

**Loreto Sixth Form College
St Vincent's Boundary Treatment**

Design and Access Statement

Job No: 1404

23/05/2025

10architect



Revision L1

Rev	Date	Comments	Prep.by	Appr. by
L1	30/05/2025	i164 - Boundary Planning Application	JC	DD

1.0 Introduction

1.1 This Design & Access Statement forms part of a Minor Planning Application compiled and submitted to Manchester City Council by 10architect Ltd. On behalf of the client, Loreto Sixth Form College, 146 Chichester Road South, Manchester M15 5PB. This statement outlines the proposed development for the reinstatement of the existing boundary treatment adjacent to the new St Vincent's office & catering facility (planning ref: 140784/JO/2024).

1.2 It should be read in conjunction with the planning drawing:

- LCVL-10A-V9-00-DR-A-9200_Boundary Treatment_L1

2.0 Planning History

3.1 There have been a number of planning applications associated with the St Vincent's catering facility:

- Ref. No: 136963/FO/2023 - Erection of a three-storey Class F1 (a) (Provision of education) building comprising a 20 no. classrooms, an assembly space, a study centre, staff rooms and associated accommodation following the demolition of the existing single-storey building and partial demolition of the St Vincent's building together with a phased landscaping scheme; boundary treatments; cycle parking; and, car parking.
- Ref. No: 140110/FO/2024 - Erection of a single storey educational building (F1(a) (Learning and non-residential institutions - Provision of Education) use) including outdoor covered seating area following the demolition of the existing single-storey building.
- Ref. No: 140784/JO/2024 - Variation of condition no. 2 (approved drawings) attached to planning permission 140110/FO/2024 to allow for amendments to the design of the proposal.

3.0 Context

All previous planning approvals indicated the retention of the existing brick boundary wall, however during the demolition of the existing St Vincent's building it became clear that the boundary brick wall was unstable and posed a potential risk to life to the site team and general public should it collapse. As a result, the wall has been dismantled.

Given that the previously approved drawings indicated retention of the wall, this application aims to regularise the proposed boundary treatment.



Existing Boundary Wall (now demolished)



Existing Boundary Wall (now demolished)

4.0 Proposal

It is proposed that the reinstated boundary treatment be for a 2.4m(H) metal bar and rail fencing in blue to match the existing campus fencing and maintain continuity across the college site. In order to reduce the intervisibility between the windows in the West Elevation of the St Vincent's building

and the windows in the residential properties on Maher Gardens, a privacy film is proposed to the windows on this elevation.



1 - View of existing fence looking down footpath towards Chichester Road S.



2 - View of existing fence from footpath towards E&K building.



Image taken from Google Street View (Chichester Road)



10architect Ltd
12 Hilton Street
Manchester
M1 1JF

Telephone: 0161 605 0904