



MANCHESTER CITY COUNCIL

Design and Accessibility Statement

For

Replacement Changing Room Block

at

Wythenshawe Park Athletics Track,
Wythenshawe Road,
Manchester,
M23 0AB



View of existing changing room block

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INTRODUCTION

The purpose of this statement is to support a Planning Application for the replacement of the existing changing room block at Wythenshawe Park Athletics Track.

BACKGROUND

Wythenshawe Park is set in 109 acres of open parkland in South Manchester, with historic woodlands, open grasslands and meadows. The park is steeped in history and there are three Grade II listed buildings located within its boundaries. A range of year-round leisure and educational opportunities for all ages are available, including a varied activities and events programme.

Located within the park is an Athletics track which was constructed in 1993. The track has its own entrance off Wythenshawe Road and has car parking provision adjacent to it. This 10 lane (straight) 400m track, is utilised by a range of groups including Manchester Harriers & Athletics Club and Simply Cycling who are a registered charity who provide cycling sessions on the track for various user groups / members of the public.

There are a number of modular buildings adjacent to the athletics track. One of these is utilised as a changing room / toilet block and it is now reached the end of its life and requires replacing. The Council wish to purchase a replacement modular changing room block.

BRIEF DEVELOPMENT – DECISION MAKING

General Planning

The existing changing room block is in a deteriorated condition and some areas within are no longer useable. A replacement changing room block is required which meets the needs of the current users of the Athletics Track. In order to accommodate the current needs, the new changing room block has been increased in size to provide sufficient space for the accessible toilet provision which has been requested.

DESIGN AND ACCESSIBILITY STRATEGY

Design Brief

Use – The new modular changing room block will provide replacement facilities for two main user groups of the Athletics Track.

These include Simply Cycling Registered Charity No. 1143362, which provide cycling sessions at the athletics track, including all ability cycling on adapted trikes, bikes, hand cycles, tandems, side by sides and wheelchair accessible bikes in a safe and friendly environment.

Manchester Harriers and Athletics Club also use the athletics track for training purposes for junior and adults. Sessions are held every Tuesday and Thursday between 6:00 pm and 7:00 pm.

Amount – One new changing room block will be positioned on site utilising the same footprint as the existing and extending slightly to accommodate the larger block.

Layout – The new modular changing room block will provide two changing areas and two accessible W.C. areas, one of which will incorporate a shower facility. It will also include two unisex W.C. areas and a cleaners room.

Scale – The new modular changing room block will have a GIA of 102.60m². It will be 15.52m in length and 7.32m in width. It will have a height of 3.525m. The scale of the new changing room block will be in keeping with the other existing modular buildings / storage containers on the site.

Landscaping – Any handstanding surfaces which may be disturbed as part of the installation of the new changing room block and associated services, will be made good in bitumen macadam to match the existing.

A new footpath will be formed to serve the existing steel storage container, which will need to be re-positioned on site to enable the new changing room block to be erected. The new footpath will be formed in 450 x 450 x 50mm concrete paving flags (2 flags wide) with concrete edgings running either side.

Appearance / Finish –

External Walls – The external wall finish to the new modular changing room block will be Profile steel – Colourcoat by Tata, fastened to the exterior sheathing with polyester coated nails.

Windows – To be formed in powder coated aluminium, all with double glazing. To incorporate opening lights where indicated, either a top opening hopper or tilt and turn operation. The windows will be protected from vandalism with powder coated fixed metal grilles.

Exterior Doors – Proprietary steel doorsets, 2040mm x 926mm galvanised and powder coated open out (unless otherwise indicated) with security enhanced edge, reinforced outer face, dog bolts, cylinder lock and appropriate furniture including back check closer with integral stay action. To incorporate glazed vision panels where required to comply with current regulations.

Roof and Fascia –

A built up, torch on, bituminous roofing shall be applied to the roof deck. This comprises of 1 layer of reinforced elastoplastomeric polymer bitumen underlay below 1 layer of grey mineral finished fibre glass stabilised elastoplastomeric polymer bitumen cross bonded to form a resistant top layer.

Fascia's to be formed with 9.5mm C.S.P. plywood faced with Coloursteel cladding, colour as shown on elevation drawings, glued and nailed to single 95mm x 32mm flanges.

Rainwater Goods – Rainwater goods manufactured from UPVC, colour - grey. All downpipes shall be protected with a guard screwed to the external cladding.

Carbon Reduction – The new modular changing room block will be manufactured in accordance with the Manchester City Council Low Carbon Build Standards. Major elements of the structure will have a minimum 'U' Value of 5% better than current Building Regulations. All lighting will be LED and incorporate all relevant energy saving controls. The primary heat source shall be electric and a target of 20% of the block's energy will come from on-site renewable sources. This will be achieved with Solar PV panels mounted on the roof of the new modular changing room block.

Accessibility Strategy

Vehicular and Transport Links – Wythenshawe Park is located in South Manchester. The main entrance to the park is on Wythenshawe Road and pedestrian access is available off Altrincham Road. Access to Wythenshawe Park is good and it is served by the following forms of transport.

- By Road: Leave M60 at Junction 5, or M56 at Junction 3, onto Princess Parkway. Turn off onto the B5166 west towards Sale Moor, then at the first traffic lights turn left towards Brooklands on the B5167, Wythenshawe Road. Drive half a mile and turn into the Park main entrance on your. There is a free of charge public car park located at the end of the access driveway. The vehicle entrance to the Athletics track is located 100 metres beyond the main park entrance on Wythenshawe Road.
- By Bus: Bus 101 from Princess Parkway (heading from the City Centre). Bus 179 along Altrincham Road (from Stockport direction). Bus 370 from Didsbury along Wythenshawe Road, or from Altrincham interchange along Wythenshawe Road. Bus stops are located nearby on Princess Parkway, Wythenshawe Road and Altrincham Road.

- By Tram: The nearest Metrolink stop is Wythenshawe Park, on the Cornbrook to Manchester Airport line. To get the Athletics Track, Park and Hall, walk east along Wythenshawe Road (B5167) for about $\frac{3}{4}$ mile. The park is on your right.

Inclusive Access – All works will be carried out in accordance with the Manchester City Council Design for Access 2 Guidance Document where possible. The new modular changing room block will include ramped access up to the main entrance, accessible W.C's, one of which will include accessible shower facilities. All doorways will be extra width and the modular changing room block will provide improved facilities for a number of users of the Athletics track which have a range of disabilities.