

Crumpsall Park Visitor Centre
Design & Access Statement

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Corstorphine & Wright

Revision Log

Revision	Date	Notes
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Introduction

1.0

1.0 Introduction

1.1 Introduction

This design statement has been prepared by Corstorphine & Wright on behalf of the Youth Investment Fund, as part of a planning application for a new modular building to support and enhance the existing youth group facilities.

As part of a nationwide project, the Youth Investment Fund are looking to improve the existing provisions across 28 sites across the country. In order to achieve this the design looks to provide a modular solution that has been adapted and modified to meet the sites particular needs. The proposal is for a 217sqm modular building that will provide additional facilities for the local community and youth group.

The purpose of this statement is to explain the local context, constraints and design concepts used within the proposed design.



Context

2.0

2.0 Context

2.1 Site context

The site is on the edge of Crumpsall Park. Crumpsall is a suburb to the north of Manchester city centre. The site is currently occupied by a single storey pavilion building. The area around the site is predominantly residential, with a Methodist church immediately opposite the site. The site is currently accessed through the park.

Crumpsall Park has a mix of open grassed areas and woodland areas, as well as providing some formal sports pitches and a playground.

This location is well linked to the public transport network, with a number of bus stops close by, and Crumpsall tram stop approximately 10 minutes walk to the west.



1. Front Elevation





2. View of the Park Area



3. View of the Park Area to the rear of Site



4. View of the Proposed Site

2.2 Surrounding Context

Crumpsall Park is located within the suburb of Crumpsall. To the north, west and south of the park are residential areas, made up of mostly red brick terraced and semi detached low rise housing.

Further to the west is the tram line, connecting Crumpsall to Manchester city centre via the green tram line. To the east of the park is North Manchester General hospital and its supporting buildings and car parks.



