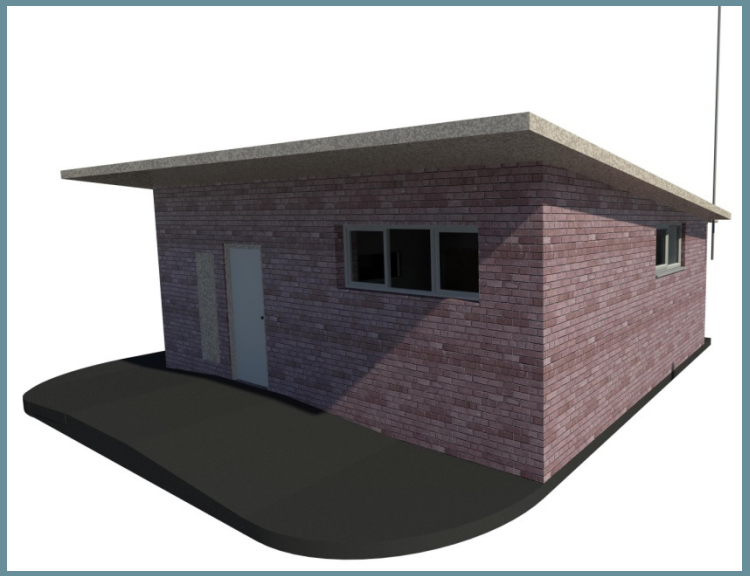


Design & Access Statement

August 2013

Taxi Office

Wythenshawe

Prepared on behalf of

WYTHENSHAWE COMMUNITY HOUSING TRUST

POZZONI

CONTENTS

1.0 INTRODUCTION

2.0 SITE ANALYSIS
- 01 Location
- 02 Photographs
- 03 Historical Context
- 04 Character of Neighbourhood
- 05 Adjacent Uses
- 06 Massing
- 07 Spaces & Edges
- 08 Access

3.0 THE BRIEF
- 01 Accommodation

4.0 THE CONCEPT
- 01 Key Design Issues
- 02 Site Options

5.0 DESIGN PROPOSALS
- 01 Site Plan
- 02 Floor Plan
- 03 Elevations & Materials
- 04 DDA & Part M Compliance

6.0 TRANSPORT STATEMENT

7.0 CONCLUSION



Fig. 1.01

1.00 INTRODUCTION

The application is for the relocation of an existing Taxi Office and its associated aerial mast and car parking facilities as indicated in fig. 1.01

The proposed development entails the demolition of the existing office building and the erection of a new building sited on vacant brownfield land to the rear of the neighbouring Post Office.

The existing Taxi Office has a gross external floor area of approximately 56.4m² with a car parking allowance of approximately 6no. taxis, though no designated spaces exist.

The proposed development is of a similar square meterage to the existing with an allowance of 6no. car parking spaces for taxis. The proposed aerial mast is to stand approximately 40 ft tall -as existing.

The application also includes for the closure of Benchill Court Road and a new vehicular access from Hollyhedge Road adjacent to the existing Post Office. Whilst this road will provide access to the proposed Taxi Office, the primary reason for the relocation of the access road is to facilitate the future development of a retirement village on either side of Hollyhedge Road (see fig. 5.01)

