Design and Access Statement

Unit 9, Vaughan Street Industrial Estate,
Manchester, M12 5BT

Padel Courts Proposal

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Revisions

Revision	Issuer Initials	Date	Comments:
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1. Introduction

The Design and Access Statement supports the planning application for the installation of 12 padel courts on Vaughan Street, Manchester. This statement outlines the design in relation to introducing Padel to the area of West Gorton. The proposal aims to create an inclusive space for members of all ages to be welcomed in and practice the fastest growing sport in Britain.

The application and the content of this statement is supported by the suite of plans and elevations submitted as part of the planning application.

The report concludes with a brief summary of the matters covered.
Every effort is made to relate the contents of this statement with the CABE publication 'Design & Access Statements – How to Write, Read and Use Them' (Commission for Architecture and the Built Environment 2006) breaking down the statement into the key areas:

- Use
- Amount
- Scale
- Landscaping
- Appearance
- Access

This document seeks to clearly explain the intent and rationale influencing the proposal submitted and seeks to demonstrate the merits of this project in the context of planned regeneration in the city.

1.1 Project & Brief

Preamble

The project seeks a temporary proposal for Vaughan Street to include 9 double courts and 3 single courts within the existing warehouse structure, whilst accommodating social breakout areas, reception with ancillary beverage facility and changing rooms.



Project and Brief

Constructive Thinking Studio has been commissioned to develop a proposal that will provide a significant improvement to the industrial estate and regenerate the area surrounding the industrial complex by introducing Padel tennis to the area, attracting more people from the city.

It is the aspiration of Constructive Thinking Studio that the development when completed, will enhance the local area by using complimentary materials within the warehouse in its context.

The client and current owner of the site has explored several options for the design of the development, before settling on the application.