5. View of the Ash Tree Road





6. View of The Sport Facility By the Westbury Road

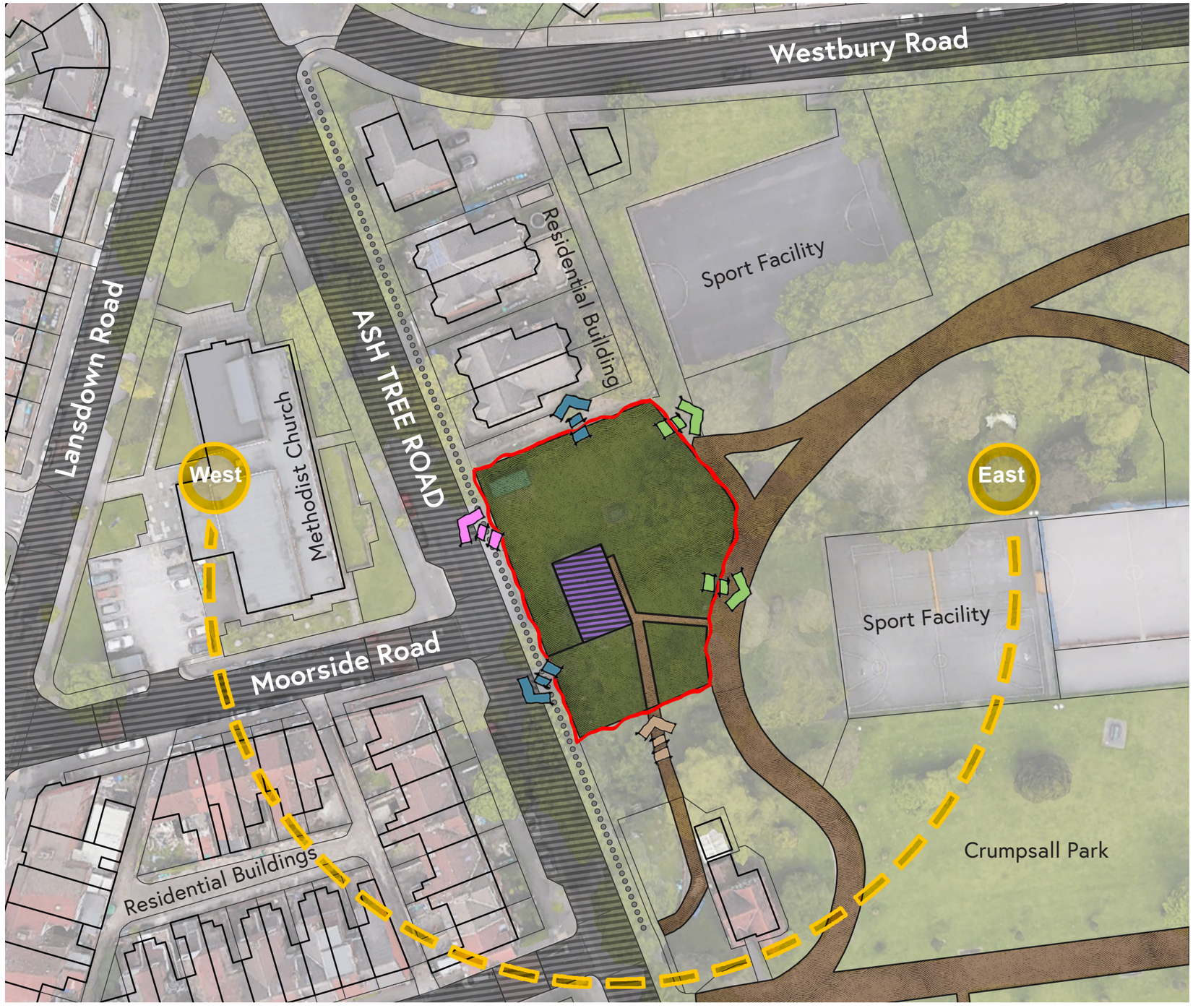


7. View of the Site Entrance and the Neighbouring Building



8. Arial View

2.3 Site Analysis



NORTH

- Site Entrance
- View Towards the Residential Buildings
- View Towards the Church
- View Towards the Sport Facilities
- Site Boundary
- Sun Path
- Pedestrian Path
- Landscaping
- Private Path
- Parking Space
- Existing Building

Design



3.0

3.0 Design

3.1 Proposed Site Plan

The new building will sit with the same orientation as the existing building. This will create an open frontage to Ash Tree Road, while creating an amenity space to the rear of the building for activities with the different youth groups.

This layout will also minimise the impact on the surrounding trees and their root protection areas.

A new access point will be formed from Ash Tree Road for pedestrians and cyclists, with a covered cycle store providing secure cycle parking, thereby encouraging active modes of transport.

Following pre-app consultation, the external stores were moved from the front of the building to the back, improving the appearance of the building.

A new boundary fence will be erected along the southern boundary, creating separation between the youth hub and the neighbouring nursery building.

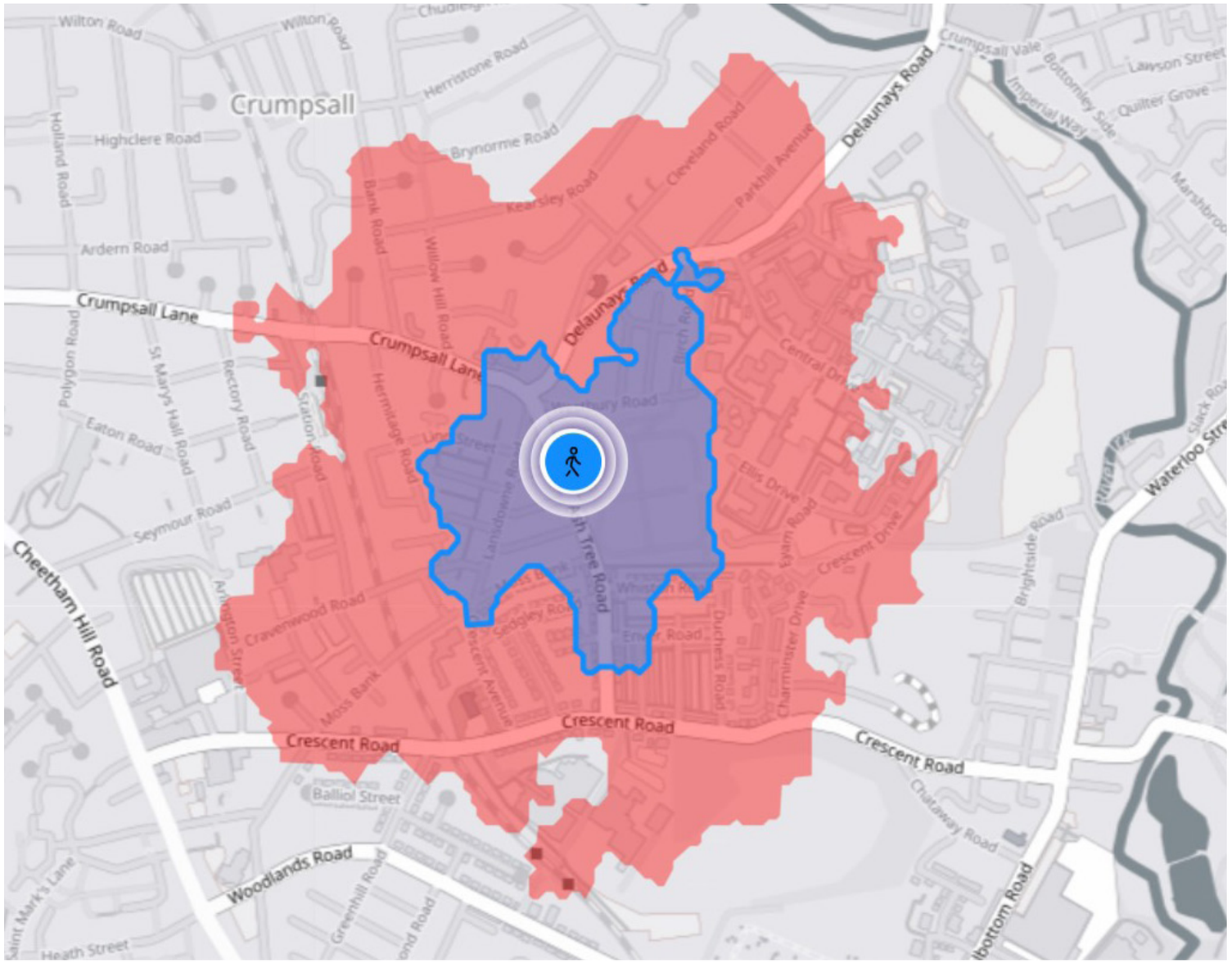
The parkland setting will be further enhanced by increased tree planting, and wildflower planting. Please see the accompanying BNG information for further details.



