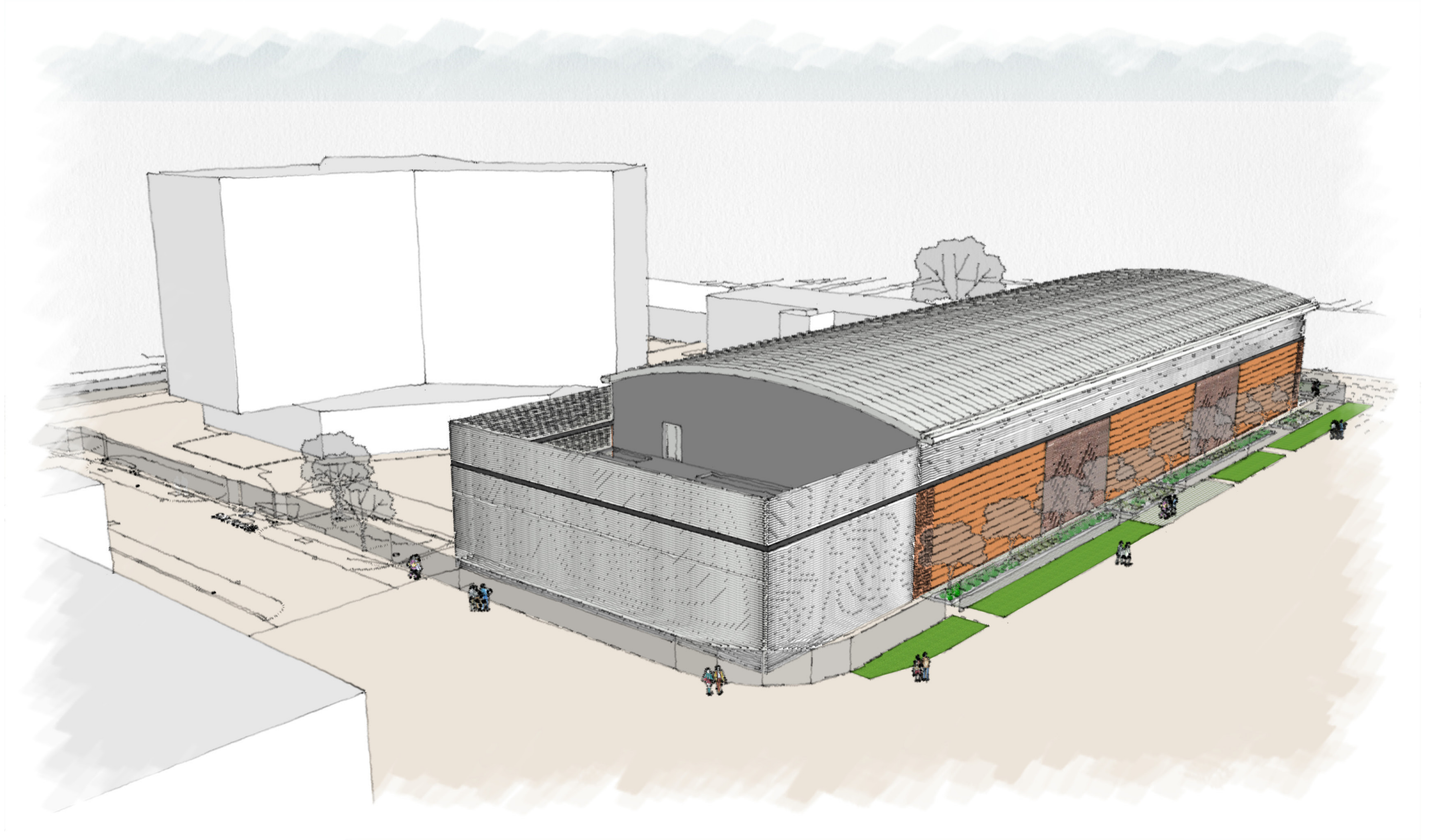




Design and Access Statement
Teledata – MAN2
June 2023

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1.0 Introduction & Brief

1.1 Introduction

TTSP are part of a multidisciplinary team lead by KeySource to prepare a Design and Access Statement in support of the Full Plans Application instructed by TeleData ('the Applicant')

The planning application is for a new data centre facility at the location of the current unoccupied Simon House, Wavell Road, Wythenshawe M22 5RA ('the Site').

