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ARCHITECTS

DESIGN AND ACCESS STATEMENT

Norbrook Youth Club
Bordley Walk, Northern Moor



NORBROOK YOUTH CLUB, NORTHERN MOOR
PROPOSED REPLACEMENT BUILDING

DESIGN & ACCESS STATEMENT

1.00 BACKGROUND & FUNCTION

1.01 The Club's present building on Bordley Walk was built in 1958 and opened by the then Lord Mayor of Manchester. It now stands in the designated path of the proposed Metrolink extension to Manchester Airport. Hence the need to relocate to new premises. At present the youth club functions on Monday and Thursday evenings, with some additional community activities (Keep-fit/Bingo/Tenants & Residents meetings etc) taking place during daylight hours on other weekdays. The Club is staffed entirely by volunteers, with no paid employees.

1.02 Whilst the compensation offered to the Club by GMPTE in respect of their loss of premises is only on a 'like-for-like' replacement basis, the Club have long recognised this as an opportunity (with the support of the Lottery and other external agencies) to provide an improved facility.....and one which will include local community usage.

1.03 Accordingly, the planning history relating to this site now stands as follows:

(a) Outline application 055019/00/South3/98
Granted 30th October 1998 (483 sq m building)
(b) Full application 059930/FO/South2/00
Granted 27th October 2000 (456 sq m building)
(c) Renewal application 076281/JO/2005/S2
Granted 7th July 2005 (456 sq m building)
(d) Revised application 079281/FO/2006/S2
Withdrawn 13th October 2006 (384 sq m building)

1.04 The development now proposed thus seeks approval to a building larger than the existing on a site made available by the City Council, which is immediately adjacent to the existing Club's location. The building will comprise of a main activities Hall and two smaller general-purpose rooms, together with an office, a pantry-kitchen and associated toilet. It is not intended as an adult sports facility and thus does not require changing accommodation.

1.05 It is anticipated that the new Club building will continue to operate on a relatively intermittent-use basis and that it will continue to be staffed by local volunteers. The proposed limits for opening hours are 9.00am to 9.00pm Monday to Saturday only.

1.06 Whilst the Club is an independently-constituted charitable organisation, it is nevertheless affiliated to the Greater Manchester Federation of Clubs for Young People (an organisation with a well-established track-record in providing sport and recreation facilities in the Manchester area and with a residential outdoor activity centre in Cumbria).

2.00 SIZE & SITING

2.01 As mentioned in paragraph 1.04 above, the site for the replacement Club building adjoins that of the existing premises. It is broadly triangular in shape, with Bordley Walk and Garthorp Road on two sides and the curving sweep of the Metrolink route forming the hypotenuse on the third side. The site area is 0.22 ha. Access is envisaged from Bordley Walk. It is a generally flat site.

2.02 The proposed new building comprises some 384 sq m of new floor space (measured to the outside of the external walls). This is some 25% greater than the c. 280 sq m of the existing building.

2.03 It is proposed that the new building should be located fairly centrally on the site, providing parking space for 12 cars to the front (eastern side) and room for a small all-weather pitch to the rear (western side). This proposed siting for the new building respects the sewer easement along the Garthorp Road and broadly reflects the 'building line' of the existing premises.

The all-weather pitch will be tarmac-surfaced and will be separately fenced-off to provide a defined 20m x 13.2m playing area. It is a condition of the Football Association's proposed funding of this facility that it should be illuminated to a nominal level of 100 lux (training and practice)

As mentioned in paragraph 1.05 above, the Club's facilities will not be used after 9.00pm in the evening (Monday to Saturday) and not at all on Sundays and Bank Holidays.

3.00 SCALE & APPEARANCE

3.01 As the recreational activities in the Main Hall of the Club can sometimes be of a fairly boisterous nature, the space is proposed as being 5.75m high to eaves. This generates a ridge line at c. 8m high. Given that stature and the potential for noise generation, the Hall area has been located along the Metrolink boundary where its functionally blank elevation will also serve as a 'buffer' against the noise generated by the passing trams. On the northern side, the roof of the Hall is extended down to cover the ancillary accommodation in such a way that a more domestic scale is presented to the adjacent residential property on Garthorp Road.

3.02 The proposed building is essentially a brick-clad, steel-framed structure, roofed in profiled-metal sheeting. The facing-brick walls are relieved with areas of flat-panel metal cladding (primarily to the Main Hall) and with areas of horizontally-fixed timber weather boarding. A feature area of coloured render will be used to accentuate the legibility of the main entrance. Windows will be of double-glazed, PVC-u framed construction and will be fitted with recessed external security shutters.

4.00 ENVIRONMENT & LANDSCAPING

4.01 The existing site presently comprises a recently-cleared, grassed area formerly occupied by residential apartment blocks (now demolished). This is shown on the attached photographs.