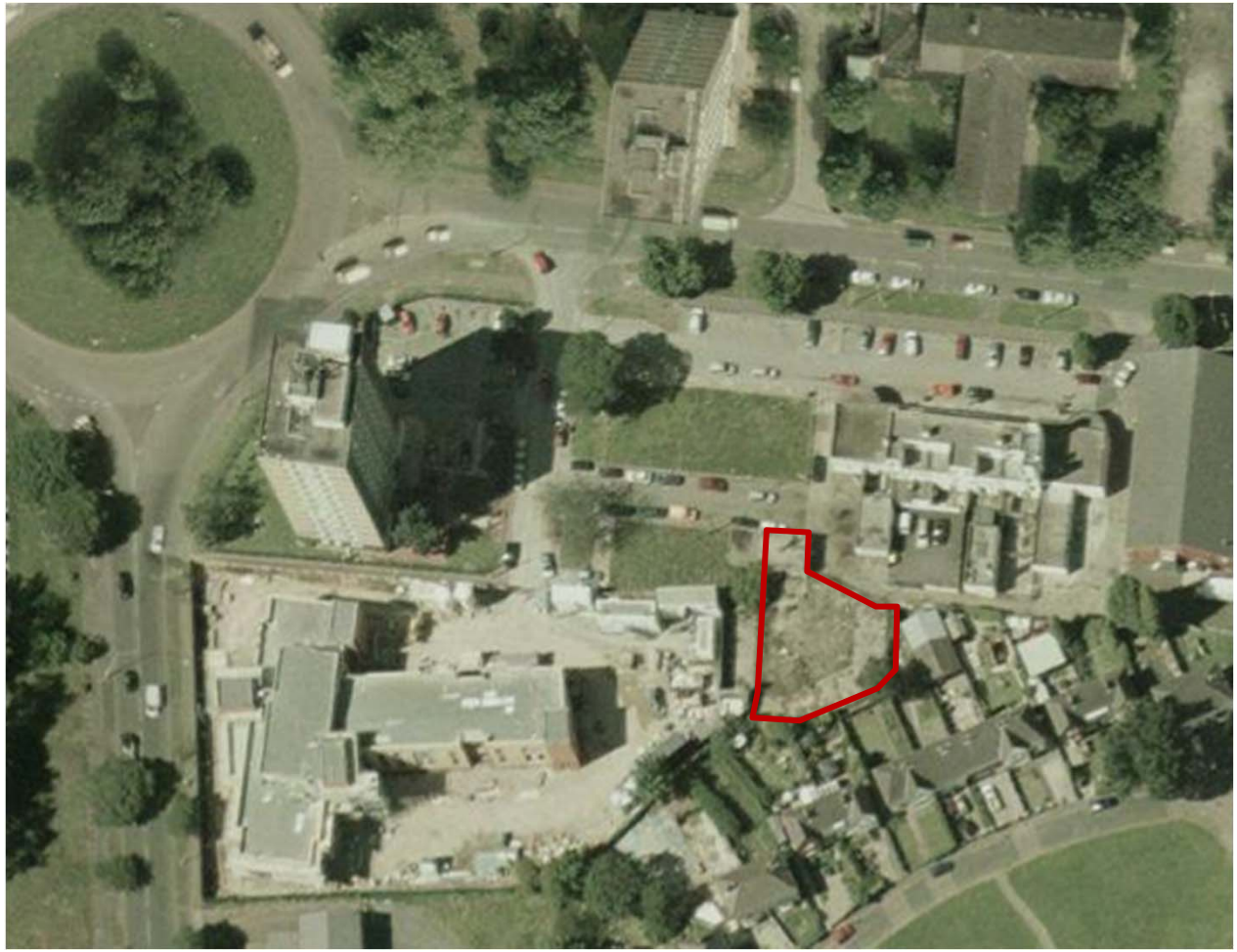


Fig. 2.01



Fig. 2.02



Fig. 2.03



Fig. 2.04



Fig. 2.05

2.01 LOCATION

The site, located south of Hollyhedge Road in Wythenshawe, is currently used as a car park for local shopping amenities. Patches of informal green space also exist within the site. The plot proposed for the Taxi Office lies on a vacant brownfield site, land that previously accommodated garages.

2.02 PHOTOGRAPHS





2.03 CHARACTER OF NEIGHBOURHOOD

Local shops, including Wythenshawe's Post Office and an Asda Supermarket neighbour the site. To the north and west of the site, exist three renovated tower blocks and to the south, the newly developed Brownley Green Health Centre.

There are regular buses to the City Centre and Gatley train station is just over a mile away. The current extension plans to the Metrolink network will furthermore provide greater connections to the airport and Greater Manchester.

The site is also close to Hollyhedge Park.



2.05 ADJACENT USES

The adjacent areas are a mix of residential with some areas of public open space, and public amenities.

2.06 MASSING

The size and volume of the proposed Taxi Office is smaller to that of the existing Taxi Office with a gross external floor area of 50m² excluding the external bin store. It is a single storey building.

2.07 SPACES & EDGES

The plot proposed for the Taxi Office is bound by residential garden fences to the east and south. An area of vacant land will be maintained to the west of the plot.

2.08 ACCESS

Access to the site will be from Hollyhedge Road via a new vehicular access road adjacent to the existing Post Office. The new road will also provide access to Brownley Green Health Centre.