The planning application is proposed for the:

- Demolition of the existing Simon House and the construction of a new two-storey data centre including plant together with the reconfiguration of access arrangements and parking layout, new landscaping and associated works.

The proposals follow pre-application consultations with Manchester City Council and the design reflects both these discussions and the councils aspiration for the masterplan for the Wythenshawe area in which the current site is located.

This report highlights the design principles and concepts that have been applied to the proposal namely:

- The site context in relation to the existing building and the proposed Wythenshawe District Centre masterplan
- The re-configuration of the site to create one secure campus within the applicants management/ownership, including building and site access. When combined with the adjacent existing Delta House data centre.

2.0 The Site

2.1 General

The site is located on the East of Wythenshaw town centre on an urban block bordered principally by Brownley Road and Wavell Road/

The land to the South of the site is has been cleared and has been allocated for residential development as per the Wythenshaw County Council’s masterplan.

To the North of the site directly adjacent to Simon House is the Delta house which is a 1960s mixed used eight storey building with a hexagonal base and a tri-winged shaped building. The building is being operated as a data centre by the applicant.

There site is also abounded by a nursery to the North.

Brownley road to the East and Northeast of the site establishes the beginning of the residential properties and green spaces.

Simon House is a two storey building constructed in the 1970s. It is constructed using concrete facing panels and white pvc windows and doors with steel palisade fencing surrounding it.

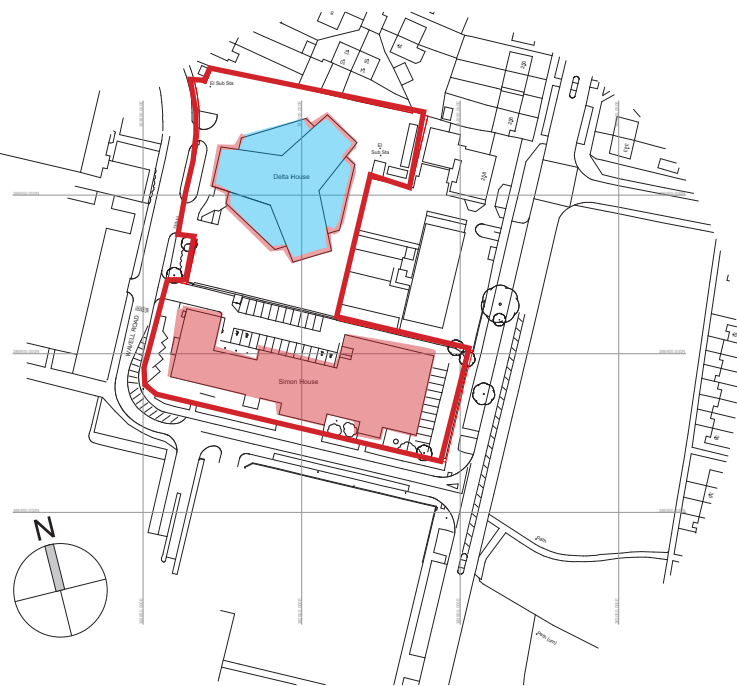
The building is currently unoccupied but it’s previous known use was as a job centre, and is located within an area that is predominately used for industrial and commercial purposes.

The aim is to create a secure campus with a single access to the site.

The application site is not located within the Wythenshaw Conservation area, is not a listed building, has no Tree Preservation Orders and is Located within a low-risk flood zone.



