



Field of Os, Youth Hub, Pre Application Design Statement

Corstorphine & Wright

Revision Log

Revision	Date	Notes
P - 00	04.2025	Initial Issue

Contents

- 1.0 Introduction 5
 - 1.1 Introduction..... 5
- 2.0 Context 7
 - 2.1 Site context..... 7
- 3.0 Context 8
 - 3.1 Surrounding Context..... 8
 - 3.2 Site Analysis..... 9
- 4.0 Pre application & Consultation 11
- 5.0 Design..... 12
 - 5.1 Proposed Site Plan 12
 - 5.2 Appearance & Massing..... 13
- 6.0 Security 15
 - 6.1 Security..... 15
 - Access & Movement 15
 - Structure & Security 15
 - Surveillance..... 15
 - Physical Protection 15
 - Activity..... 15
 - Management & Maintenance..... 15
- 7.0 Sustainability..... 17
 - 7.1 Sustainability..... 17
- 8.0 Conclusion 19
 - 8.1 Conclusion..... 19

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 local youth groups.

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 195sqm 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 Claridge Road, Chorlton-cum-Hardy, South west of Manchester City Centre. It is currently used as designated for sports use and is used by local dog walkers.

The site is bounded by a metal fence with trees running along the north and southern edges. To the west of the site is Oswald Road and a detached house. To the east of the park is the community pocket park.

The site access is currently gated along the southern boundary.

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



1. Access gate



2. Vegetation to site boundary



3. Internal View - Left



4. Internal View - Right

2.2 Surrounding Context

The proposed site sits along Claridge Road with Oswald Road to the west and Manchester Road to the East.

The site area is primarily residential, largely two-storey brick, pitched roof terraces and semi detached houses.

The Oswald school currently have access to the site for sports activities.

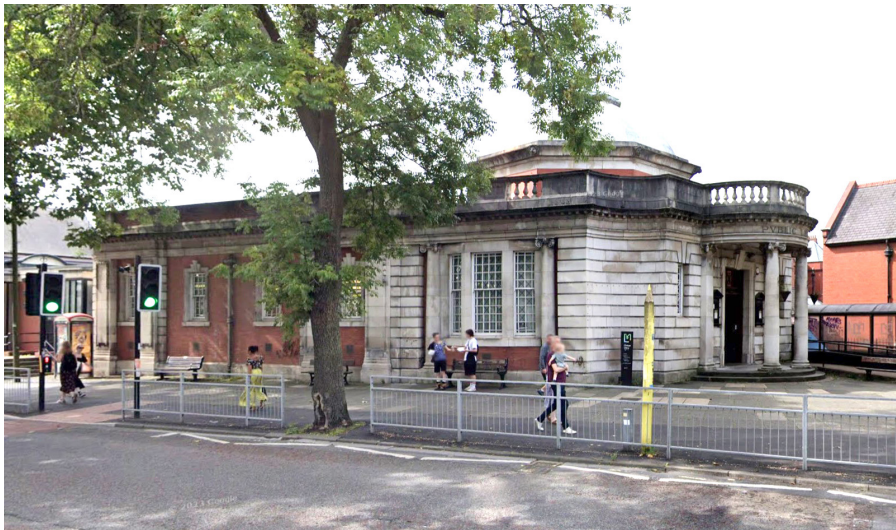
Further to the south is the tram line, connecting Chorlton to Manchester city centre via the navy tram line. To the east is Longford Park, which contains open space, childrens play equipment and athletics area.



1. Oswald Road Primary School



2. Claridge Road - Residential Road



3. Chorlton Library - Manchester Road



4. Aerial view of the context

Design Process



3.0

3.0 Context

3.1 Site Analysis



3.2 Pre application & Consultation

The original design looked to provide a 216sqm building along Claridge road, with parking provided to the east of the site.

Following discussions with the end user and our client, concerns were raised over the loss of the park for locals, including dog walkers and for sports. With this in mind, we looked to rotate the building and decrease the size to maximise the remaining open space provided.

We also received feedback from the local planning authority, who had a preference for the building located to one side of the park to ensure its recreational use is not implicated by the development. Further discussions over the character of the area were also considered. This included looking to reduce the impact on the trees on site, particularly the loss of those on Claridge Road.

The design was amended with these comments in mind to provide an alternative that suits multiple user groups.



Proposed Design

4.0

4.0 Design

4.1 Proposed Site Plan

The building location follows the comments we received at pre app. The building footprint was reduced to maintain recreation area to the east whilst containing the building and associated landscaping to the west end of the site. A new fence with gated access between the two areas is proposed.

Additional features were included to make the development more accessible to multiple user groups. This included providing access to the accessible toilet externally and also an external tap, with gated access from the recreation area in to the youth hub area.

The proposed layout is set back from the main road outside the larger tree RPA's, a smaller tree is proposed for removal to form the new vehicle access. Two pedestrian access points are proposed, one to the north of the site and one to the south. Two parking spaces are provided, plus a sheltered cycle store, separated from the recreational area.

Landscaping will be provided within the youth hub area, however it is anticipated that biodiversity enhancements off site will be required. For more details please see the accompanying BNG assessment report.



4.2 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

5.0

A thin yellow line starts near the bottom left and extends diagonally upwards towards the right, crossing the lower portion of the slide.

5.0 Security

5.1 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. Further the multiple user groups of the site will provide natural surveillance.

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.

Sustainability



6.0

6.0 Sustainability

6.1 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



7.0

7.0 Conclusion

7.1 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



**URBAN
DESIGN
GROUP**
REGISTERED
PRACTICE

Contact us to discuss your project

 www.corstorphine-wright.com

 contact@cw-architects.co.uk

 [corstorphine-wright](https://www.linkedin.com/company/corstorphine-wright)

 [@cwrightarch](https://twitter.com/cwrightarch)

 [corstorphinewright](https://www.instagram.com/corstorphinewright)