Client: Bafa Services Ltd.

Description: Erection of Storage Building ancillary to adjacent C2 Apartments At former Happyman PH Site, Portway, Wythenshawe, Manchester.

Design Statement

1.0 Introduction

This statement has been prepared by P.N. Bakes Architectural Consultancy on behalf of Bafa Services Ltd. This statement has been prepared to accompany and support a Planning application for the erection of a small storage building adjacent to C2 Apartments currently under construction.



Fig.1- The Happy Man Public House site prior to demolition.

2.0 Site Context.

The application site is situated on Portway, Wythenshawe, approximately 8.5 miles from Manchester City centre, 4.5 miles from Altrincham and 7 miles from Stockport.
The site lies within an existing residential estate approximately one mile from Manchester Airport.
The estate was built in the mid 1900's in the Garden City style, with largely brick built properties of a traditional design.
Adjacent to the site are residential properties on one side, and a row of shops on the other with accommodation above.



Fig.2. View from Portway

3.0 Existing Site Description

The site is that of a residential development under construction.
The site is relatively level and has no landscaping of note on site.
There are some trees adjacent which are not affected by the current development.

4.0 Brief

The brief for the proposed works is to simply provide a single storey building to store equipment for the management of the C2 Apartments and grounds.
The building should be built from matching materials to those used on the apartments i.e. red brickwork.
The height of the building should be kept to a minimum.
The current cycle store will need to be relocated slightly to accommodate the new store.

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5.0 Design Solution

We have designed a small single storey store building with a flat roof, to keep the height of the building to a minimum.
The building is to be built from brickwork to match the apartments currently being built.
The proposed cycle store will be moved slightly from the previously agreed position.

7.0 Conclusion

The proposed building will allow equipment to be stored safely and out of sight as well as being kept secure and safe from theft.
The building will provide a place for an on site caretaker to work, and is essential for the running of the apartments and will allow the client to keep the apartment building and grounds well maintained, and as such should be supported.
Initial comments from Planning have been positive and supportive of the scheme.

8.0 Access Statement

The building will be accessible for people with disabilities and any switches and sockets will be positioned at heights as stipulated within Building Regulations part M.

The building will have level access both to allow equipment such as lawn mowers etc. to be easily stored and also this will allow access for wheelchair users, even though it is unlikely the users of the building would have severe mobility issues.