Aerial view of the site and surrounding area



Site Location Plan

- Application site
- Site - Simon House
- Client owned/managed Site - Delta House

2.0 The Site

2.2 Existing Site Context



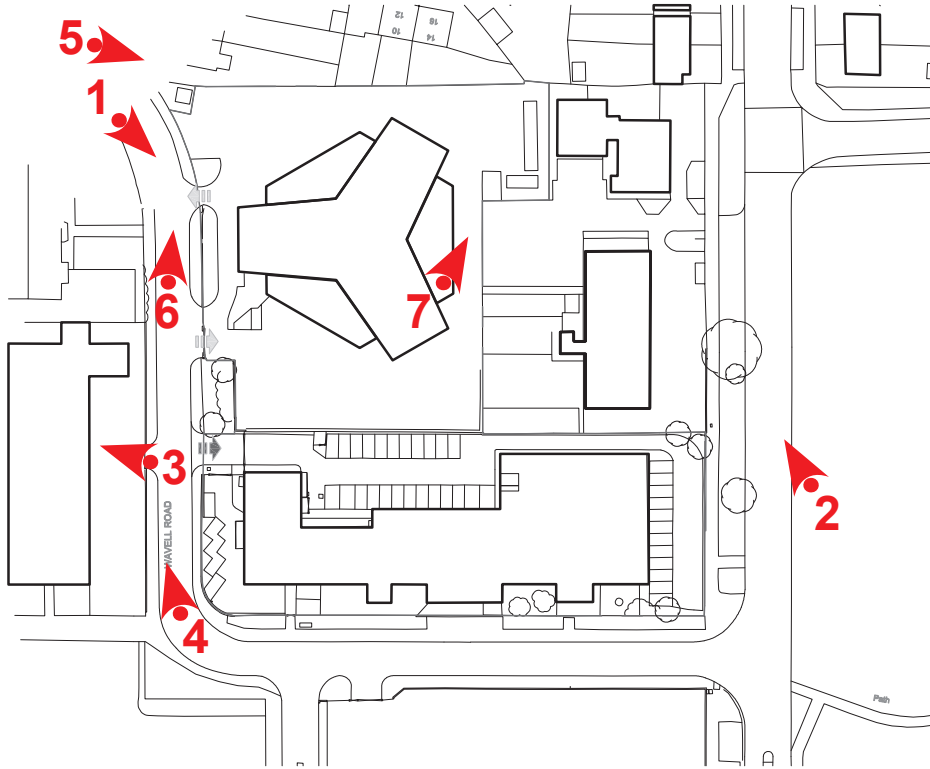
1. View towards Delta House



2. View towards Dee Dee's nursery



3. View from Wavell Road towards Buzz Bingo



4. View towards Woodfiled



5. View from Wavell Road towards Woodfiled



6. View from Delta House towards Woodfiled



7. View from Delta House towards Nursery

2.0 The Site

2.3 Existing Building - Simon House



1. View from Wavell Road towards Brownley Road



2. View from Wavell Road towards Brownley Road



3. View from Brownley Road towards Wavell Road



4. Internal View Simon House



5. Internal View - Wavell Road elevation, palisade fencing



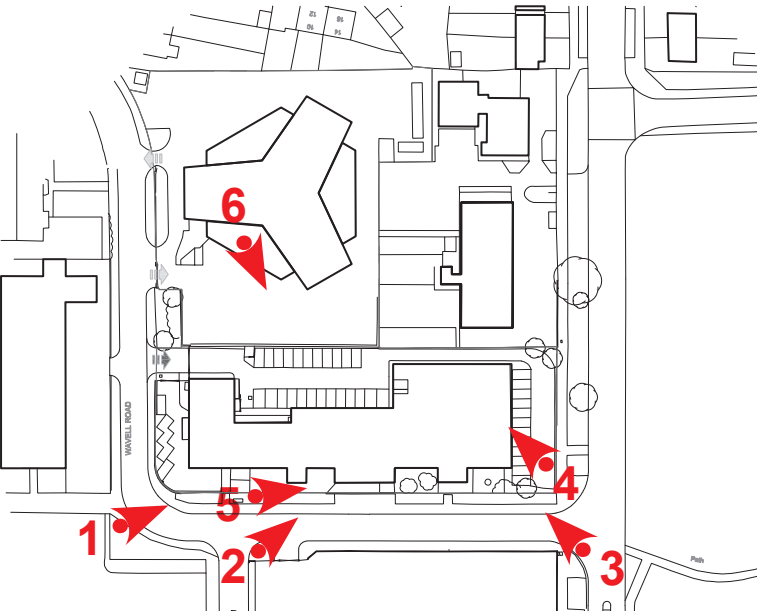
6. Internal View - from Delta House towards Simon House and vacant site off Wavell Road

Simon House is a 1970s principally two-storey building with additional roof top plant room. It is constructed using concrete facing panels and white PVCu windows and doors.

The main entrance to the building is currently via Wavell Road to the South of the building. The building shape is rectangular with varying heights and depths to the elevations.

The surrounding landscaping is predominately tarmacked with very little planting or landscaping within the site. The site is bounded by a galvanised metal palisade fencing