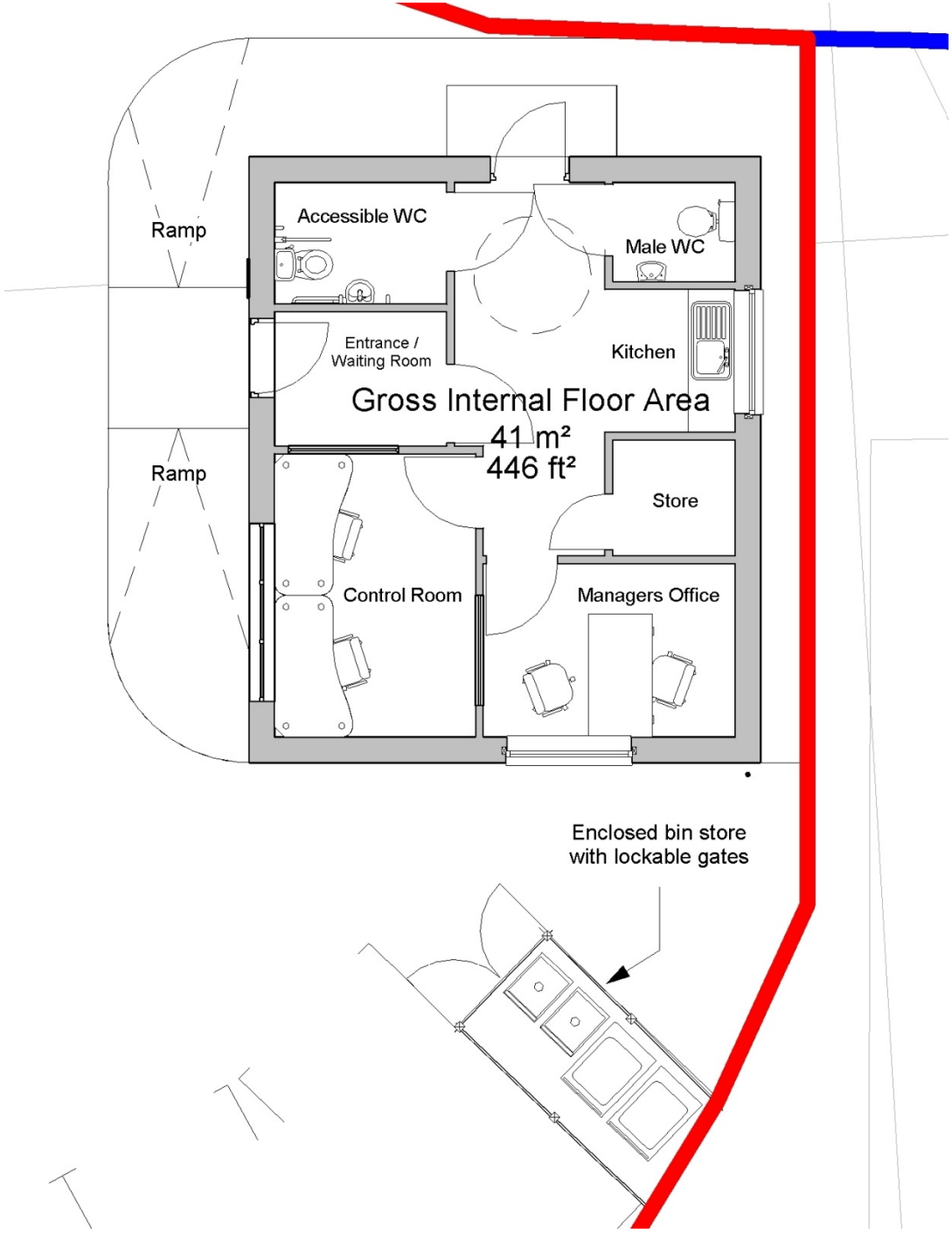


Fig. 3.01

3.01 ACCOMMODATION

The gross internal floor area of the dwelling totals 41m².

The Taxi Office comprises an entrance / waiting area leading to a control room, managers office, store / boiler room, a kitchenette and two WCs.

In addition an enclosed lockable bin store is located in the car park to the side of the office.

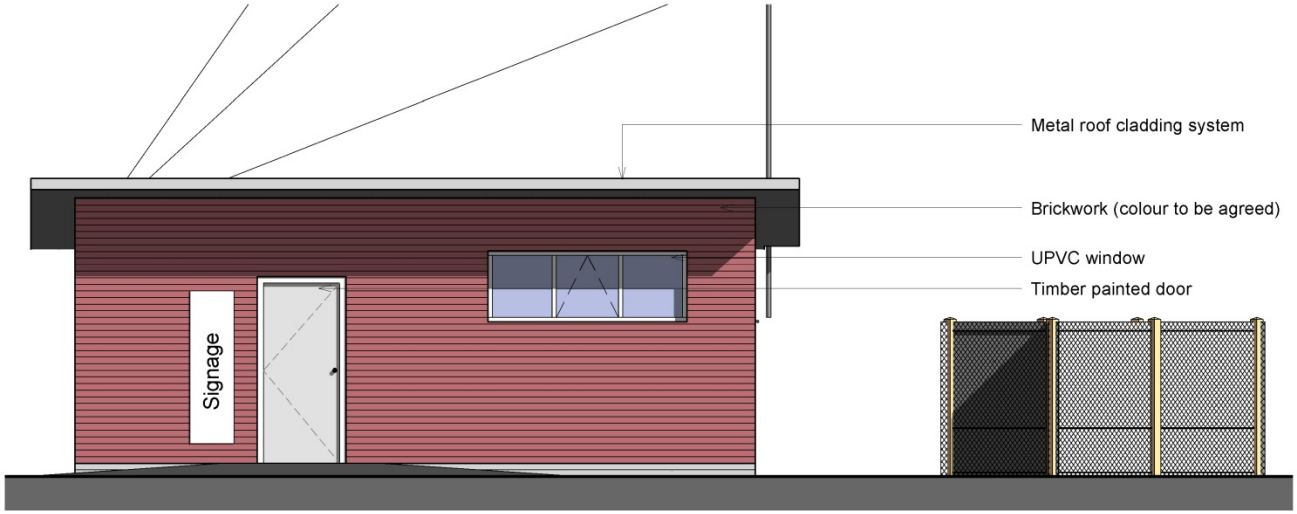
4.01 KEY DESIGN ISSUES

The existing dilapidated Taxi Office is to be demolished and relocated on a neighbouring vacant brownfield plot.

