

DESIGN AND ACCESS STATEMENT

Headings from advisory note annex A

Re: Privacy Fence Fir & Pine Ward, Chichester Centre, Chichester.

CONTEXT

The original fence constructed in 2011 was constructed at 4m high in accordance with MOJ guidelines with regard to absconcion risk for the patient group resident at the facility.

Since then the patient group has not changed and the security fence has been effective in its role in maintaining a secure environment for the patients.

Recently land has been developed adjacent to the Chichester Centre following sale of the land for residential housing.

Since construction it is apparent that first floor windows in some of the new properties have direct line of sight into the gardens and windows of Fir and Pine Wards.

This situation now compromises the privacy and dignity of the patients.

Following evaluation of the available options, Sussex Partnership NHS Foundation Trust have decided that additional obscurity in the security fence is required with solid panelling covering the weldmesh up to 4m in height to most of Pine ward and the service area fence, and a replacement fence at 5.2m high with solid panelling to Fir ward garden where the problem of overlooking is the greatest.

Semi mature Yew trees have been planted along the road as a screen to Fir Ward garden however these are not of sufficient height and will take many years if ever to establish as an effective screen.

USE

The site accommodates the NHS service provision for working age and low secure mental healthcare that serves the local and wider community in West Sussex.

AMOUNT OF DEVELOPMENT

The extent of the proposed amendments to the fence is to remain in the location of the existing security fence but to a higher level where indicated.

LAYOUT

As above note the layout is to be on the same plan area as the existing.

SCALE

Solid metal sheet panelling is to be attached to the existing posts to the line of fences requiring only 4m screening, similarly with the 5.2m fence solid screening will be fitted above the existing 2.4m high closeboard timber panelling fixed to the posts.

LANDSCAPING

No additional landscaping is proposed.

APPEARANCE

The increased elements of the fence i.e. solid metal panelling as proposed has been designed to fit to the existing 4m and 5.2m high fence to Pine Ward and Fir Ward respectively at the Chichester Centre.

The solid panels will be fitted over the Securifor 358 weld mesh High Security System. Externally the solid panels would be RAL 6005 green while internal to the gardens the panels would be faced with a heat applied graphic with a sky theme.

Where replacement is required and should foundations to the existing fence require improving to take the additional wind loading, the fence will be replaced to the existing design where at ground level the weldmesh terminates in a concrete upstand which is 250mm above ground level and forms a ground connection to the fence.

A close boarded timber fence is then attached to the main fence to a height of 2.4m on the external side of the fence. This is intended to soften the visual impact of the higher fence for visual amenity, acknowledging the proximity of nearby residential development.

The posts are 100mm x 100mm square in section, powder coated and RAL 6005 green in colour.

ACCESS

Vehicular and pedestrian access would remain unaffected. No additional increase in traffic movement is anticipated. Access to the building will be unaffected.

SUSTAINABILITY

The process of installing the fence will involve removing the existing fence only where foundation need to be improved, removing the subsoil to required levels, and reforming finished levels on completion with the previously removed topsoil. This will minimise transportation and assist in the recycling of a reusable product.

JHBurley Ltd. Chartered Surveyors