The application site is not located within the Wythenshaw Conservation area, is not a listed building. There are no Tree Preservation Orders on the site and it is Located within a low-risk flood zone.



2.0 The Site



Aerial view of site and surrounding buildings and greenspaces

2.4 Materials and Appearance

The buildings surrounding the site are varied in terms of appearance and materiality. Concrete panels and brick treatment are the predominant material used. To the South there is a vacant site with plans to provide future residential development as illustrated in the Wythenshawe masterplan.

To the immediate West of the site there is a single storey vacant building with light coloured brick cladding and patterned brick features. Most of the surrounding commercial buildings appear clad in pre-cast concrete panels with the elevations being broken with horizontal glazing systems along the facade. Further afield closer to Wythenshawe town centre there is more design variation expressed on the buildings with grey metal and light brick cladding.

The predominant colours are a mix of greys, bronzes and buff and red brick.

Key Points:

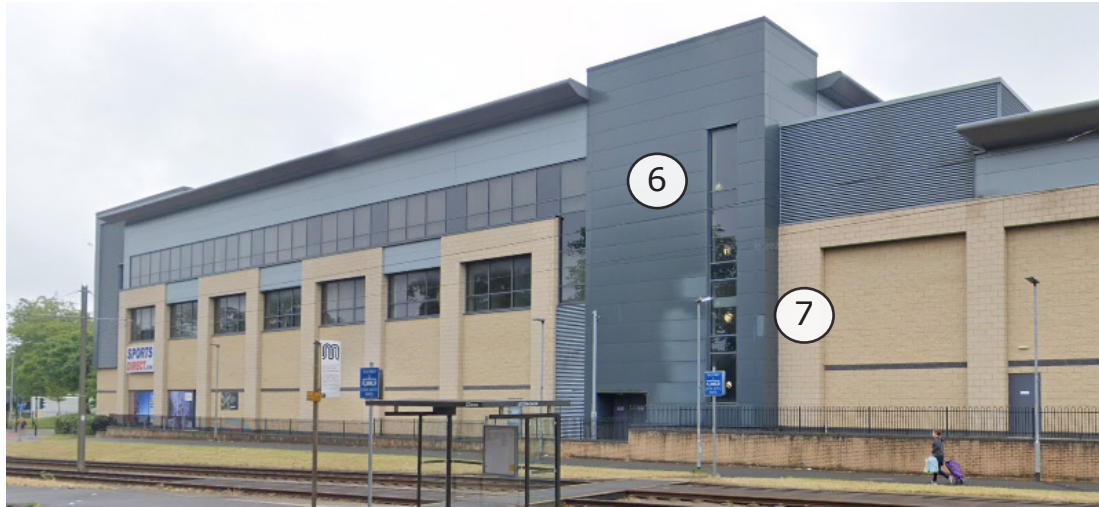
- Predominantly brick treatment, with varied colour and patterns
- Dark cladding/roof finishes
- Minimal variety/interest to the immediate building
- Horizontal banding.
- Low maintenance hard landscaping.