4.02 As previously described a tarmacadam-paved car park area will be developed at the front of the building and an all-weather pitch to the rear. Ancillary areas around the outside of the building will be landscaped in accordance with Vinsun drawing no. L209.03.

4.03 There are three established common Alder trees on the Bordley Walk boundary, one of which is actually outside the applicant's site on the land allocated to Metrolink. There is a further established Alder tree on the Garthorp Road boundary, with an offshoot of poor quality adjacent to it. The proposed tree protection measures in accordance with BS 5837:2005 are shown on the Vinsun landscape drawing L209.03.

4.04 The proposed development is not envisaged as having any harmful effects on any protected wildlife or plant species.

4.05 Whilst the new building will be constructed fully in accordance with current Building Regulations (particularly in respect of insulation standards and energy consumption), the relatively small scale nature of the building and its potentially infrequent use pattern are such as to make on-site power generation uneconomic. Notwithstanding that, it is proposed that a small wind turbine will be installed, at roof-top height on the Bordley Walk elevation. (Solar panels and/or photovoltaic cells are seen as being too susceptible to vandalism damage).

4.06 It is proposed that the Main Hall should be heated by gas-fired radiant heaters, mounted at high level. The ancillary spaces will have a gas-fired LPHW heating system using conventional radiators.

4.07 It is envisaged that the Main Hall will be provided with mechanical extract ventilation but that the remainder of the building will rely upon natural ventilation through openable windows. This will be supplemented by local mechanical extract from the kitchen and toilet areas.

5.00 PEDESTRIAN & VEHICULAR ACCESS

5.01 Access for both cars and pedestrians in envisaged as being through the recessed double gates off Bordley Walk. The approach to the main entrance will be ramped in order to provide barrier-free level access at the front doors.

5.02 The total number of new car spaces will be 12 (as compared with c. 9/10 at the existing premises). The new building will eventually be immediately alongside a proposed tram-stop. Most users are likely to be from the local community and can be expected to arrive on foot.

5.03 One car-space will be delineated as being solely for use by less-abled visitors.

5.04 The Club seeks to promote responsible waste management and to encourage recycling. Accordingly, a generous, fenced-off refuse storage compound is proposed on the Metrolink side of the building. It is envisaged that this will accommodate at least two wheeled bins that can be secured to the outer fence line. The Club's existing refuse removal arrangements with the City Council are envisaged as continuing to operate in the new expanded facility.

5.05 Access within the building will be facilitated by the following:

(a) Unequal-leaf entrance doors to ensure 1.0m clear width through master leaf.

(b) No internal steps or ramps.

(c) Generous internal circulation areas with minimum 850mm clear width through all internal doors.

(d) Provision of an accessible toilet, size 2000 x 2000mm on plan.

(e) All internal doors/wall surfaces to be colour and luminance contrasted, one from another.

5.06 All signage, internal and external, will be clearly legible and appropriately colour and luminance contrasted in relation to adjacent surfaces.

5.07 An induction loop system will be provided in rooms R7 and R12.

6.00 SECURITY

6.01 The existing premises are bounded by a 2.0m high grey pallisade fence. This will be replaced at the new site by a 2.4m high green 'palladin' type welded wire mesh fence. Three additional short lengths of fence serve to separate the front (car park) area of the site from the rear (play/recreation) area....and to delineate the refuse storage area referred to in paragraph 5.04 above.

6.02 The new building will be provided with an intruder alarm system activated by internal PIR sensors. This will activate an external sounder and flashing light. The alarm will also be capable of being activated by a panic alarm button in the office area.

6.03 As described in paragraph 3.02 above, it is proposed that the front door and the windows shall be protected by recessed external shutters and that the outer pane of all such windows shall be in 7.5mm thick laminated glass.

6.04 External lighting will be provided, to be operational when the Club premises are being used.

7.00 CONSULTATIONS

7.01 As can be seen from paragraph 1.03, the proposal to locate the Club's premises have been under consideration for more than 10 years. During that time a number of consultation meetings have been arranged for users of the Club, their parents and for neighbouring residents in order to inform those interested parties regarding the proposals.

7.02 The Brooklands Ward Tenants & Residents Association use the existing building for their meetings, such that they are well aware of the proposals.

7.03 The existing Club premises border Baguley Brook. Whilst there is no recorded memory of the Brook having flooded during the Club's fifty-year tenure of the site, discussions are presently underway with the Environment Agency in the matter of a flood risk assessment.



View from Bordley Walk/Garthorp Road corner, showing existing Club premises to rear. New vehicular entrance proposed roughly where present pavement crossing exists.



View from Bordley Walk (near bridge over Baguley Brook). Pallisade fence of existing Club premises can be seen left. First tree is just outside Club's new site.



View showing relationship to rear of recently-constructed residential properties (apartments).