Planning Supporting Statement

Site: 78 Kingsway, Manchester, M19 2DA **Applicant:** Abdullah Baban
Proposal: Front boundary wall, open metal railings and sliding driveway gate

1. Existing context

The application relates to the existing front boundary of the dwelling. The boundary is currently formed by a low red brick wall with clay/brick coping and regularly spaced low brick piers. Site measurements indicate that the existing wall and coping vary at approximately 750-900mm above the adjacent pavement/ground as levels change along the frontage. At the driveway there are existing taller brick gate piers, including a measured pier of approximately 1650mm overall height. The existing vehicular access is retained.

2. Proposed development

The proposal is to retain the existing boundary alignment and raise the brick wall to a maximum overall height of 1000mm including coping. The existing low intermediate piers will be raised to approximately 1650mm overall. Open black metal railings, with vertical bars and spearhead/fleur-de-lis style finials, will be installed above the wall so that the maximum overall wall-and-railing height is 1500mm measured from the adjacent external ground level. No solid privacy infill panels are proposed.

A new open metal sliding driveway gate, matching the railings, is proposed across the existing 4800mm clear driveway opening. The gate will have a maximum overall height of 1500mm including the finials. The two existing driveway gate piers will remain unchanged. When viewed from the public highway the gate will slide to the left, wholly within the residential curtilage, and will not swing or project over the public footway.

3. Design and appearance

The proposal deliberately combines a 1.0m brick base with an open 0.5m metal railing rather than forming a solid 1.5m wall. This retains visual permeability to the upper part of the boundary and reduces the apparent mass of the enclosure when viewed from the street. Matching red facing brickwork and compatible coping will be used so the alteration reads as a continuation of the existing boundary. The black open railings and gate provide a consistent traditional treatment across the frontage. The proposed 1.65m intermediate piers are only modestly higher than the 1.5m railings and relate to the scale of the existing taller gate pier. The existing boundary line and driveway geometry are not altered.

4. Highway and pedestrian considerations

The existing driveway access width is retained at approximately 4.8m. The proposed gate is a sliding gate rather than an outward-opening gate; its movement and open position will remain within the property. The use of open vertical metalwork maintains visibility through the upper part of the boundary and avoids a continuous solid enclosure at 1.5m height.

5. Materials

Element	Proposed material / finish
Wall / piers	Red facing brick to match or closely complement existing brickwork
Coping / pier caps	Clay or brick coping compatible with existing boundary
Railings	Black painted or powder-coated steel; open vertical bars with spearhead finials
Sliding gate	Black painted or powder-coated steel to match railings; open construction

6. Vegetation and implementation

The former hedge/tree screening along the front boundary, located within the applicant's garden, was removed before submission of this planning application. That vegetation clearance is not part of the development now being applied for. No tree or hedge removal is proposed as part of the boundary wall, railing or gate works. The applicant has confirmed that the site is not within a conservation area and that the removed vegetation was not subject to a Tree Preservation Order.

On the present site information, a BS 5837 tree survey is not proposed because no retained tree within the application site is identified as being affected by the works. If the Council identifies a retained tree on adjoining land that could be materially affected by construction, appropriate arboricultural advice can be provided. The boundary works will not commence until planning permission has been granted. Structural suitability of the existing wall, foundations and raised piers will be checked by a competent contractor before construction.

The detailed elevation drawings should be read together with the OS-based Location Plan and Proposed Site Plan submitted with the application.