2.0 The Site

2.5 Material Palette - Local Context



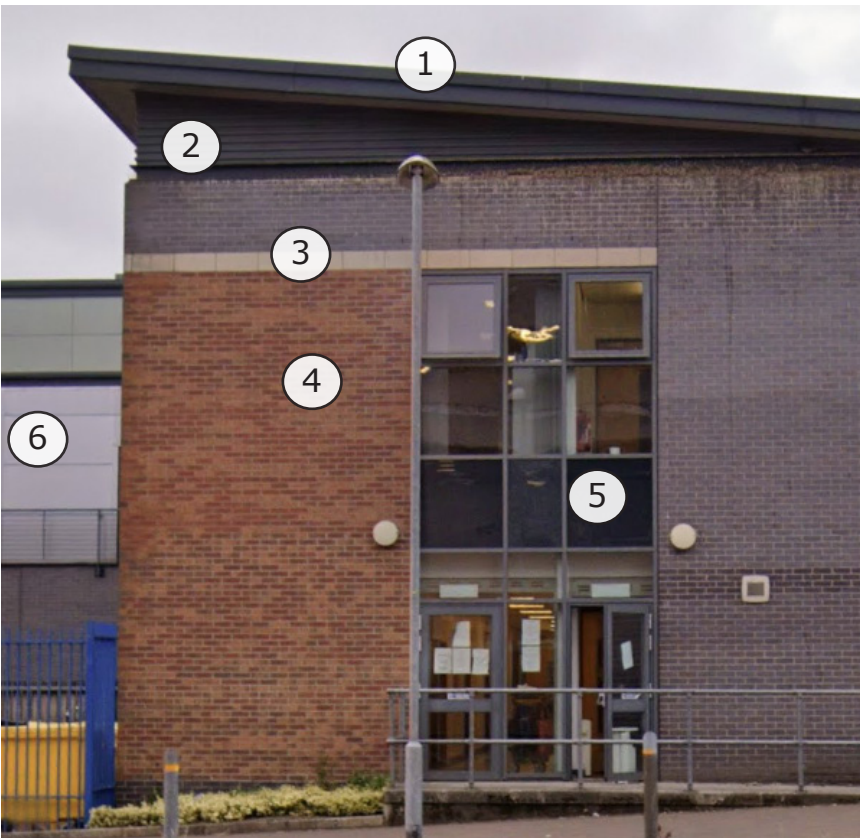
1. Street view of Wythenshawe Community Housing Group



3. View towards Sports Direct Wythenshawe from Poundswick Lane



2. Street view of Peel Hall Medical Practice and Wythenshawe Forum Library



4. Partial view Peel Hall Medical Practice

KEY

- 1. Standing seam roof
- 2. Architectural metal panel system on horizontal metal profile
- 3. Horizontal band with contrasting material and colour
- 4. Brick wall system - varied colours and textures
- 5. Curtain wall system with obscure glazing or spandrel panels
- 6. Metal Panel System
- 7. Use of brick piers to break facade

2.0 The Site

2.6 Wythenshawe Masterplan reference

Culture, Food and Beverage, and Food Hub
Underpinning the entire Masterplan is the need to increase footfall and dwell time within the Civic Centre. To meet this aspiration, we are introducing food and beverage, food pop-ups, cultural activities, and creative industries into the Civic Centre.

Initially on a temporary basis we propose a food and beverage-led approach in two locations, one on the empty market site and the second to the back of the Birtles facing the Interchange. These could be a containerised type of offer which can be quickly installed before a more permanent offer is built within the Food Hub.

