



The Stirling Centre 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 the planning application for a new modular building to support and enhance the existing youth centre building.

As part of a nationwide project, the Youth investment fund are looking to improve the existing youth provisions across 28 sites in the country. In order to achieve this the design looks to provide a modular solution. The proposal is for a purpose built 127sqm modular building, with a connecting lobby space to provide additional area 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 located in North East Manchester, within the suburb of Newton Heath, positioned at the corner of Croydon Drive and Scotland Hall Road. It is currently in use as a youth centre, with the existing building located towards the southern portion of the site. To the north, the site features an area of green space and a parking zone.

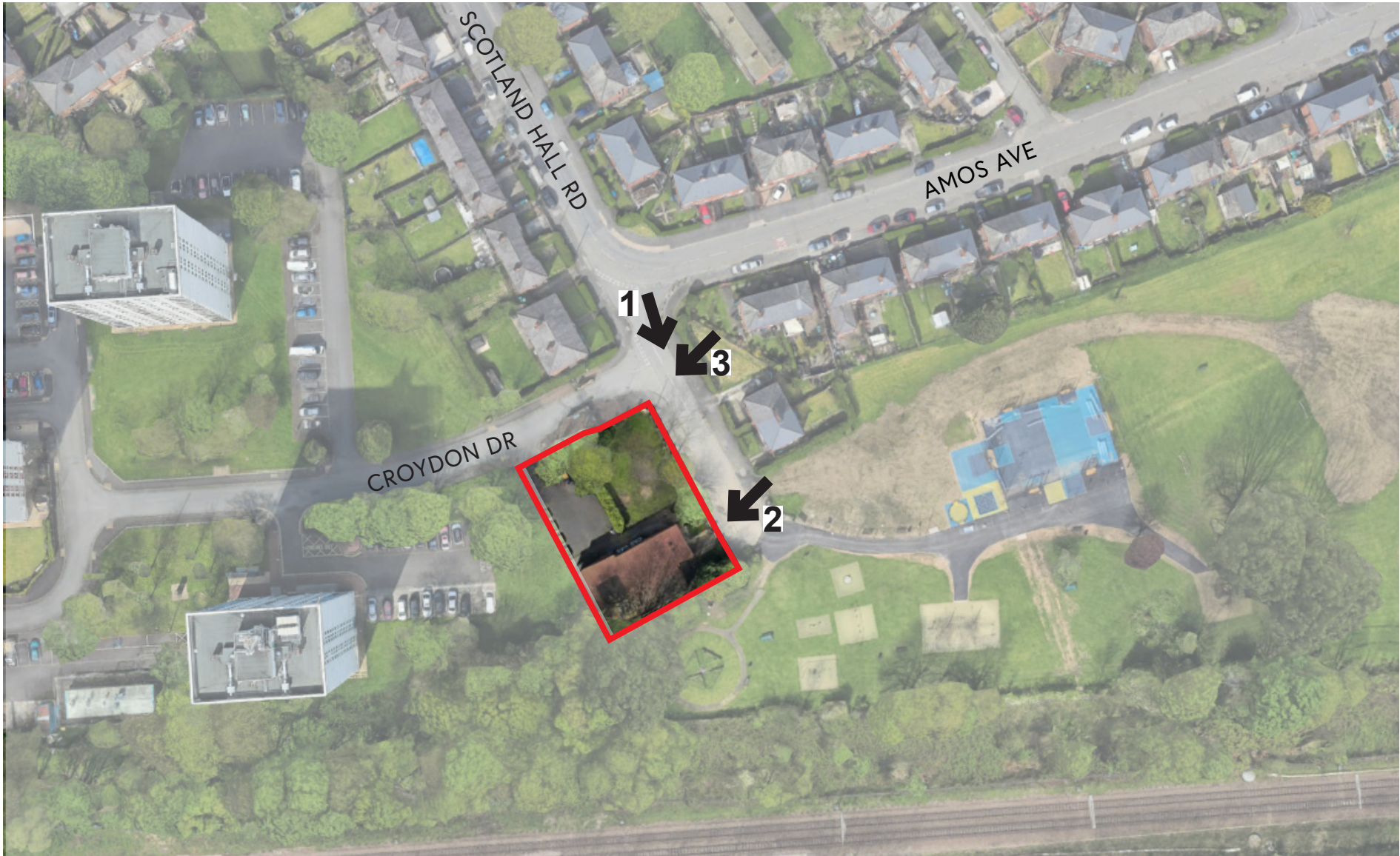
The eastern boundary is defined by a metal railing with buff brick piers separating each section. This fencing continues along the northern edge before transitioning into a hedge, maintaining a softer boundary treatment. Vehicular access is located at the north-west corner of the site, accessed via Croydon Drive—a gated residential community situated to the west. To the south, the site is bordered by Scotland Hall Road Recreation Ground, providing a valuable green amenity adjacent to the site.



