



OMYOP Depot Manchester Design & Access Statement

Corstorphine & Wright

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Revision Log

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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. The proposal is for a 148sqm modular building that will provide new facilities for the local community and youth groups.

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

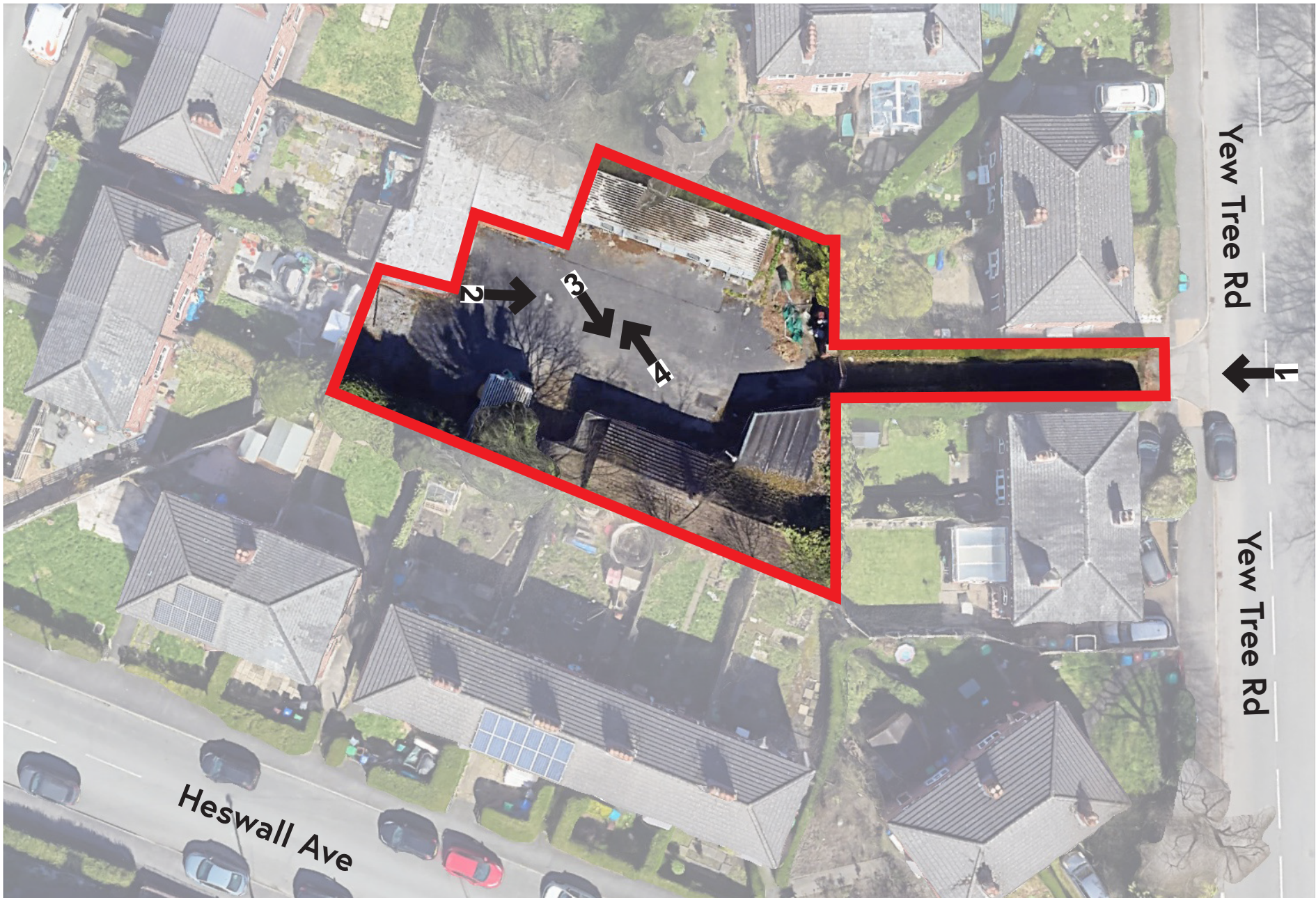
2.1 Site context

The site is on Yew Tree Road, Withington opposite the Old Moat Park. Withington is a suburb to the south of Manchester city centre. The site is currently occupied by a single storey depot building. The area around the site is predominantly residential, with open space immediately opposite the site entrance. The site is currently accessed via a narrow road between 306 and 308 Yew Tree Road.