Alongside the food and beverage element, the proposal seeks to bring the former Co-op building and the adjacent extension above the existing retail back into use for food pop-ups, cultural activities, and creative industries.

Both initial phases will test the local market for the Food Hub and start to shape the offer that is to be developed for the final proposal. Once established the Food hub will offer a mix of food and produce sales, working with local sellers and using crops from self-sufficient homeowners within Wythenshawe. The repurposed Co-op building and its extension will be curated to provide spaces for public workshops, creative studios, and performance space. Working with the Birtles offer and the Food Hub there will be a microclimate of creative activity and food and beverage.

The later development of these vacant sites into permanent residential developments (Rear of Birtles and former Market square) will provide further ground floor food and beverage opportunities and act as a backdrop to the tram stop, enhancing the overall user experience when arriving at the Civic Centre.

Co-op Building

Floor	Floor Area
FF (incl. extension over retained retail)	1,730m2
2F	1,150m2

Dimensions (2F)	Size
Width	43.7m2
Length	26.2m2

Food Hub

Floor	GIA
GIA (Food hub within existing retail on GF of Mobility Hub)	2,050m2
GIA (Alternative)	2,050m2

Commercial and Employment Opportunities
The existing site has a significant amount of vacant office space and empty commercial buildings. The proposal seeks to reuse this surplus space, above the shops along the Birtles, to create managed office space and studios for creative industries.

The managed office space will be co-working type office space with agile working lounges, meeting rooms and amenity. Larger private office accommodation will be available utilising the shared amenity. For the creative industries smaller 150-300 sqft well priced studio units will be offered on short term leases. Creating a varied range of users across the Civic Centre. Opportunities will be explored for the creation of new more modern retail provision along the Birtles.

Building on the success of Delta House as a market leading data centre the proposal is to find opportunities to expand shared, neutral infrastructure in a state of the art Data Centre. Originally the Barclays building was designed as a data centre with small windows and limited natural light so re-purposing it for a modern data/ IT market should be an ideal fit.

Another employment opportunity will be the supermarket proposed on the former Gala Bingo site.

The Birtles & Hale Top
Upper floors of retail

FF & 2F	Floor Area
Block 1	1,600m2
Block 2	2,540m2
Block 3	4,700m2
Block 4	3,120m2
Total	11,960m2

New Residential Opportunities

Outside of the main shopping street, the existing site has an abundance of empty brownfield sites which could be repurposed as residential developments. The framework seeks to replace some of the ideas of the garden city movement and create several self-sufficient neighbourhoods, creating a range of homes for the market from family homes to help to buy properties with a mix of tenures from private rented schemes to privately owned.

Existing residential values are low in Wythenshawe, however there is limited supply of new build housing in South Manchester and strong demand at present for affordable housing tenures. The proposals are to provide a different type of housing mix to that which is currently provided locally. This will allow for the different demographics within Wythenshawe Civic Centre to increase consumer spend and help revitalise the Civic Centre.

Within the housing developments, policy compliant affordable housing will be provided. In addition there are new residential opportunities for housing for young people, key workers and older persons accommodation.

Each neighbourhood will be centred around self-sufficiency with solar arrays creating energy and rooftop vegetable gardens managed by the residences with surplus being giving to the food hub creating sustainable local produce. At ground level, green spaces both between buildings and along the pedestrian streets and road access are provided. The Forum

neighbourhood is set in a parkland providing open space and areas for family active play.

