

DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATIONS
(no listed building consent required)

Name and address of proposed development site –
Crossgates Primary School
Kiln Lane
Milnrow
Rochdale
OL16 3HB

Proposed Development

Installation of green powder coated prison fencing with double vehicle access gates and a single pedestrian gates wit single access gates around the perimeter of the school to allow for maintenance to the existing wall at the back of the site and trees. Access gates for the field located next to the school.

Assessment of the surroundings of the proposed development

The school building is located opposite to residential housing and the rest of the site is surrounded by farmers' fields.

Consultation

This is a small project and local consultation with the community is not going to be required, however the school have stated that they will contact occupants of the dwellings directly opposite the school to explain the fence is required for safeguarding.

Evaluation

Complete new fencing will be installed with the existing fencing removed for safeguarding/security of children and the site as a whole

DESIGN COMPONENTS

Proposed Use(s) -

The proposed use of the new 2,4 M high fence is to provide safeguarding to children who use the playgrounds and playing fields currently due to the low height of the existing fencing it is easy for persons to obtain unauthorised it will also provide additional security for the whole site

Amount and density of development –

N/A

Layout -

The schools existing fencing will be replaced along the perimeter of the site, extending it 3m into the neighbouring plot of land which is under the ownership of the school. it is also intended to replace the double vehicle access and pedestrian gate at the front of the school, an additional pedestrian gate will also be added. Additional fencing will be added to create a new walkway separate from the carpark allowing for a secure safeguarded route around the carpark for the children to the school playground entrance gates Additional access gates will

be added around the site to allow for maintenance access to existing hedges and low stone walls.

Scale –

The height of the fence will be 2.4m high and 3m wide paladin fence panels .

Landscaping –

Some of the existing trees lower branches may need to be pruned to allow the new fence to pass under but this will be kept to a minimum and carried out by an expert tree surgeon

Appearance –

Choice of materials/finishes is to match the existing front boundary fencing which was previously approved by RBC Planning Department.

It should be note that the existing fencing at the front of the school was manufactured in France and is no longer imported it is intended to use a very similar product produced by another manufacturer as per the attached data sheet.

ACCESS COMPONENTS

Technical advice

Technical advice and specifications have been prepared by RBC Property Services, Technical & Building Surveying Section based at Number One Riverside, Rochdale.

Relevant Policies

The school wish to improve security to the front of the building and ensure that safeguarding is in operation to comply with Ofsted requirements.

Degree of access

Access will be via the existing public footpath to the new pedestrian gate that is DDA compliant in width. A gate entry system is to be installed with audio and video to allow the gate lock to be remotely released from the school office for visitors, staff will utilise a fob for access.

A push button will release the gate externally or remotely from the office to allow visitors to leave via the gate.

Future access requirements

No further future alterations to the security access be required in the future unless regulations change.

Emergency access

There is sufficient access for the emergency services via the new double gates to allow direct access around the perimeter of the school building