This location is well linked to the public transport network, with a number of bus stops close by, and Burton Road tram stop approximately 20 minutes walk to the south.



1. Site Entrance



2. Tight entrance to site



3. Building to be Demolished



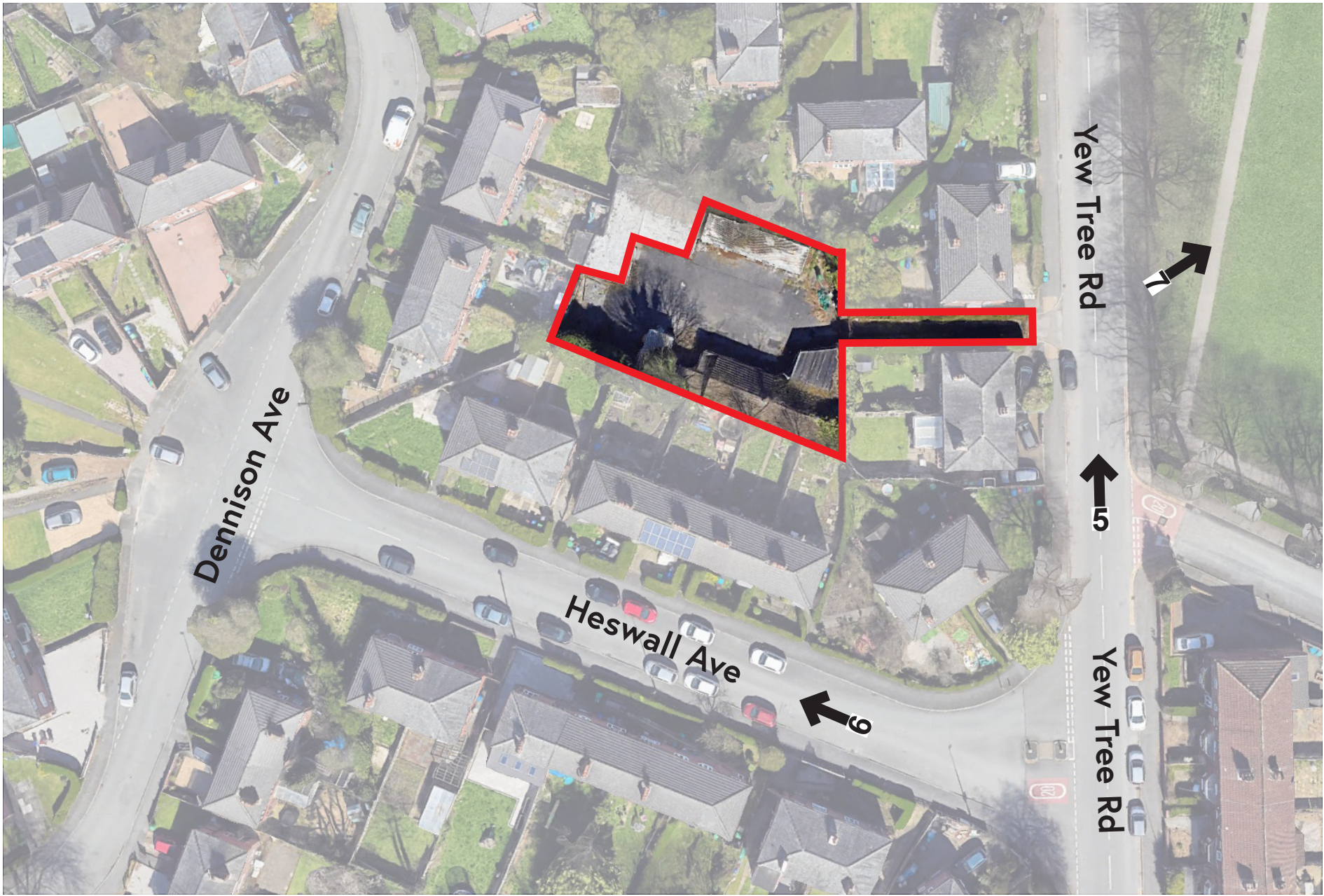
4. Toilet Block