1. View to the Site



1. View to the Site



2. Entrance to the Scout



3. View to the Croydon Dr Entrance

2.2 Surrounding Context

The surrounding area is predominantly residential, characterised by two-storey red brick semi-detached houses. To the east of the site, Croydon Drive features a cluster of four residential tower blocks, adding to the area's housing mix.

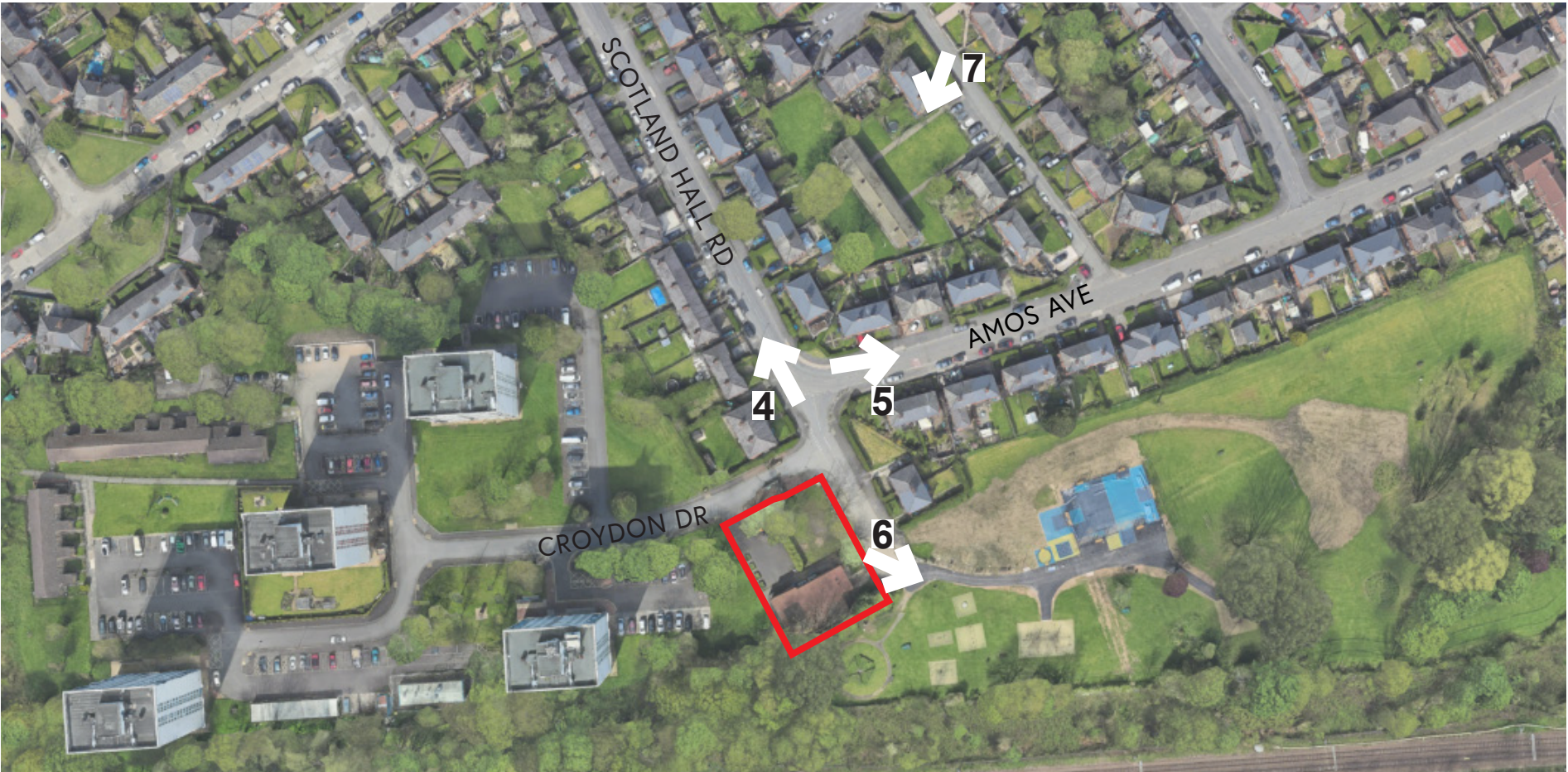
To the south, a train line borders the site, beyond which lies the Clayton Vale Nature Reserve—a valuable green space offering natural amenity and biodiversity. The local area is well served by educational facilities, with five primary schools located nearby, including Briscoe Lane Academy situated at the top of Scotland Hall Road. In addition, community sports facilities are located adjacent to the school, further supporting local engagement and recreation.