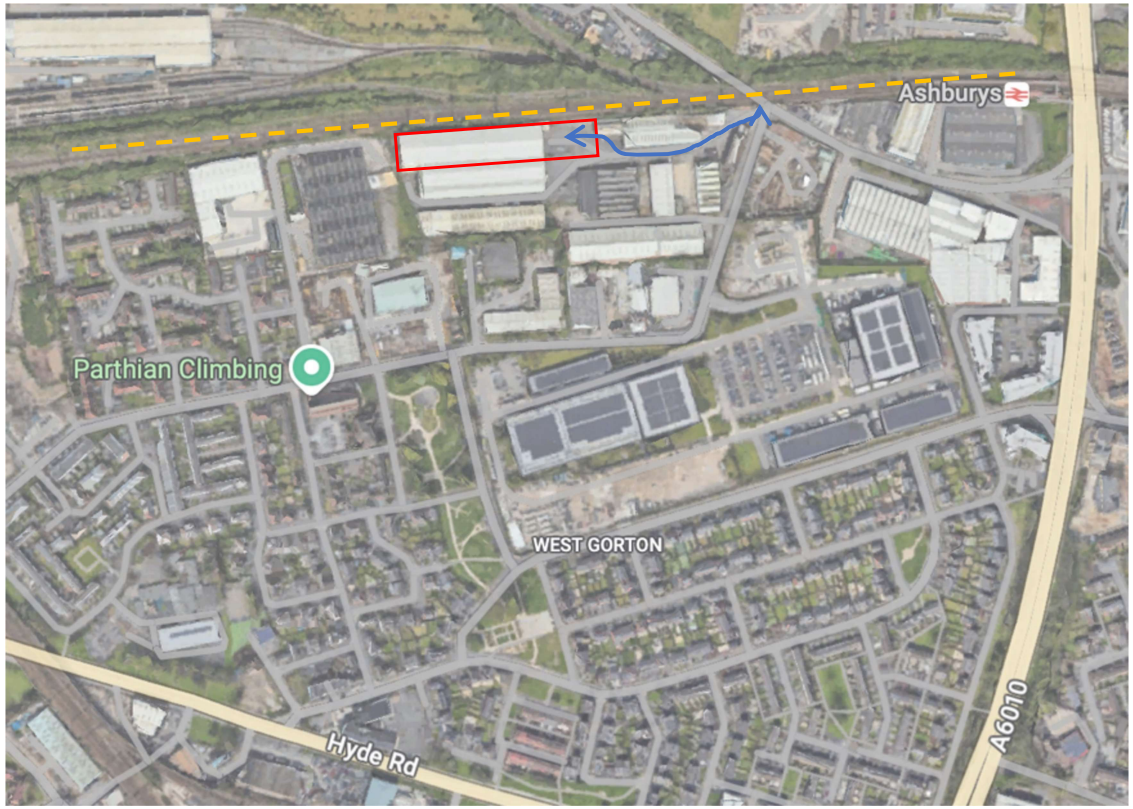
2. Site appraisal

Location Plan

The proposed site is Unit 9 on the Vaughan Street Industrial Estate. Vaughan Street Industrial Estate is located on the west side of Vaughan Street, West Gorton, Manchester.

Vaughan Street runs along the east boundary of the Vaughan Street Industrial Estate with further Industrial units and Ashburys rail station beyond. The industrial estate entrance is at the northern end of Vaughan Street immediately after the junction with Gorton Road.

A railway line, train care facility and a car breaker and car mechanics site are located to the north of the industrial estate with Gorton Road beyond. Gorton Road runs northwest to southeast across the northern boundary of the industrial estate and connects to the A6010 to the southeast and the A635 to the northwest.



Site boundary

Rail route to Ashburys Station

Local access roads

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2.1 Context





The site is easily accessible by public transport services such as bus and rail routes, as well as by car and cycle. The local area is predominantly industrial, with large warehouses distributed across the estate.

2.2 Site Boundaries

The boundaries are formed using a combination of railway tracks, roads and parking lots, as you would expect for a property of this type in this location. Vaughan Street is shown below to give an insight about the local materiality.



Background to the Proposals

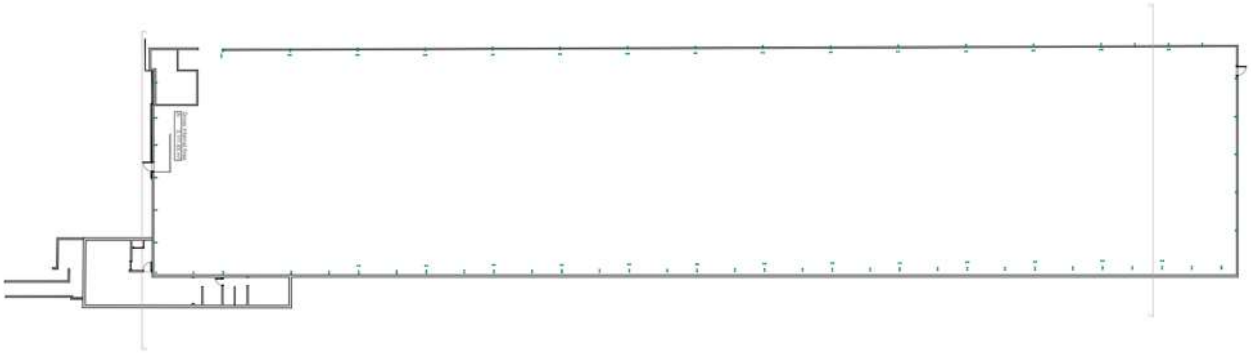
Several design solutions have been evaluated as part of the design process. The site analysis, opportunities and constraints, and a review of policy fed into the development of initial options. The design team prepared the proposals for the site to meet the client's requirements.



