



Arcus Consulting LLP
1 Mariner Court Calder Park
Wakefield West Yorkshire WF4 3FL

Brydon Court – Access Statement

Riverside
Brydon Court
Ardwick, Manchester
M12 4JD
Project - Security Fencing

The Brydon Court complex is operated as a supported living and rehabilitation centre for its residents. The site comprises of vehicle and pedestrian access points, with tarmac hardstanding to the North of the site. There is also the presence of soft grounds to the West and South of its curtilage.

The proposed development consists of erecting security fencing along the Norther and Eastern boundary of the site. Currently, there is an existing brick-built wall which, shows severe disrepair and deterioration in multiple areas. This is to be removed and disposed of, and replaced with black powder coated, steel supported fencing/railings. All access points (vehicle and pedestrian) are to be installed with gated entry systems to control access within the site. Tree pruning and removal is to be conducted to facilitate the installation of the new fencing and gated entries.

The proposed security fencing is to be a minimum of 2000mm in height. This is to deter and prevent any external interference and unauthorised access within the curtilage of the site. All doorways and ramps that will be affected by this proposal will meet all requirements of Part M of the building regulations.

Due to adjacent properties and site showing black steel powder coated fencing, it is proposed that a similar/same design and specified fencing is erected accordingly. The proposed style of the proposed fencing will metal railed fencing with a bow-top finish.