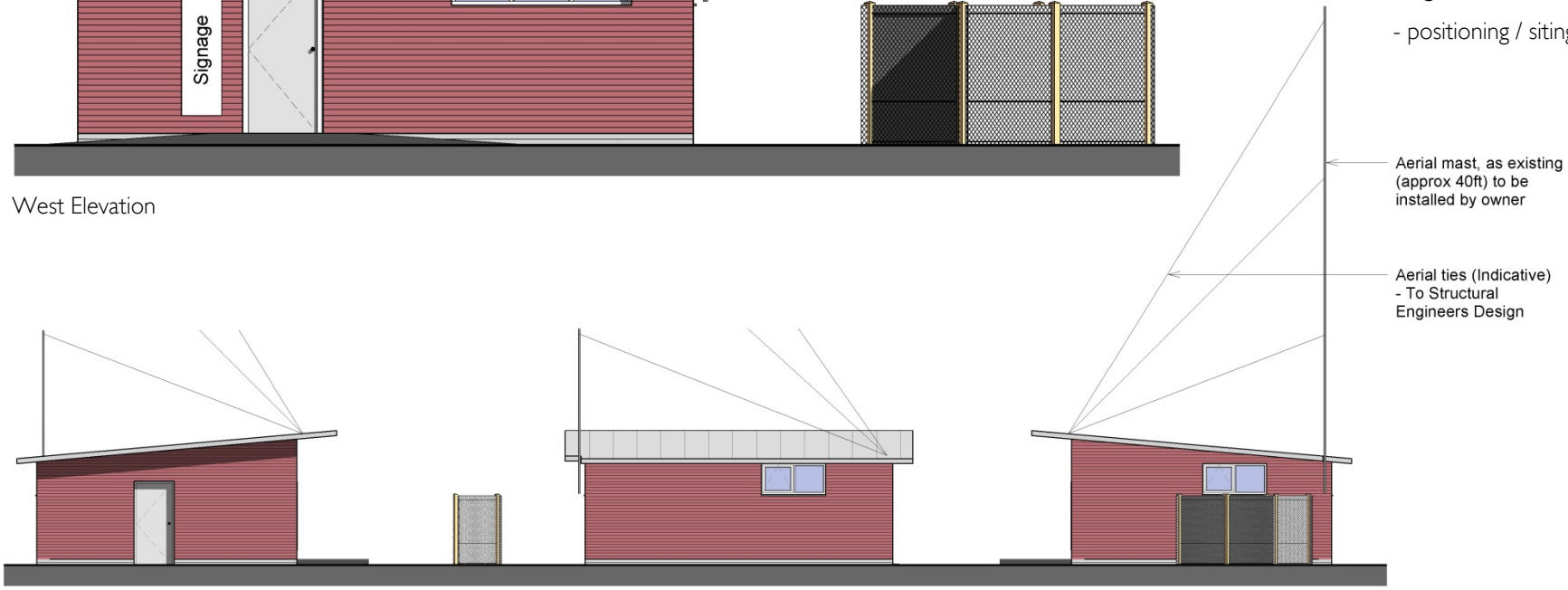
The new proposal is to be a single storey building with a gross internal floor area of 41m².

Designed to compliment recent and future regeneration projects within the surrounding neighbourhood this design is to include:

- a monopitch roof with large overhangs to prevent unauthorised access
- materials such as brick for their longevity, graffiti 'proof' / ability to be cleaned
- high level windows for security
- positioning / siting for surveillance / security.