4. Scotland Hall Road



5. Amos Avenue



6. Scotland Hall Road Recreation Ground



7. Aerial view

2.3 Site Analysis



Design



3.0

3.0 Design

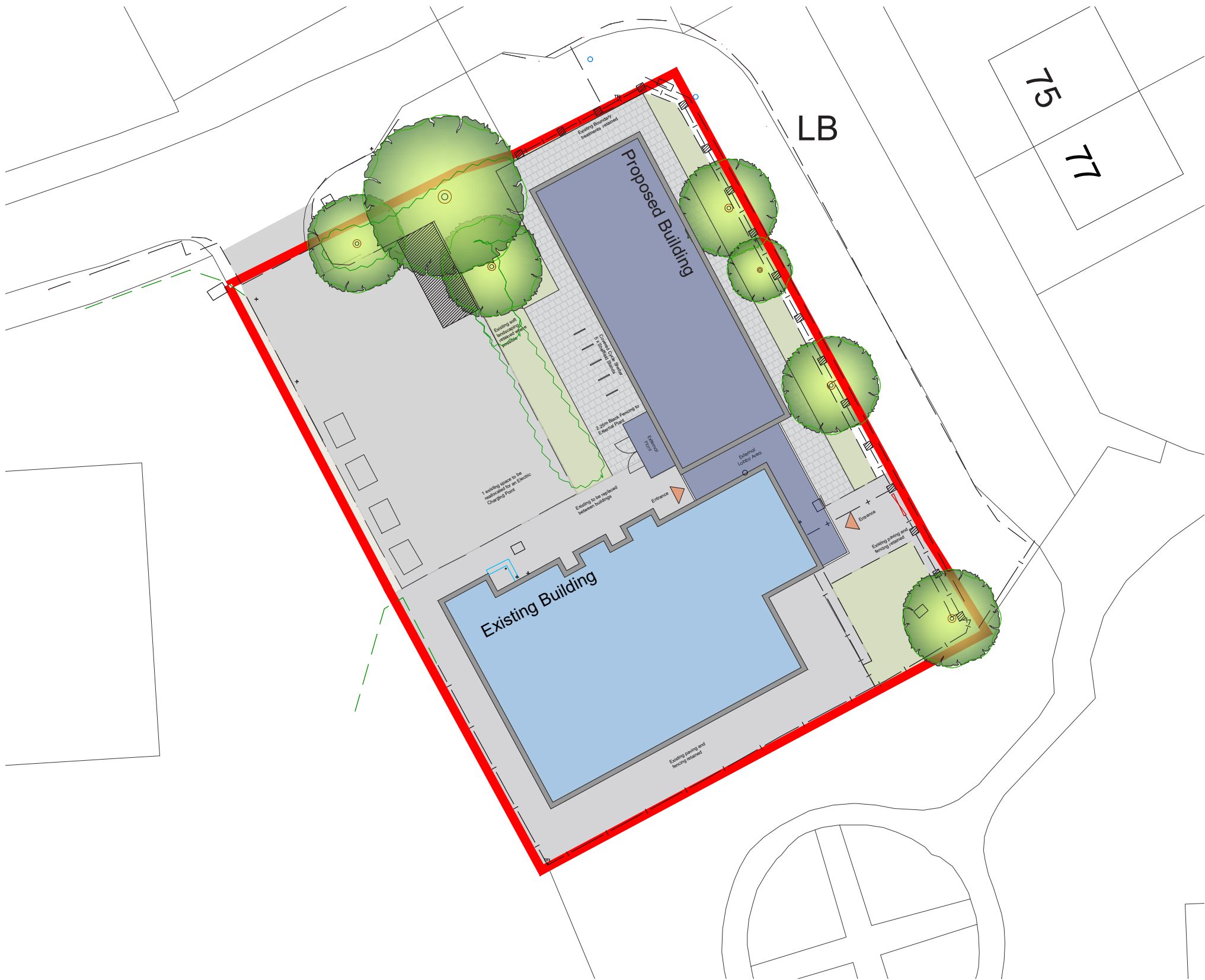
3.1 Proposed Site Plan

The proposed building is oriented perpendicular to the existing structure, establishing a presence along Scotland Hall Road. A glazed covered link connects the two buildings, enabling convenient access while maintaining their ability to function independently.

Existing vehicle and pedestrian access points have been retained to support ease of navigation and enhance site legibility. Careful consideration has been given to the root protection areas of existing trees and hedges, ensuring their preservation as part of the development.