2.2 Surrounding Context

The site is within the Withington suburb. 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 south is the tram line, connecting Withington to Manchester city centre via the pink tram line. To the east is the Old Moat Park, which contains open space, childrens play equipment and basket ball courts.

There are a number of schools in close proximity to the site including the Old Moat Primary School anf Withington Girls School.



5. View of the Yew Tree Road



6. View of The Heswall Avenue

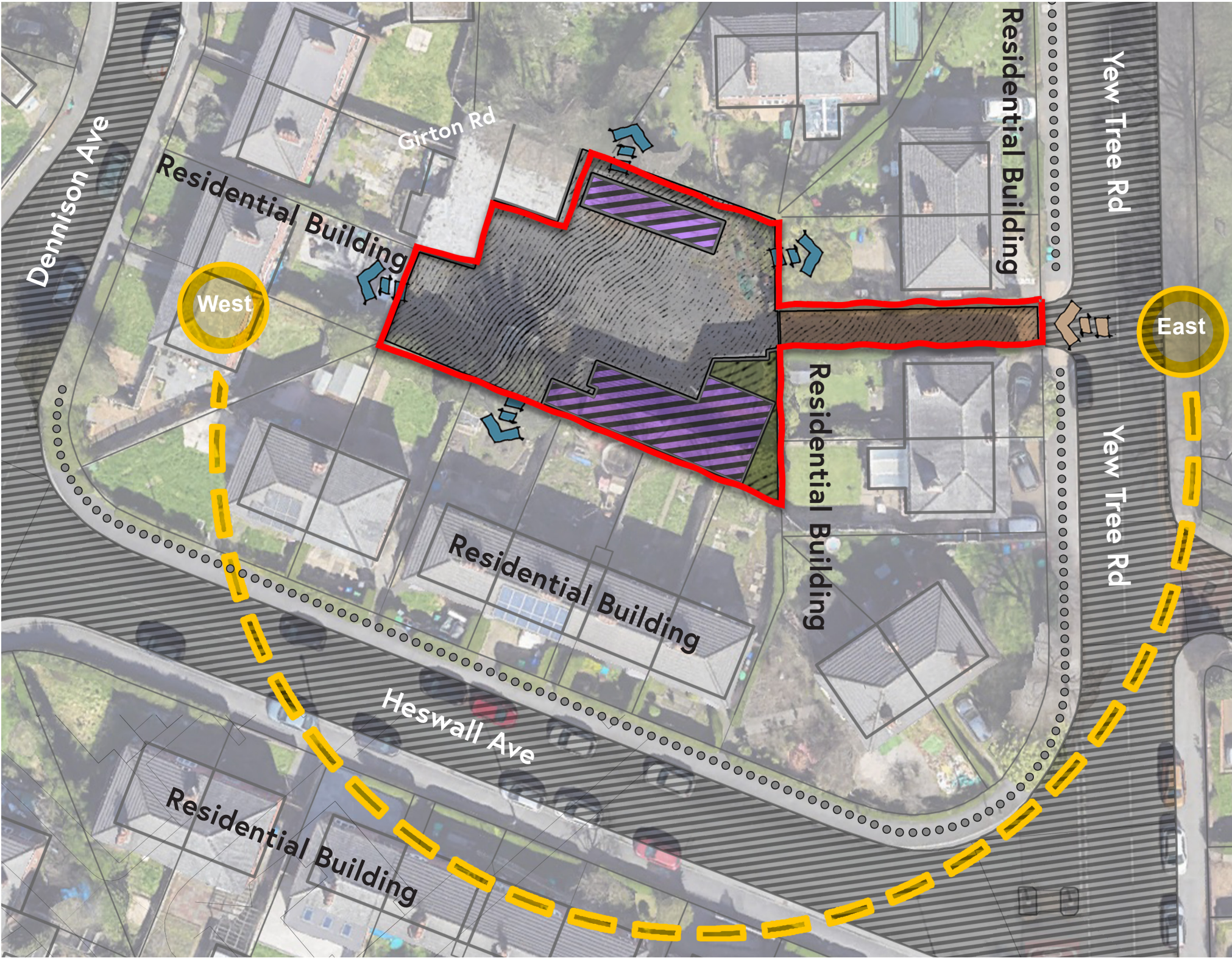
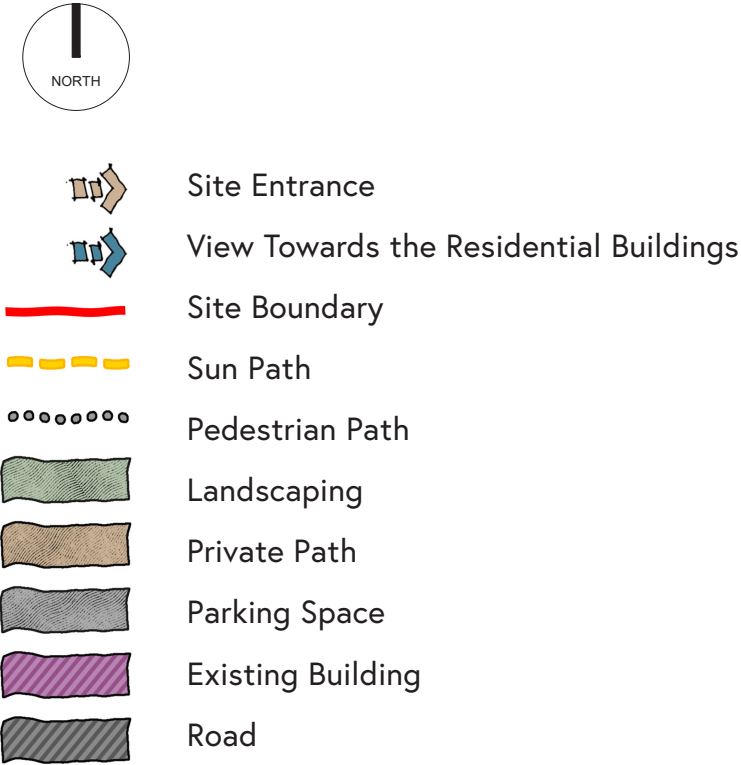