3.1 Existing and Proposed Use

Existing Use

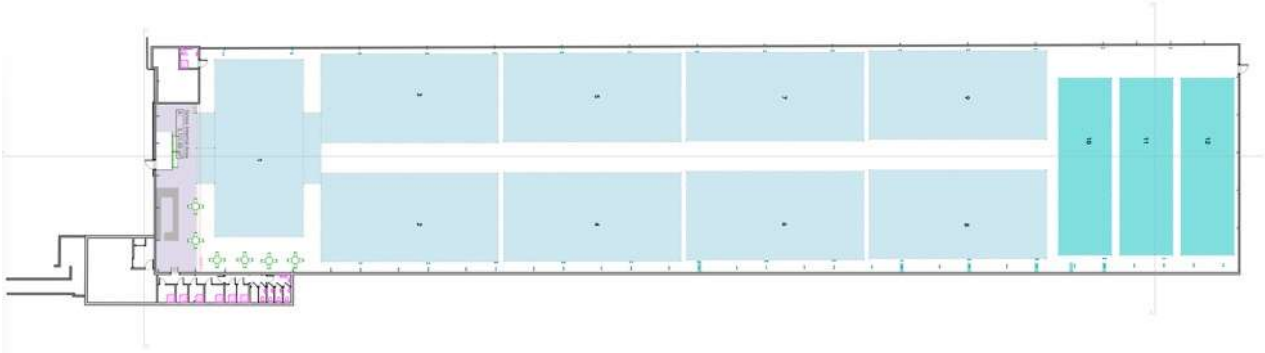
Currently, the warehouse is part of multiple industrial units, currently being used as a storage and distribution facility, soon to be vacant.



Existing Floor Plans

Proposed Use

The design aims to install 12 padel courts, with a reception area, mezzanine social breakout space and facilities to accommodate changing rooms and any ancillary beverage for members.



Proposed Floor Plans

3.3 Planning Policy

Consultations

Relevant planning policy identified was as follows:

- National Planning Policy Framework (NPPF) 2024
- National & Local Policy
- Manchester City Council Core Strategy
- TfGM Transport Strategy 2040
- Manual for Streets

4. Amount

The amount of proposed works is limited to the internal floor space of the existing building, seeking the soon to be vacant warehouse's opportunity to provide recreational sports for the community.

5. Scale + Impact

No permanent landscaping or structures are proposed as part of the scheme. However, temporary structures with light fixings will be installed to host the padel courts internally. Moreover, planters will be positioned within the site entrance to create an welcoming experience for users and enhance the existing outdoor environment.

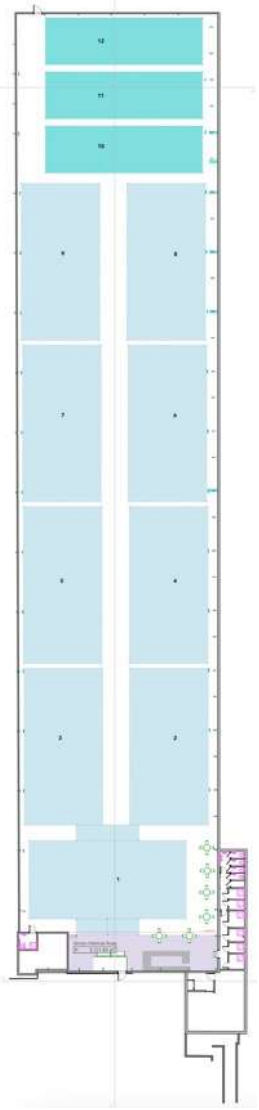
6. Appearance

The current design aims to satisfy the aims of the client with a restricted palette of materials to maintain simplicity, visual understanding and its contemporary nature.