West Elevation



North Elevation

East Elevation

South Elevation

Fig. 4.01

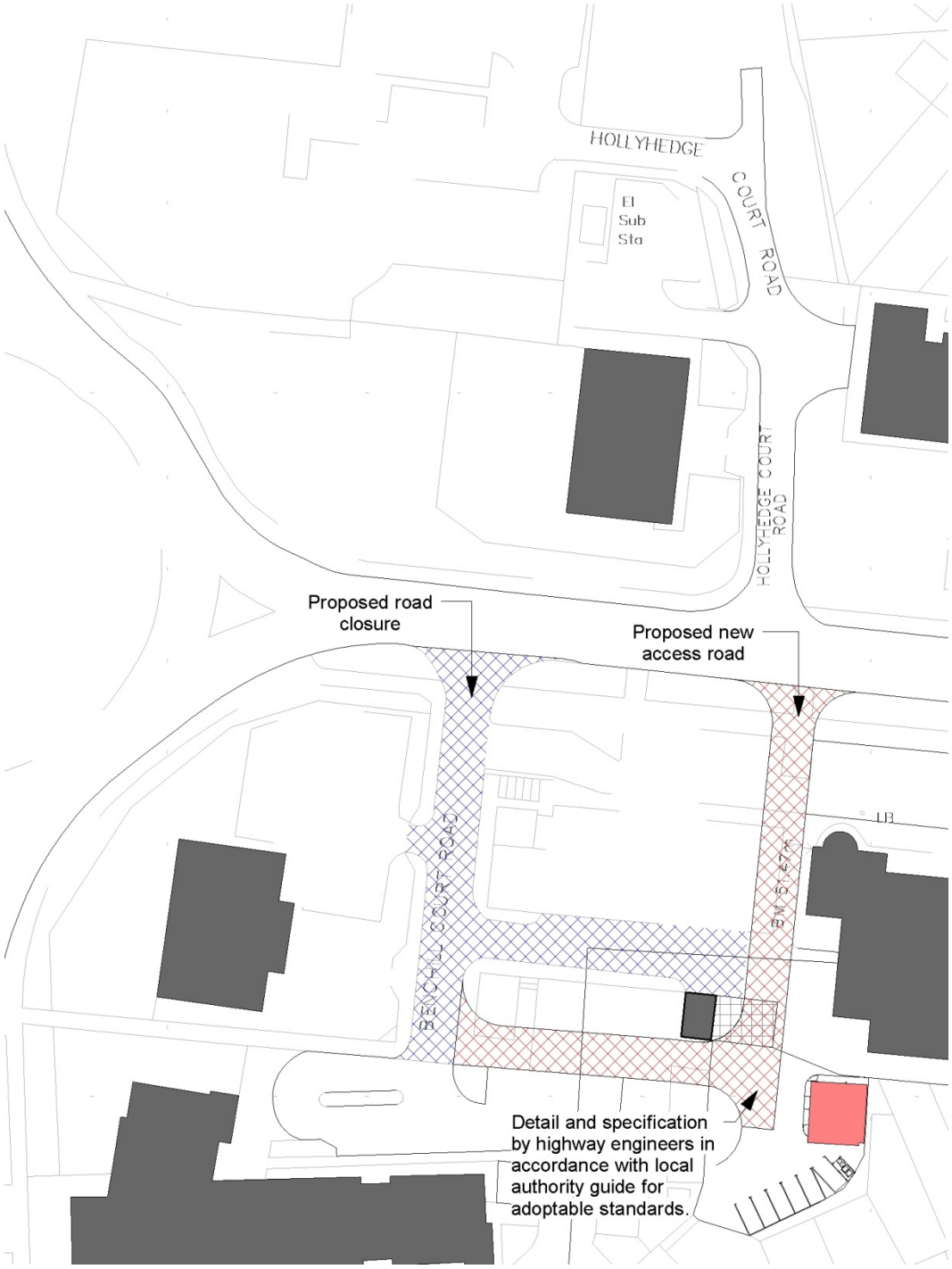


Fig. 5.01

5.01 SITE PLAN

The site plan shows the context of the proposal in relation to existing adjacent buildings, roads, footpaths and open areas.

- Relocated Taxi Office
- Existing Taxi Office to be demolished enabling new access road to Willow Park development
- Existing Buildings
- Proposed road closure
- Proposed new access road