7. View of the Old Moat Park



8. Aerial View

2.3 Site Analysis



Design



3.0

3.0 Design

3.1 Proposed Site Plan

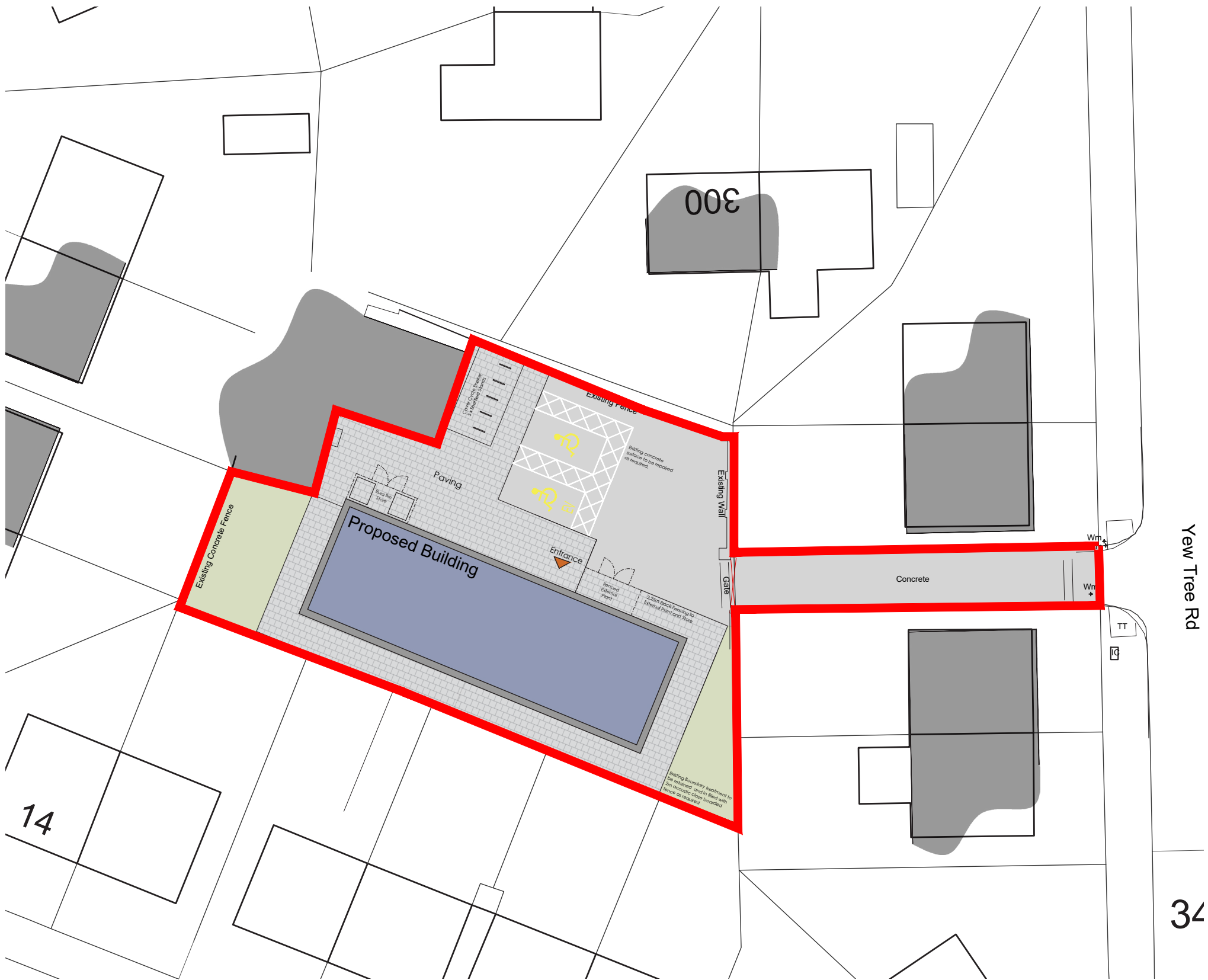
The new building will sit with the same orientation as the existing depot building. An area for two disabled parking spaces is created in front of the building in place of a large container currently on site. A small amenity space for outdoor activities will be created to the west of the building.

The building will be accessed from the car park on the north facing facade, this layout will minimise the impact on the surrounding residential properties.

Access will be from Yew Tree Road for pedestrians, cyclists and vehicles with a covered cycle store providing secure cycle parking, thereby encouraging active modes of transport.

Following pre-application consultation, the external stores were moved from the front of the building to the back, minimising the impact on the residential amenity.