Given the residential nature of the surrounding area, the existing parking provisions have been maintained to discourage on-street parking by building users. Additionally, a covered cycle shelter has been positioned near the existing parking area to promote sustainable travel options.

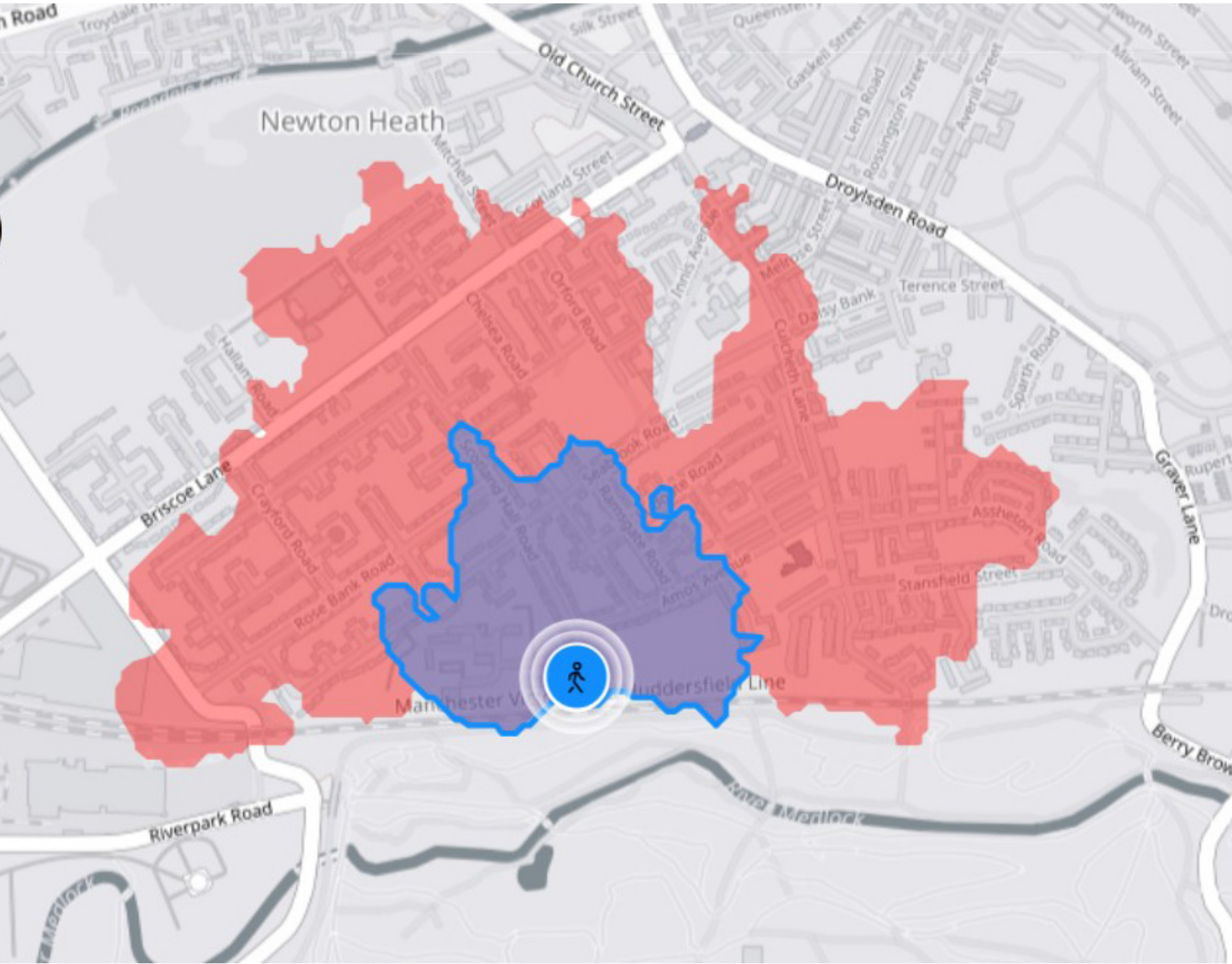
Both the cycle storage and external plant have been strategically located away from the residential road to minimise visual impact. The proposed main hall will also benefit from direct access to an external patio, providing a flexible space for outdoor activities.