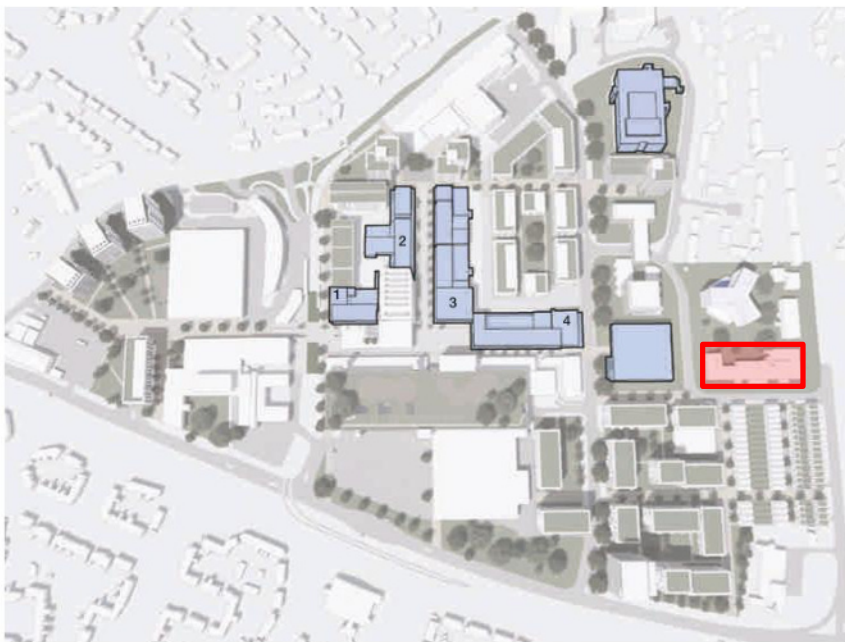
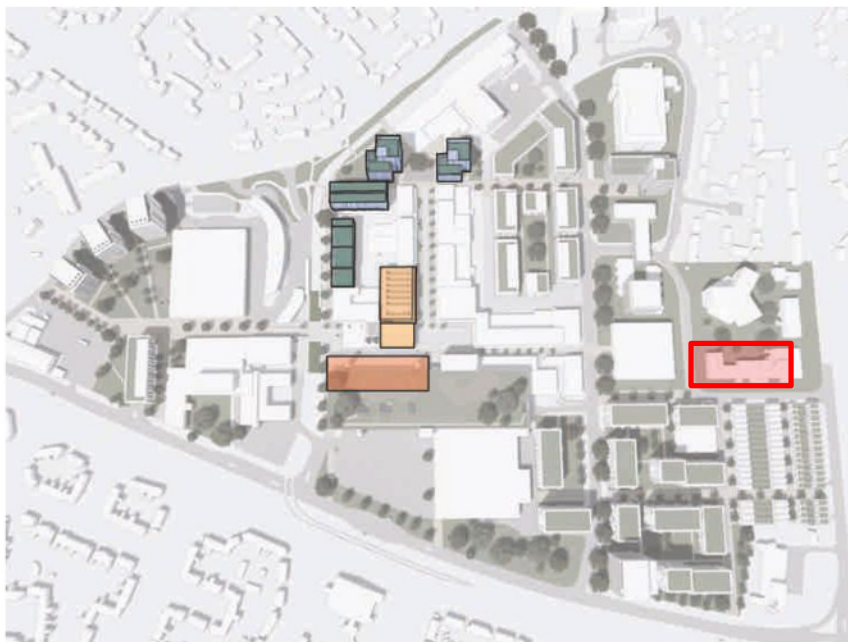
Connecting homes to new transformational digital infrastructure by providing full fibre to the home (FTTH) will also be essential.

Parking will be provided in the neighbourhoods themselves and the mobility hub.

Alongside the new-build developments existing buildings Centron and Alpha House could be repurposed as residential developments with community usages at ground floor.

Total Number of Developments

Proposed Developments	Units
Forum Car Park Site	214
The Birtles	167
Old Bus Station Site	231
The Restaurants Site	204
BP Petrol Station Site	116
Shell Site	588
Alpha & Centron House	76
Total	1,596



Extract from WythenshaweMasterplan document with proposed site highlighted

2.0 The Site



Extract from Wythenshawe Masterplan document with proposed site highlighted