Design Statement

Background

This Design and Access statement has been written in support of the application for full Planning Permission for new fencing and gates at the below address.

The application relates to works involved at:

Manor Croft Academy
Old Bank Rd,
Dewsbury,
WF12 7DW

Photo 1 – Manor Croft Academy in context

Existing Building and Surroundings

Manor Croft Academy is situated within its own grounds off Old Bank Road. The main vehicular access is also from Old Bank Road to the South of the site, with secondary delivery / large vehicle access to the East off York Road. The main pedestrian access for students is from York Road to the East with visitor entrance sharing the same vehicle entrance to the South off Old Bank Road. Surrounding the full site are mainly residential properties with the Priory Hospital situated to the South East corner of site.

The site is not within a Conservation area.

The school is not listed nor noted of a building of special significance.

With regards flood risk, the area has been identified as (source Gov.uk)
- Surface Water – Medium Risk
- Rivers and Sea – Very Low Risk
- Other Flood Risks – Unlikely

Photo 2 – Main Entrance – Off Old Bank Road

Existing Site Boundaries and Fencing

The school building is situated to the North East corner of the Academies site. To the South of the school building are two large playing fields separated by a long jump track with both fields having line markings for football and rounders.

To the East side of the site is a further large expanse of playing fields surrounded and divided by a number of large trees. This area includes a football pitch, rugby pitch and cricket pitch along with other markings for track and field events.

Security to the school site is extremely ad-hoc and does not prevent unauthorised access or egress from site for pedestrians. Both vehicular access points have lockable gates to secure the entrances for vehicles. The school building and hardstanding playground is enclosed by a 2.4m high polyester powder coated palisade fence.

To the perimeter of the extended school grounds and playing fields there is no continuous form of security. Two areas of fencing include the vehicle entrance point off Old Bank Road to the South and a small section of extended height fencing behind the goal to the football pitch along the North West corner of site.

The school playing fields and extended grounds are subject to unauthorised access resulting in vandalism of the playing fields and grounds.

During the school day and within periods of use for school curriculum the playing fields are not secure and do not restrict students from walking off the school site.

Below are a number of photos to show the existing areas that fencing is installed along with a general overview of the areas that lack suitable security. In addition to this, the South East corner of site immediately abuts privately owned houses / hospital grounds and is only segregated via a half height red brick wall.

Photo 3 – Security fencing and pedestrian gate to North boundary of site and housing estate off Moor Park Lane.

Photo 4 – Security fencing and vehicle gate to inner access road adjacent top playing field to North West corner of site.

Photo 4 – Security fencing to main vehicle access road and school car park.

Photo 5 – Lack of perimeter fencing to North West boundary of site off Moor Park Lane.

Photo 6 – Extended height localised fencing to East boundary of site behind football goals to Sugar Lane.

Photo 7 - Lack of perimeter fencing to West boundary of site off Sugar Lane.

Photo 8 – As photo 7 – Review maintenance access.

Photo 9 – Lack of perimeter security. Heavily grown area and trees.

Photo 10 – As photo 9 but to Old Bank Road

Photo 11 – Weld mesh grid type fencing to perimeter of vehicular entrance of Old Bank Road.

Photo 12 - Lack of perimeter security to properties at South of site.

Proposal

The proposal involves the installation of CLD-Dulok-Perimeter-Security-Fencing metal green fencing around the identified locations at the perimeter of the school site. It is proposed the existing high-level fencing behind the goals on Sugar Lane will remain in situ (See photo 6) as will the fencing to the perimeter of the vehicle access off Old Bank Road (See photo 11).

As shown on the appended plans the proposal will include for the new fencing to the North, West and South of the site.

To the North, West and South West of the site, the proposed line of the fence will follow the perimeter site boundary wall. The proposed system will be a cracked post that will be concreted within the site boundary and cranked up and over the wall. The 2.4m high fence will sit above the height of the wall and follow the contour of the wall. Localised trimming of trees and cutting back of vegetation will be required to complete these works.

** Note the above is for illustrative puroses of the indicative installation of the cranked post and is not representative of the exact proposed fencing system for this school.

To the South Easterly section of site where the boundary wall directly abuts the neighbours land, the proposal is to slightly step the fence line back from the boundary within the school site and provide a tradiational 2.4m high fence along this line.

This proposal will include an additional manual line of security for out of hours and weekends in the form of a single pedestrian and double vehicle gate off Old Bank Road to the South of the site.

All of the above has been identified on the appended plans and indicative sections have ben provided to assist with the visualisation of the above.

