. The panel has a profile to the top and bottom only, this is to reduce the climbing factor but increase the panel rigidity at the points of need.



Panel dimensions

Heights	1800, 2000, 2410, 2970 mm other heights from 0.5 m up to 6.0 m available on request
Panel width	2515 mm
Mesh size	76.2 x 12.5 mm
Wire diameter	4 mm (horizontals and verticals)
Top edge projection	Nil – wire is flush on all edges

Finish

Galvanised and polyester powder-coated after stringent cleaning and treatment to give a well-adhered coating to a minimum of 60 microns. Or available as galvanised only which is a high aluminium content galvanising giving four times the life of BS 443. This finish is free of the sharps and irregularities found in the hot dip galvanising process. The full RAL range of colours available.

Specification clauses

To be read with Preliminaries/General conditions.

Open mesh steel panel general purpose fencing/gates

- Manufacturer & Ref: CLD Fencing Systems: www.cld-fencing.com, Tel. 01270 764751, CLD Securus Profiled Panel System.
- Height: .....* Nominal height: .....* Mesh & wire: 76.2 x 12.5 mm mesh; 4 mm wire; high aluminium content galvanised and polyester powder-coated to a minimum of 60 microns.
- Posts: 80 x 60 mm rolled section, hot dip galvanised after manufacture and polyester powder-coated.
- Fixings: M8 cup square bolt with permacone nut and security washer.
- Maximum post centres: 2.52 m.
- Set posts: Set posts in holes 300 mm diameter x 750** mm deep, filled not less than half the depth with concrete, as clause 620.
- Bottom of fencing to be: maximum 50 mm above final ground level.
- Other requirements: PPC Colours Green RAL 6005 or galvanised only***.

* See specification sheets for available heights.
** Depending on fence height.
*** Delete as required.

FenceCAD
Drawn by Architects for Architects
Visit www.cld-fencing.com/login.php



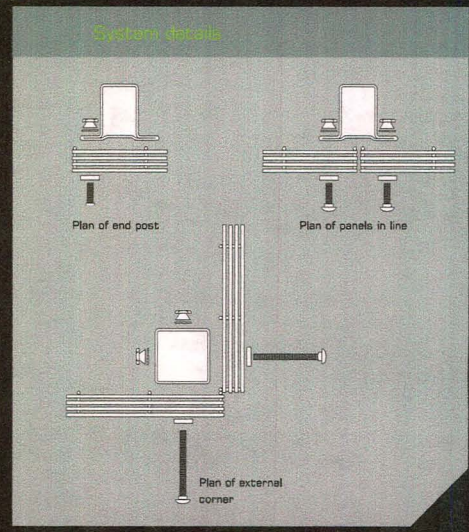




Securus™

Profiled panel system

System details



Securus posts

For the Securus profiled panel system, CLD offers their own unique state of the art post. A roll formed section designed to facilitate ease of installation, providing maximum security when combined with security fastenings.

Description

The CLD Securus post is a flanged rolled, hollow, section formed out of a high grade steel strip (40% higher yield than conventional hollow section), cold rolled with 25 mm integral slotted frames each side with a centre recess, allowing panels to be fitted independently of each other providing a flush face, reducing distortion in the panel and increasing post centres. Panels are attached using M8 x 25 cup square galvanised bolts and security clips, washers and permacone fixings.

Finish

All posts are hot dipped galvanised and polyester powder-coated either to match or contrast with the panels.

Dimensions

Posts: 80 x 60 mm special flanged section (patent applied for)
Corner posts: 80 x 80 mm standard RHS section
Post centres: 2520 mm

Sloping ground

Panels can be stepped as required on the post system. Where gradients exceed 1:16, it is recommended that taller panels are either part-buried or additional posts are used. Panels can also be sloped to the following gradients, within the tolerance of the post section:

1.8 m high: 1 in 45 2.0 m high: 1 in 50
2.4 m high: 1 in 60 3.0 m high: 1 in 75

Variations

The posts are available in different lengths to accommodate panel heights and ground conditions.

- wall fixing plates, cranked posts or base plated
- cranked or straight extensions for barbed or razor wire
- cranked panels

Posts made from standard sections are available.

CLD Fencing Systems

Experience the Difference...

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