3.2 Movement and Access

The site location is situated within an established public transport network.

There are also many public footpaths in the area, linking the site to the residential areas.



KEY

- 5 minutes walk
- 10 Minutes walk

3.3 Appearance & Massing

The building will be single storey with a flat roof. The material palette will use timber cladding and contrasting black aluminium windows and doors. The proposal is to use a modular system that can be pre-assembled off site.

The image adjacent demonstrates an indicative artistic impression of the building showing height, massing and materials palette to be utilised.

NB. Image is for indicative purposes only, overall elevation layout and size site specific, refer to drawing information.



Security

4.0

4.0 Security

4.1 Security

Access & Movement

The scheme has been developed with the intention of creating an accessible and legible design. The site has been designed with good visibility to all public areas with the building facades fronting onto the public realm.

Physical Protection

The inclusion of alarms and CCTV will be the responsibility of the tenant although it is envisaged that these will be supplied as a matter of operator policy.

Structure & Security

The height of the proposed structures has been considered from both aesthetic and security perspectives, to ensure maximum security of the development. All facing materials have been selected on merit of their robustness as well as their aesthetic appearance.

Projecting elements on the facades have been avoided or placed at a suitable height above ground level that precludes providing surfaces that can be easily scaled.

The development has been laid out with most sides of the buildings open to public surveillance with active frontages. Small hidden segregated areas, paths and access points have been avoided.

Activity

By the very nature of the development and its position along a main road, there will be an appropriate level of activity that will create a reduced risk of crime and increased sense of safety throughout the day and early evening.

Management & Maintenance

Management of the building, hard and soft landscaping is the responsibility of the landlord and / or an appointed management company; this will allow close control to maintain the high standard set at completion of the development.

Surveillance

The open nature of the sites provide a good surveillance of the development. In addition, a good level of lighting will be included around the development.

Landscape and Sustainability

5.0

5.0 Landscape and Sustainability

5.1 Sustainability

Environmental Considerations & Sustainable Development

The scheme will be designed in accordance with the current Building Regulations to achieve optimum energy efficiency.

As part of a larger provision of youth group facilities across the country, the modular design is repetitive to create an efficient model. As they are built off site within a factory, there is less material waste and also minimal travel for deliveries.

Natural ventilation will be used wherever possible, with minimal mechanical ventilation employed to meet Part F of the Building Regulations, but also to maintain a comfortable environment for the occupants.

The buildings will be all electric, they will use heating via air sourced heat pumps and electric water heater. These will be heated at point of use, which is more efficient and removes the need to store hot water.

Materials internally are chosen for their durability and robustness, reducing the possibility of damage and need for replacement.

The building facilities have been specifically provided to allow larger groups to use the space. This allows the building to be used for a multitude of activities. This flexibility is enhanced through the ability to divide the main hall to allow multiple groups use without compromising the larger area.

Waste, Recycling and Management

The proposal has an external bin store with space for segregated waste and recycling. Collections will be managed by the end users.

Conclusion

6.0

6.0 Conclusion

6.1 Conclusion

This Design and Access Statement supports the Planning Application for a new community facility to support the youth group.

The design has considered issues of accessibility and security by creating a welcoming and inclusive environment for the community.

The design is based on a modular construction that can be pre-assembled, reducing waste and build time, minimising any disruption to the surrounding area.

It incorporates principles of sustainability and will provide a flexible facility that offers opportunity for social engagement for a wide variety of local groups.

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