5.02 FLOOR PLANS

Ground Floor Plan – Not to Scale

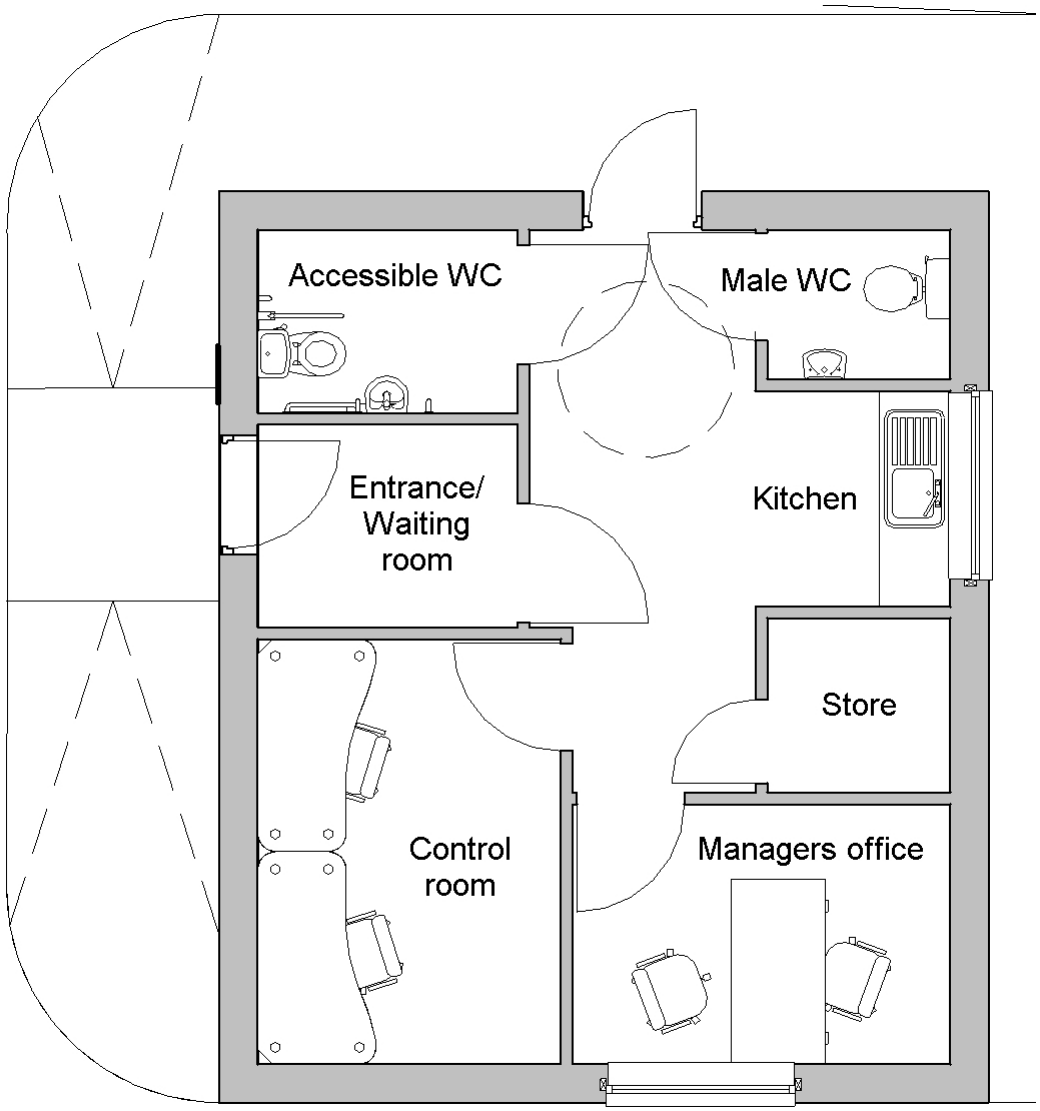


Fig. 5.02

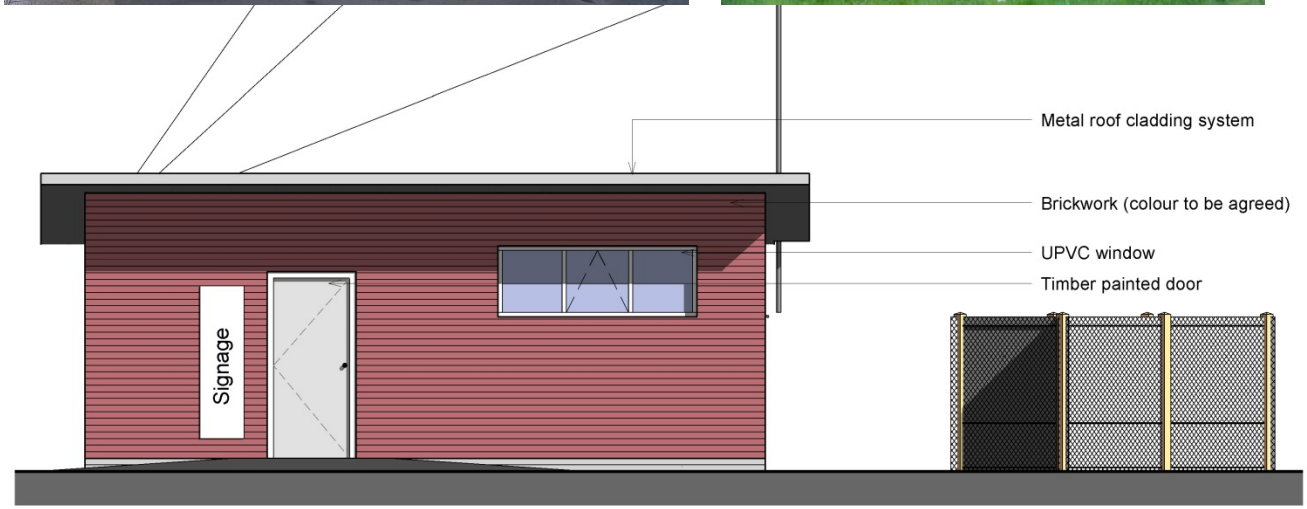




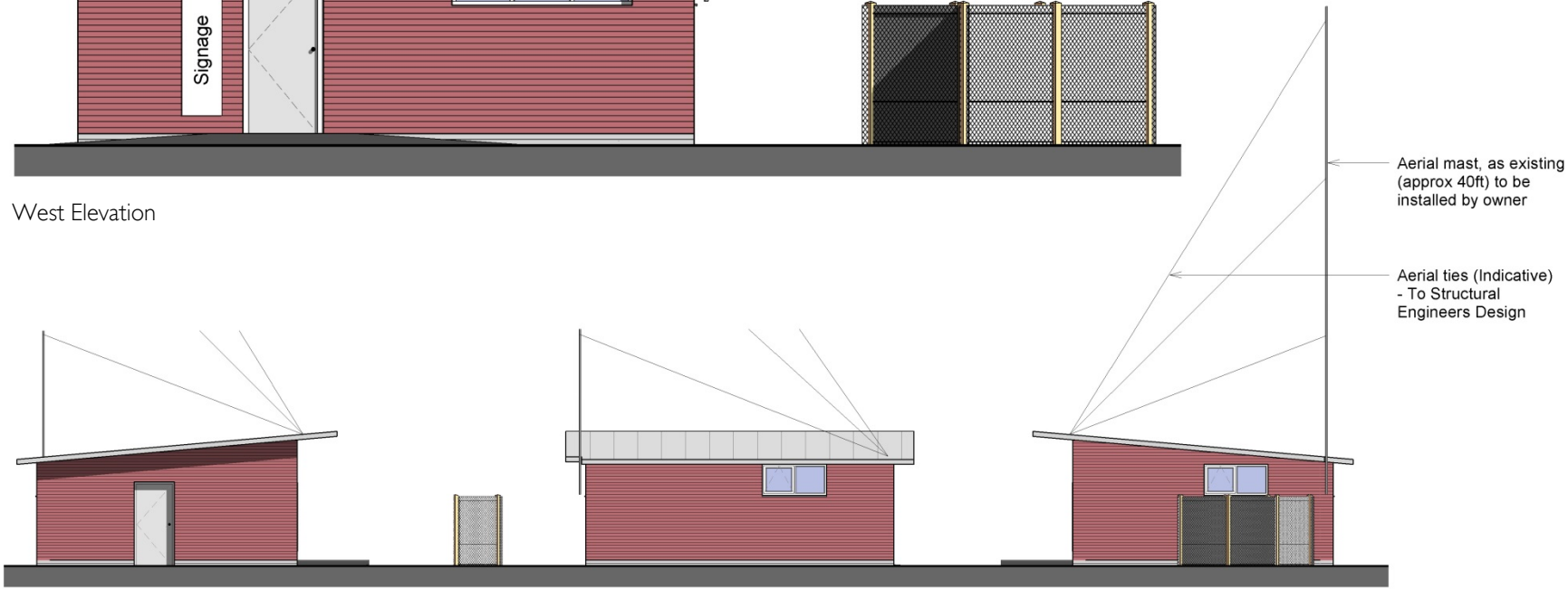
5.03 ELEVATIONS & MATERIALS

Proposed facing materials are brickwork and a timber painted door at the entrance to the building. The windows are UPVC and the roof will be made up of a metal cladding system.

N.B. Colours to be agreed



West Elevation



North Elevation

East Elevation

South Elevation

Fig. 5.03

5.04 DDA & PART M COMPLIANCE

The building is designed to allow wheelchair access. A toilet DDA compliant has been provided.
At the front there will be a gentle ramped approach to the main entrance in compliance with Part M.



Fig. 5.06

Savell Bird & Axon

A White Young Green Company

WILLOW PARK HOUSING TRUST
PROPOSED TAXI OFFICE RELOCATION – TRANSPORT STATEMENT (N81431)

Introduction

This Statement will consider the traffic implications of relocating an existing Taxi Office as part of a proposed Retirement Village by Willow Park Housing Trust off Hollyhedge Road in the Wythenshawe area of Manchester.

Existing Taxi Office

The existing Taxi Office building is located and accessed off Benchill Court which is accessed off Hollyhedge Road. The existing Taxi Office is approximately 40 square metres in area.

Proposed Taxi Office

The Taxi Office is proposed to be relocated to make way for the Willow Park Housing Trust Retirement Village which includes the land that the Taxi Office currently sits in.

The proposed Taxi Office will be located on land just to the south east of where it currently is, around 15 metres away. The new Taxi Office will remain similar in size to the existing unit. As such there is unlikely to be any material traffic impact of the relocation of the Taxi Office.

Vehicular access to the relocated Taxi Office will initially remain via Benchill Court. However, as part of the wider Willow Park proposals Benchill Court will be formally stopped up as a highway and a new link will be provided from Hollyhedge Road into this area approximately 40 metres east of the junction with Benchill Court.

This link will continue to serve the Health Centre Car Park which is currently accessed via Benchill Court and is located to the west of the proposed Taxi Office.

The new vehicular link will be around 5.5 metres wide and will have footways along both sides to facilitate pedestrian access within the wider site.

