



N-Gage Catalyst Youth Centre Design & Access Statement

Corstorphine & Wright

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Revision Log

Revision	Date	Notes
P - 00	04/25	Initial Issue

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Introduction



1.0

1.0 Introduction

This design and access statement has been prepared by Corstorphine & Wright on behalf of the Youth Investment Fund. This statement is part of the planning application for a new modular building to enhance the existing community facilities and support Sheffield Councils Youth Strategy.

As part of a nationwide project, the Youth investment fund are looking to improve the existing youth provisions of 28 sites across the country. In order to achieve this the design looks to provide a modular solution. The proposal is for a 206sqm modular building that will replace the existing building to provide upgraded 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 within the Burnage suburb of Manchester, south of the city centre. The site is currently occupied by a single storey red brick youth centre. The site sits amongst other community outreach buildings, including the community centre, Pentecostal church and health centre. The area around the site is predominantly residential, with the Cringle playing fields being the closest park area. The site is currently accessed through the community and health centre car park.

This location is well linked to the public transport network, with a number of bus stops close by.



1. Site Entry View



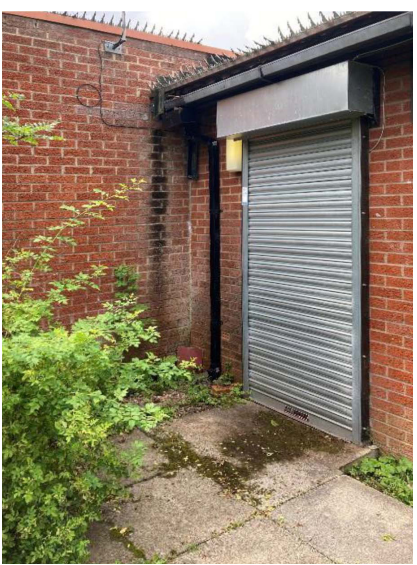
2. Front of building



3. View of the Parking Cpaces



4. Side of the Property



5. Adjoining Building (Rear)

2.2 Surrounding Context

To their are residential areas to all sides of the site, made up of mostly red brick terraced and semi detached low rise housing. Burnage lane where the site sits also has public and commerical buildings along it, including St Margarets church close to the site, St Bernards Primary school, cafe's and pubs.

Further to the west is the train line, connecting Burnage to Manchester city centre. To the east of the site is the Cringle playing fields and Heaton golf club grounds.



6. Properties of the front side of the Site



7. Western Road, Residential Area



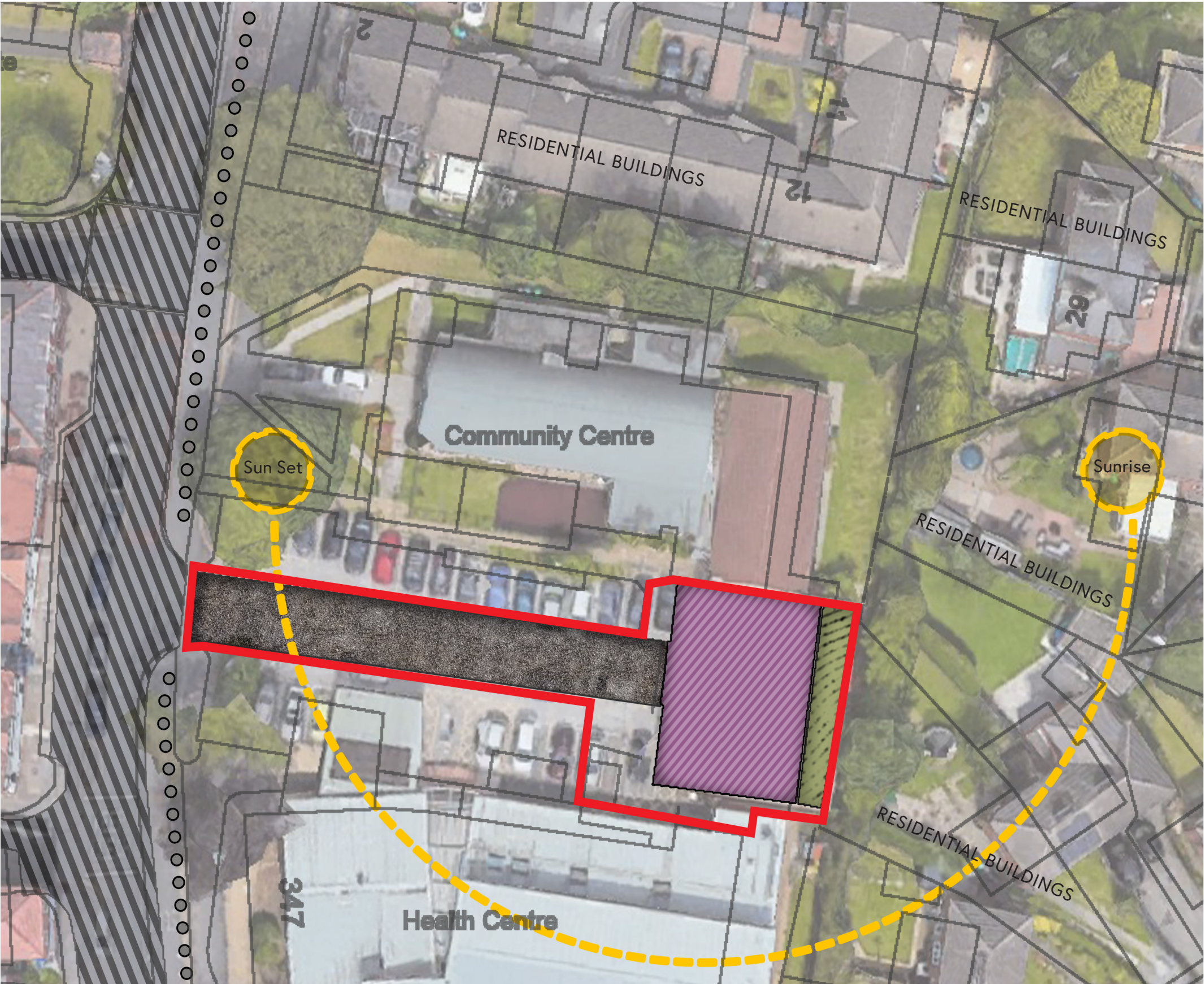
8. N-Gage Catalyst, Youth Centre - Next Building



