

Wythenshawe Park
Design & Access Statement

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Corstorphine & Wright

Revision Log

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Introduction

1.0

1.0 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 enhance the community facilities and support Manchester's Youth Strategy.

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 217sqm modular building that will provide a new facility to support the local community and youth group, particularly the NACRO outdoor learning 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

The site is within Wythenshawe park, on the edge of the Horticultural centre site. Wythenshawe is a suburb to the south west of Manchester city centre. The site is currently occupied with storage containers that are already used by the NACRO outdoor learning group. The area beyond the horticulture centre is open park land, with residential areas surrounding the park. The site is currently accessed from the access road to the horticulture centre.

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

This location is well linked to the public transport network, with a number of bus stops close by on Altrincham Road and Wythenshawe road to the south and north of the site.



1.Existing Containers on site





3. Site Access



2. Wythenshawe Horticultular Centre



4. Wythenshawe Garden View

2.1 Surrounding Context

Wythenshawe Park is located within the suburb of Wythenshawe. To the north, south, east and west 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 Wythenshawe to Manchester city centre via the navy tram line, there is an industrial estate beyond this. There are multiple sports facilities within the park including various cycle facilities an athletics track and sports fields to the west side of the park.



1. Site Entrance





2. Withenshawe Parking Entrance

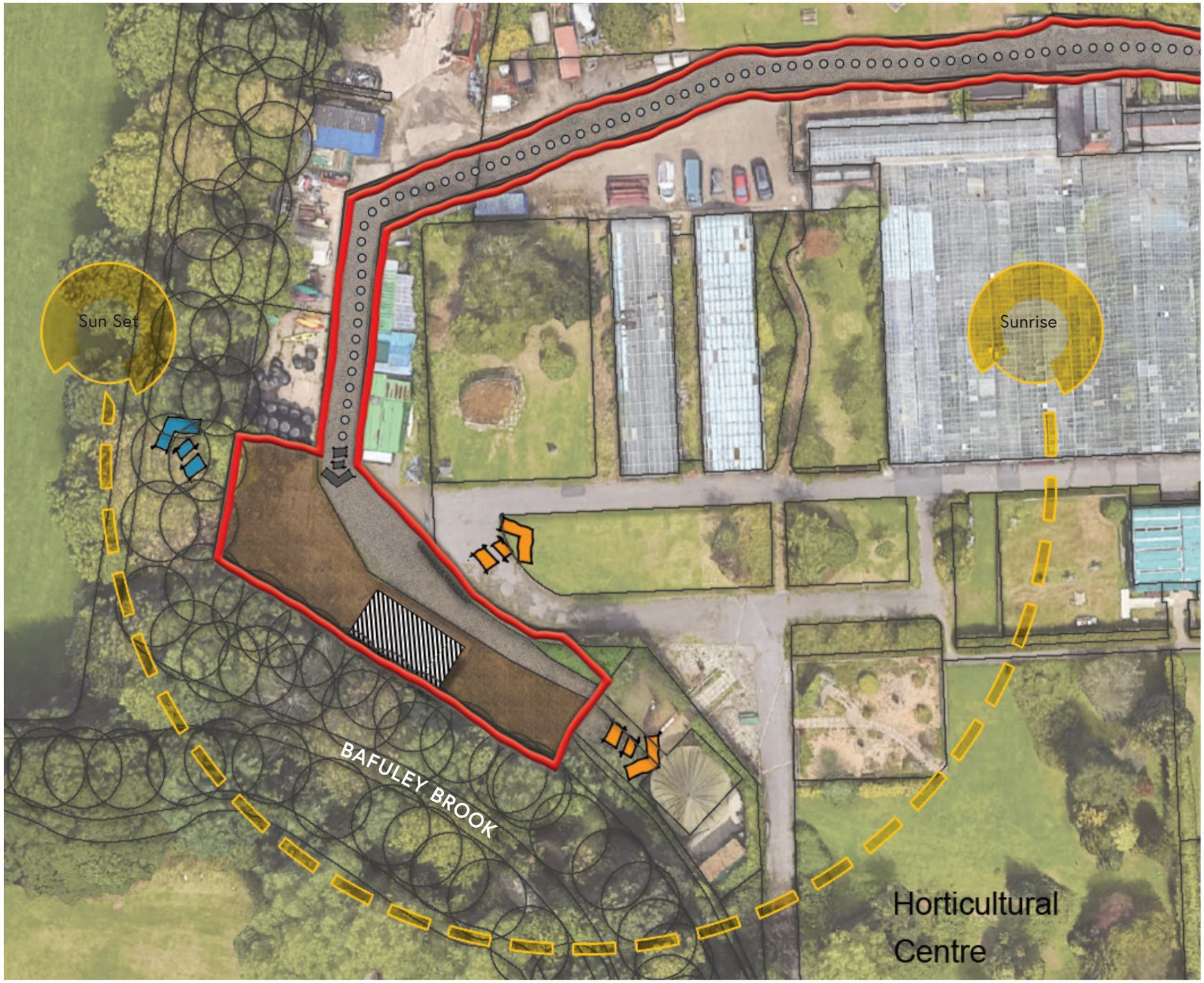


3. Withenshawe Commiunity Farm



4. Aeral view of the context & Wythenshawe

2.2 Site Analysis



Site Entry

View of Wythenshawe Garden

View of Manchester Baseball Club

Site Boundary

Sun Path

Path

Existing Building

Site Path

Court Yard

Design



3.0

3.0 Design

3.1 Proposed Site Plan

The new building has been thoughtfully positioned along the tree line, closely following the layout of the existing containers currently on site. It has been carefully offset from the trees to allow for a maintenance path and to minimise any impact on root protection areas, ensuring the surrounding trees remain unharmed.