The new fencing will improve safeguarding for the pupils during the school day and stop unauthorised people from entering the site as there is currently very limited fencing on the site. It will act as a deterrent for trespassers after school and on the weekends improving the security of the building and general school site minimising vandalism and damage to property after school hours.

The proposed fence is to be a minimum 2.4 metres high from ground and will have posts placed at approximately 3m centres. In some locations, as shown on the above-mentioned drawing and sections, the fence line maybe slightly more than 2.4m up to around 2.5m to allow for the sloping land still ensuring a minimum height of 2.4m is achieved.

The chosen fence style is proposed as it is a close match the fence style that has been installed behind the football pitch goals to the Sugar Lane boundary along with the main vehicle entrance off Old Bank Road.

See below an extract of the proposed fencing along with in Appendix A of this document.

Access

The main access into the site is currently via Old Bank Road and York Road which leads to the school and private car park for use by the staff and visitors. The authorised pedestrian and vehicular access to site will not be changed or affected.

The proposals aim is to secure the school grounds and regulate pedestrian access along with student egress to and from the school.

The attached plans indicate the existing and proposed access routes to the school.

There are no Public Rights of Way through the site and the proposals do not affect any existing Rights of Way.

Appendix A – Proposed Fence Type

DULOK™

DOUBLE WIRE PANEL SYSTEM

CLD Fencing Systems

A Twin 8mm wire either side of a 6mm vertical wire

B Galvanised and polyester powder coated panels and posts

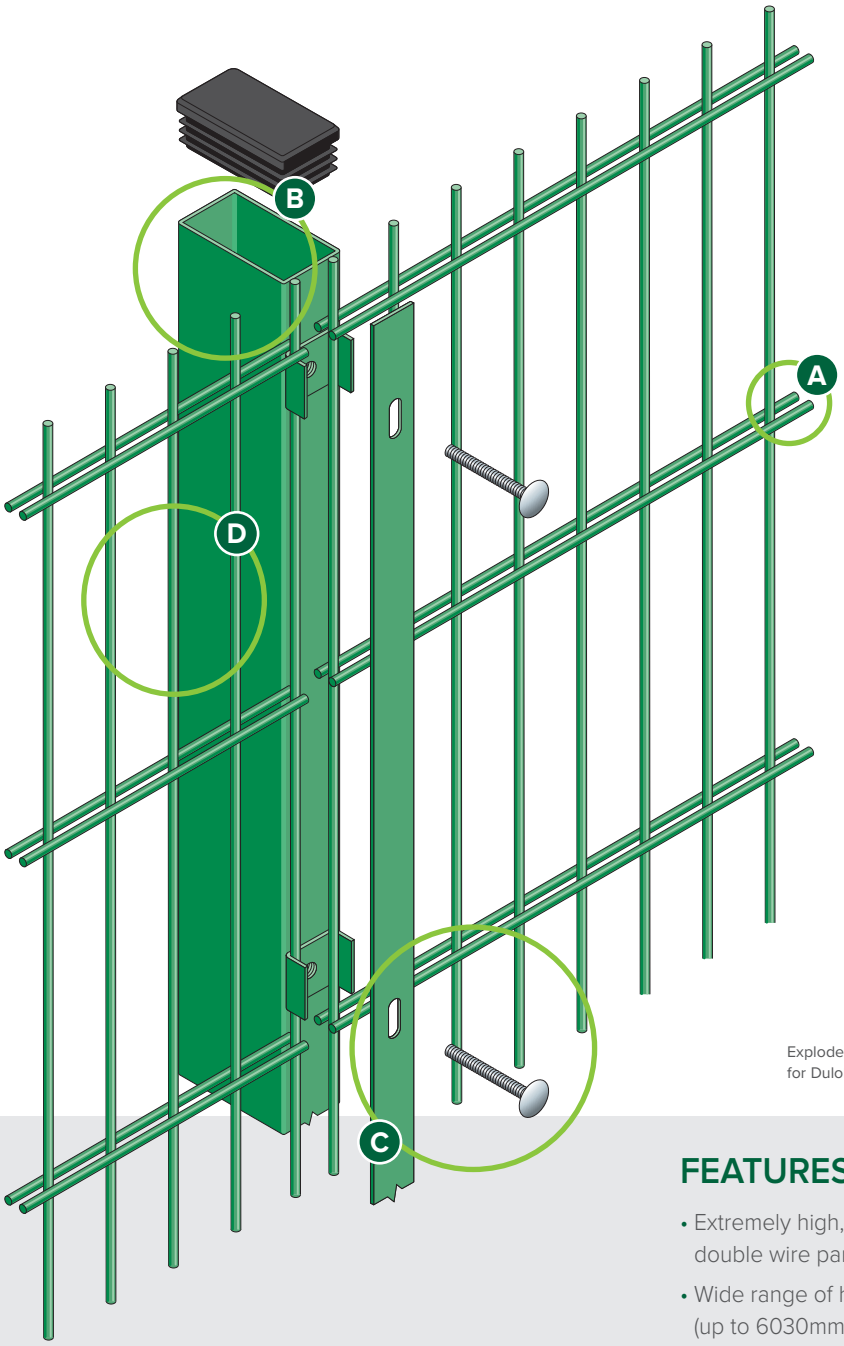
C Pin hex security screw

D No visible fixings on reverse of post

Conforms to **BS1722: Part 14**

Sheardrive™ option

nssPlus



Exploded view of post and clamp for Dulok panel system

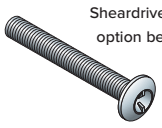
FEATURES

- Extremely high, anti-cut-through, double wire panels
- Wide range of height options (up to 6030mm high)
- RAL colours available

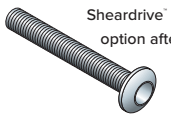
SUITABLE FOR

- Public buildings
- Schools
- Industrial buildings
- Multi-use games areas

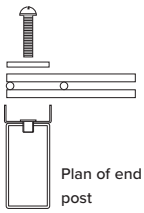
SYSTEM DETAILS



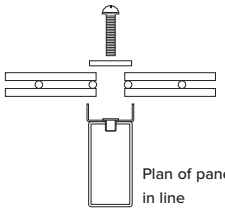
Sheardrive™ high security option before shearing