9. Aerial view of the Site & context

2.3 Site Analysis

-  View Towards the Community Centre
-  View Towards the Youth Centre
-  Site Entrance
-  View Toward the Residential Building
-  Site Boundary
-  Sun Path
-  Pavement
-  Landscaping
-  Path
-  Existing Building
-  Main Road



Design



3.0

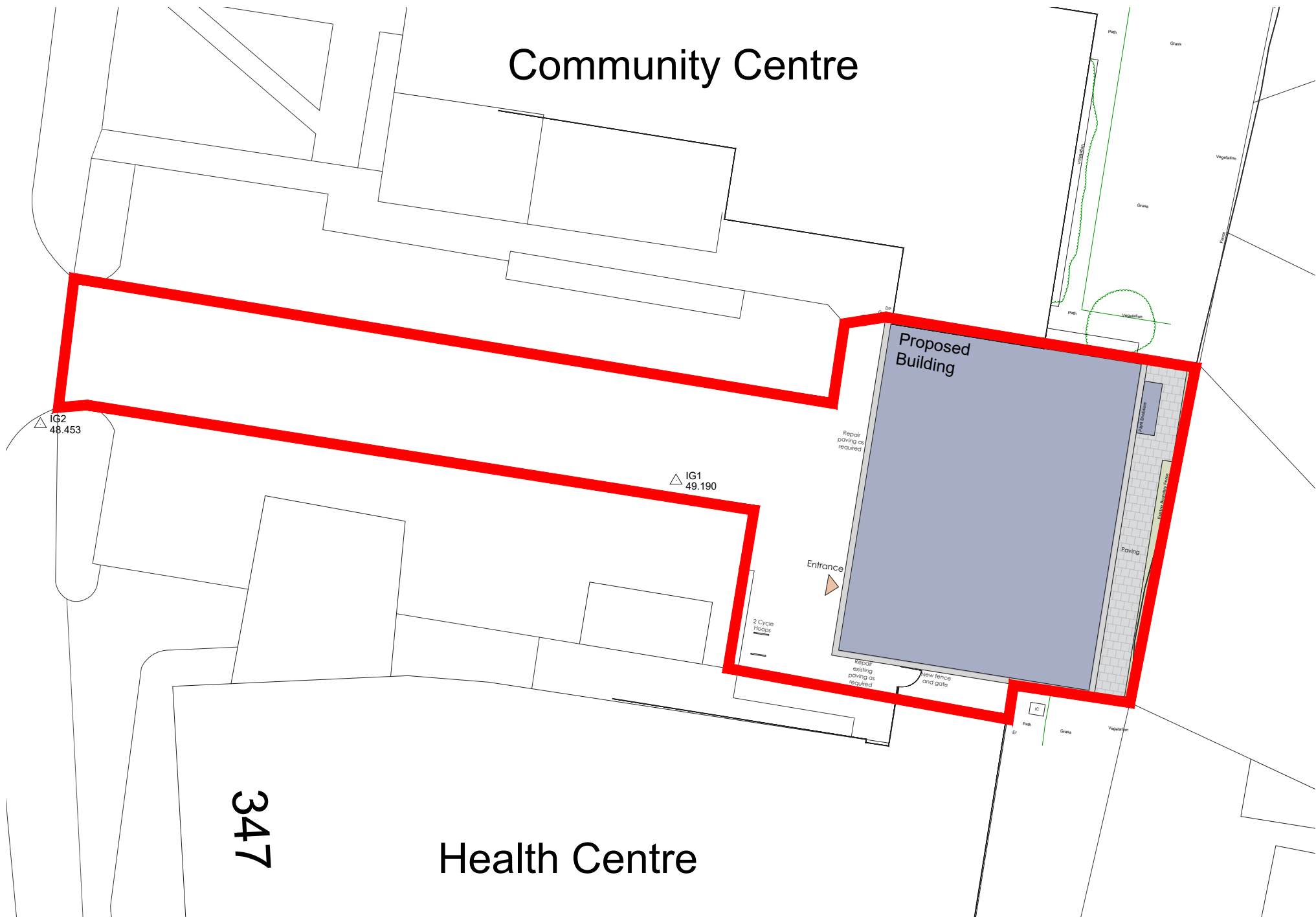
3.0 Design

3.1 Proposed Site Plan

The new building will sit with the same location as the existing building, linking with the community centre.

The access will remain as existing with the main entrance being easily visible from the car park. A new cycle store will be provided close to the entrance to encourage active modes of transport.

Following pre-app consultation, the external stores were minimised in order to provide additional community space to improve on the current provision.



3.2 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



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 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, with gated access to the back of the site.

Activity

By the very nature of the development and its position amongst the other community facilities, 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.

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 provide a 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.

Conclusion



6.0

6.0 Conclusion

6.1 Conclusion

This Design and Access Statement supports the Planning Application for a new community facility that will replace the existing youth centre to enhance the youth and community provisions. The site is already in use as a youth centre.

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 preassembled, 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 both sports groups and other community groups.

Corstorphine & Wright



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