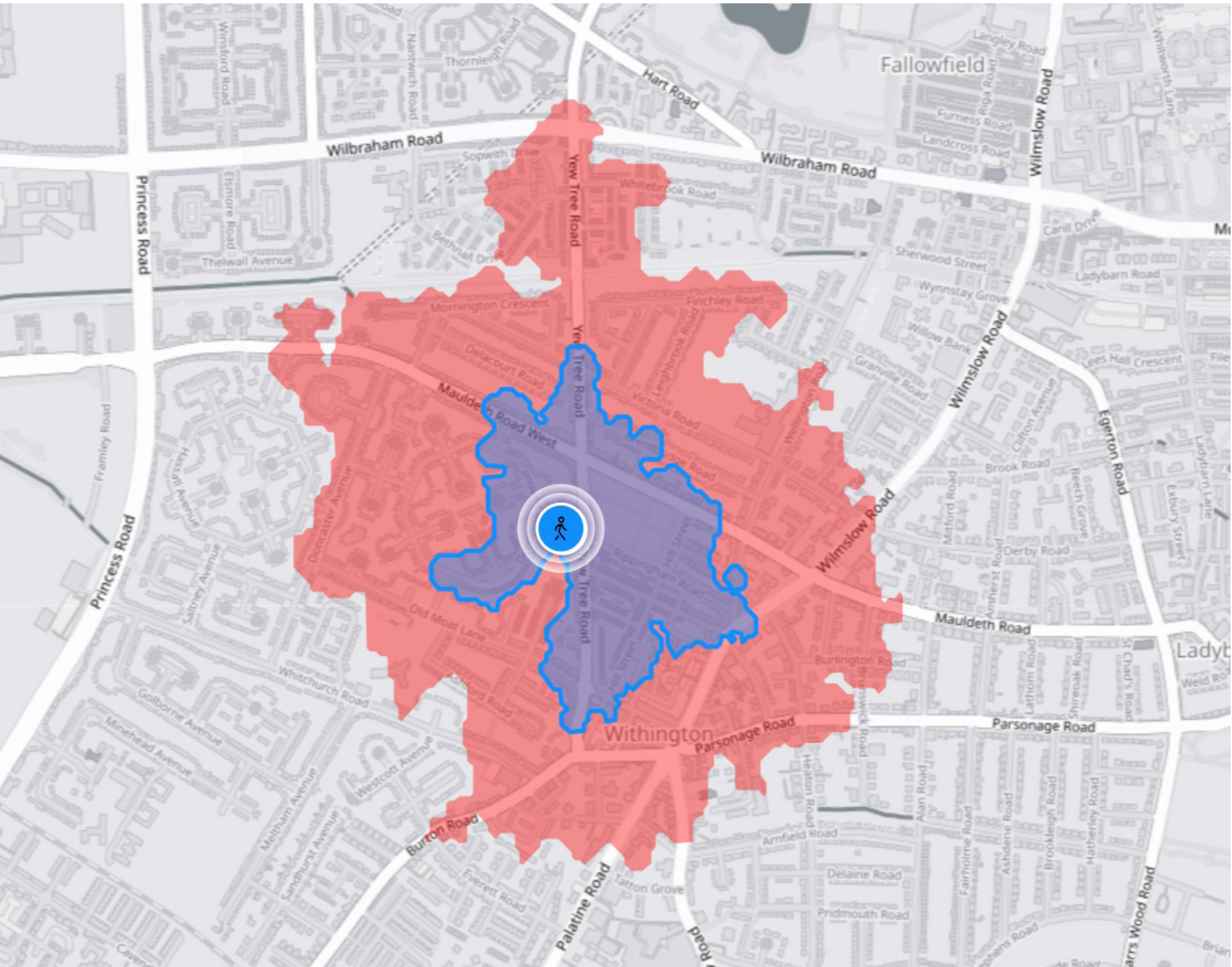
As discussed at pre-application stage, the site has a historic, unrestricted depot use which could operate at all hours and involve machinery such as forklifts. In contrast, the proposed youth centre will operate on a more limited basis and generate significantly less activity. To further reduce any potential impact on neighbouring properties, a new acoustic boundary fence will be installed along the southern boundary, replacing the existing brick wall and completing the existing boundary treatment.



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 across the site with maintenance paths allowing clear access around the building.

Structure & Security

The height of the proposed structure 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.

Small hidden segregated areas and access points have been avoided.

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.

A good level of lighting will be included around the development. Access to the site will be restricted using the existing access gates.

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.

Sustainability



5.0

5.0 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.

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.

Corstorphine & Wright



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