The new link will provide benefits to the local highway network in the form of increased visibility onto Hollyhedge Road and increased junction spacing on Hollyhedge Road from the Brownley Road roundabout.

It is likely that the stopping up order process can commence as soon as the planning consent has been processed for the relocated Taxi Office and is likely to be pursued under Section 247 of the Town and Country Planning Act as is usual with these types of stopping up orders.

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Offices throughout the UK and overseas

30 June 2008

LYNTOWN TRADING ESTATE, ECCLES
TRAFFIC GENERATION STATEMENT

Our Reference: PW/N81429

Wider Proposals

As detailed above the proposed relocation of the Taxi Office is part of a wider development proposals involving 'The Village'. The Village is set over two sites on either side of Hollyhedge Road in Wythenshawe. There are two existing tower blocks, one on each side of the road, it is proposed to build 139 extra care residential apartments and provide a village 'hub' that has the likes of a bistro, a restaurant, multi-purpose rooms, hairdressers, shop, well being centre, amongst other uses.
The two sites will be linked by an enclosed footbridge over the road, at second floor level.

Summary

In conclusion, this Statement has concluded that the proposed relocated Taxi Office will not have a detrimental impact on the operation of the local highway network and will facilitate a wider proposal including a new highway link from the site onto Hollyhedge Road, which will provide benefits to the surrounding highway network.

A formal Transport Assessment will be submitted to the City Council to support the wider development proposals in due course.

7.00 CONCLUSION

This appraisal demonstrates that the new Taxi Office has been designed to ensure its sits comfortably within the context of surrounding buildings upon the completion of the future development of a retirement village, proposed on either side of Hollyhedge Road.

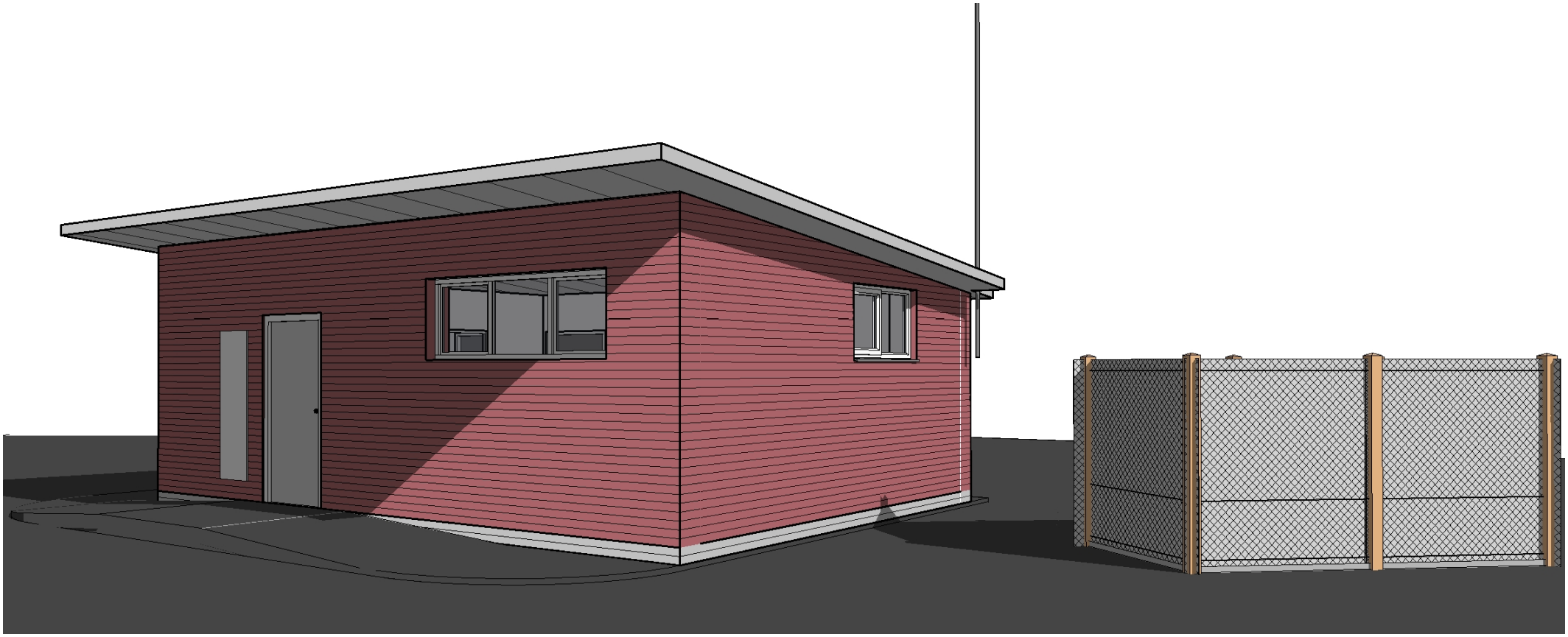

Fig. 6.01

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