Access to the site will remain as it currently is, with a clearly defined entrance located on the north-facing façade to ensure the building is easily identifiable and welcoming. For those arriving on foot or by bicycle, a covered and secure cycle store will be provided, supporting and encouraging active modes of transport.

Following pre-application consultation, site security has been carefully considered. The external stores have been repositioned to eliminate concealed areas, and the orientation of the building has been adjusted to allow for passive surveillance and clear visibility across the site. Additional lighting will be installed around the building, complemented by defined maintenance paths to ensure safe and easy access throughout.

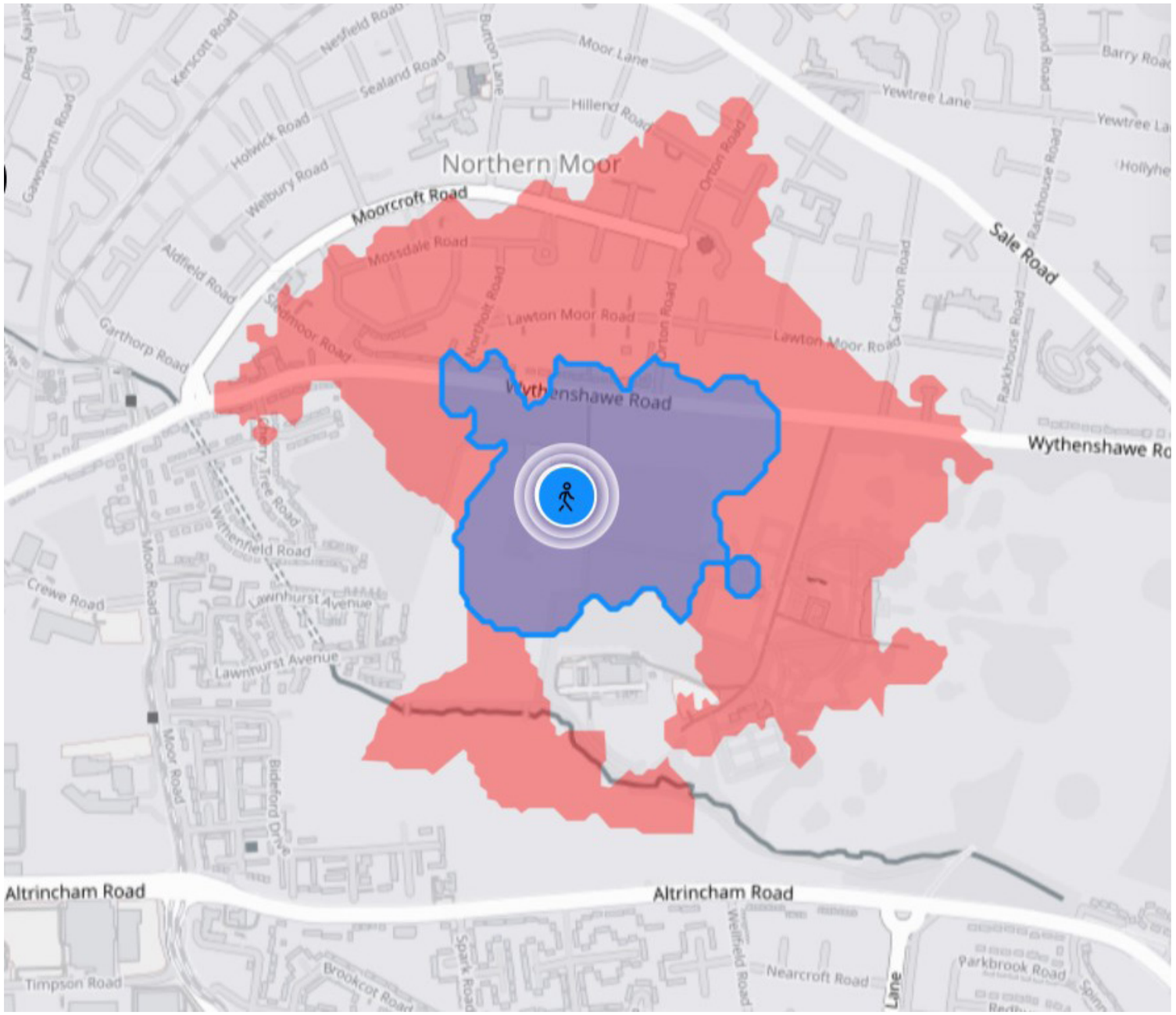
The main hall will open directly onto a patio area, creating opportunities for outdoor activities and flexible use of the space. The parkland setting will be further enhanced through the introduction of additional soft landscaping, contributing to the site's natural character and overall visual appeal.



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 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

It is considered that the level of activity between the proposed development and horicultural centre 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 site will provide good surveillance of the development. In addition, a good level of lighting will be included around 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. 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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