3.2 Movement and Access

The building is situated on the site of the existing youth centre, with anticipated users largely drawn from the same groups currently attending.

The site benefits from good accessibility, being within walking and cycling distance of the surrounding Newton Heath residential area. In addition, it is well connected by public transport, with bus routes running along Scotland Hall Road and Amos Avenue.



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 effect cladding and contrasting black aluminium windows and doors. The proposal is to use a modular system that can be preassembled 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.

Physical Protection

The inclusion of alarms and CCTV will be the responsibility of the building user.

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.

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

Windows and doors will have shutters fitted to be used out of hours.

The external plant will have a 2.25m lockable secure fenced area.

Activity

The building is intended primarily for youth groups, however facilities have been provided to support other community groups. This increased activity of the building along with the position along the primary road, will create a reduced risk of crime and increased sense of safety throughout the day and early evening.

Management & Maintenance

Management of the building, and landscaping is the responsibility of the building user; this will allow close control to maintain the high standard set at completion of the development.

Surveillance

The open nature of the site provides good surveillance from the surrounding public areas. The glazed covered connection will maintain the view between the new and existing building.

In addition, a good level of lighting through fixed wall lights will be included around the building.

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 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 replacement.

The building facilities will allow for additional uses to the existing youth centre. The separation of the two buildings will allow these to operate separately meaning increased activities available in the space. The large hall will also be able to be split up if smaller groups require the space.

Waste, Recycling and Management

The additional area is not expected to generate a significant increase in waste due to its intended use. Waste management will integrate with the existing bin storage and strategy, with collections continuing to be handled by end users in line with current practices.

Conclusion



6.0

6.0 Conclusion

6.1 Conclusion

This Design and Access Statement accompanies the Planning Application for a new community facility, designed to complement and expand the existing youth centre. The proposed development is located on the current site and positioned perpendicular to the existing building, which is conveniently situated within the heart of the local community. Its proximity to community parkland and local schools enhances opportunities for shared use and mutual support.

The design prioritises accessibility and security, fostering a welcoming, inclusive environment for all members of the community. It adopts a modular construction approach, enabling off-site preassembly to reduce waste, shorten construction time, and minimise disruption to the surrounding area.

Sustainability is a key consideration in the proposal, which aims to deliver a flexible, multi-use facility that encourages social engagement for both youth and wider community groups.

Corstorphine & Wright



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