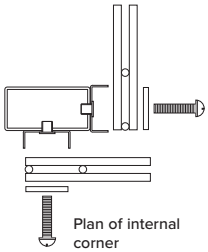
Sheardrive™ high security option after shearing



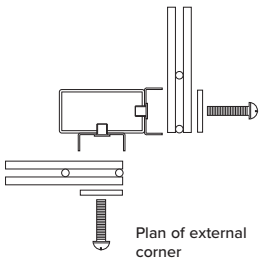
Plan of end post



Plan of panels in line



Plan of internal corner



Plan of external corner

DULOK™

DESCRIPTION

Preventing people from cutting through or climbing over your fencing system is essential for schools, sports grounds and many other public places. Using a double wire manufacturing process, the Dulok™ rigid mesh panel fencing system offers protection against both of these factors.

Each steel panel features twin 8mm wires welded either side of 6mm vertical wires, giving would-be intruders little chance of breaking through. Panels are fixed to steel posts using sturdy clamps and secured with pin hex security screws, with no visible fixings on the back of posts.

Available in a wide variety of RAL colours and over 20 different heights, Dulok™ double wire mesh fencing can be tailored for every installation. The system conforms to BS 1722-14 for open mesh steel panel fences as standard.

FINISH

Our welded steel wire mesh perimeter security fencing panels are hot dip galvanised only or galvanised and polyester powdercoated. The standard colour is Green RAL 6005. RAL range of colours available.

PANEL DIMENSIONS

Heights	630, 830, 1030, 1230, 1430, 1630, 1830, 2030,2430, 2660, 2860, 3030, 3460, 3660, 3860, 4060, 4460, 4860, 5060, 5460, 5660, 6060mm
Panel width	2506mm
Mesh size	200 x 50mm
Wire diameter	6mm (verticals) and 2 x 8mm (horizontals) (also available in 6/5/6mm)
Top edge projection	30mm†

Notes: Fence heights above 3030 mm are made up of 2 or more panels.

† can be inverted to give flush edge.

All dimensions are nominal

DULOK POSTS AND CLAMPS

For the Dulok Double Wire panel system CLD has developed a post and clamp bar system which provides a simple method of securing. Complete with an anti-vandal fastener, installed with either a battery-powered driver or traditional tools, this system offers a rapid and secure installation.

SLOPING GROUND

Panels can be stepped as required within the clamp bar system.

Where gradients exceed 1:16, it is recommended that taller panels are either part-buried or additional posts are used.

VARIATIONS

The posts are available in a range of lengths to accommodate panel heights and ground conditions. In addition, many variations are available:

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

DIMENSIONS

Posts	60 x 40mm RHS to 120 x 60mm RHS dependant on height
Flat clamp bars	40 x 5mm
Post centres	2520mm