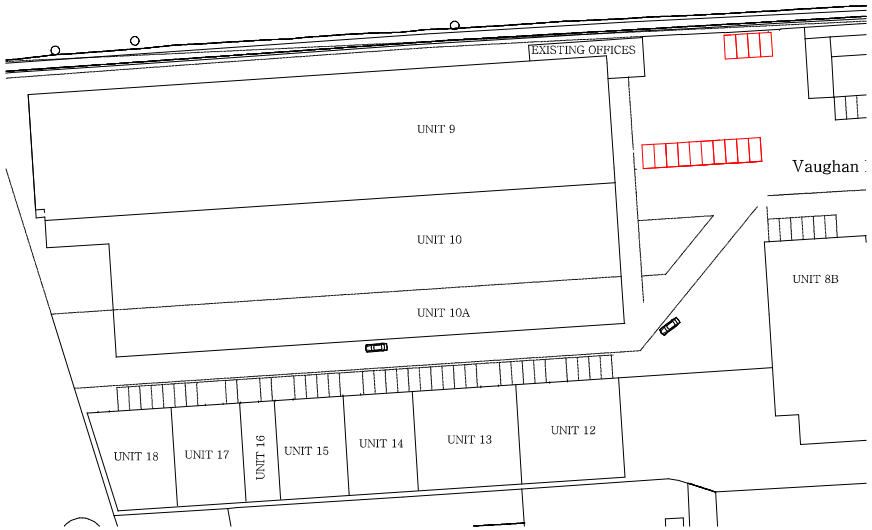
The courts are to be of a mix of colours, to differentiate between single and double courts. Similarly, materials like turf and powder metal frames with be installed to ease the temporary isntall of the court structures. This ensures these can be re-used and not permanently affect the existing warehouse.

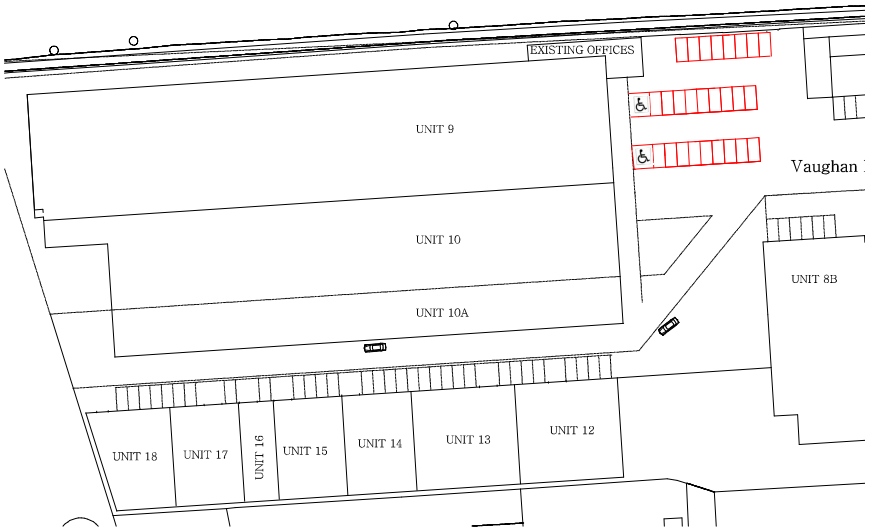






7. Access





- **Pedestrian**
- Pedestrian access remains the same as existing. Access to the courts is provided directly from the public pathways with level access.

- **Public Transport & Vehicular Access**
- Vehicular and public access remains the same as existing, however available parking spaces increase by 14 spots, inclusive of 2 accessible bays.

- **Access Within and Around the Building**
- The Equality Act 2010 requires reasonable provision be made to enable services be provided to all users regardless of ability. BS8300:2001 Design Guidance has been consulted widely in the production of these design proposals.

All approaches around the site and into the building will continue to provide level access where it is reasonable to provide them. All routes will be firm and level underfoot.

Door sets are provided where necessary to comply with Building Regulations, fire safety and general security. Handle sides of doors are to be at least 300mm from any other adjoining partition or obstructions to provide ease of access for anyone in a wheelchair.

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8. Summary

We have consulted with all the previously stated persons and groups and reviewed and implemented key sections of discourse in relation to the proposals outlined and evidenced here:

- The design improves the existing engagement from the public with this area of Manchester.
- The proposed changes will have a positive impact on the local residential area and only affect the internal of the warehouse which is soon to be vacant.
- The design does not affect the privacy of any neighbouring properties, nor overly impact them.

In specific response to current planning policy: