

IF_DO

Wythenshawe Civic Foodhub LUF(B).

Design and Access Statement

Full Planning Application

Proposed external works associated with the use of the Site
as a Food Hub

10,12, 14 Hale Top, Civic Centre, Wythenshawe,
Manchester, M22 5RN.

July 2025

Credits

IF_DO has prepared this document for the client, with the collaborators as indicated below.

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1.0 Introduction

An aerial photograph of an urban area in Wythenshawe, Manchester. The image shows a large, multi-story building complex, likely the Civic Centre, with a mix of brick and concrete structures. There are several parking lots with cars and some commercial buildings, including a KFC. The area is surrounded by trees and other urban development. The text is overlaid on the right side of the image.

The project is located in a series of shop units, adjacent to the proposed new Civic Square, in the heart of Wythenshawe's Civic Centre. The objective is to transform the space into a bustling food hub, collaborating with local food providers to provide quality accessible food options for residents and visitors, alongside a community focussed food offer that acts as a centre for education on wellness and nutrition.

The design has been developed in partnership with Muse and Manchester City Council.

I.0 Introduction

I.1 Executuve Summary

I.1.1 Purpose of the Document

In 2024, Manchester City Council was awarded a grant funding through the Levelling Up Fund (LUF) programme which include the delivery of a new Culture and Creative hub, a food hall, public realm and a workspace.

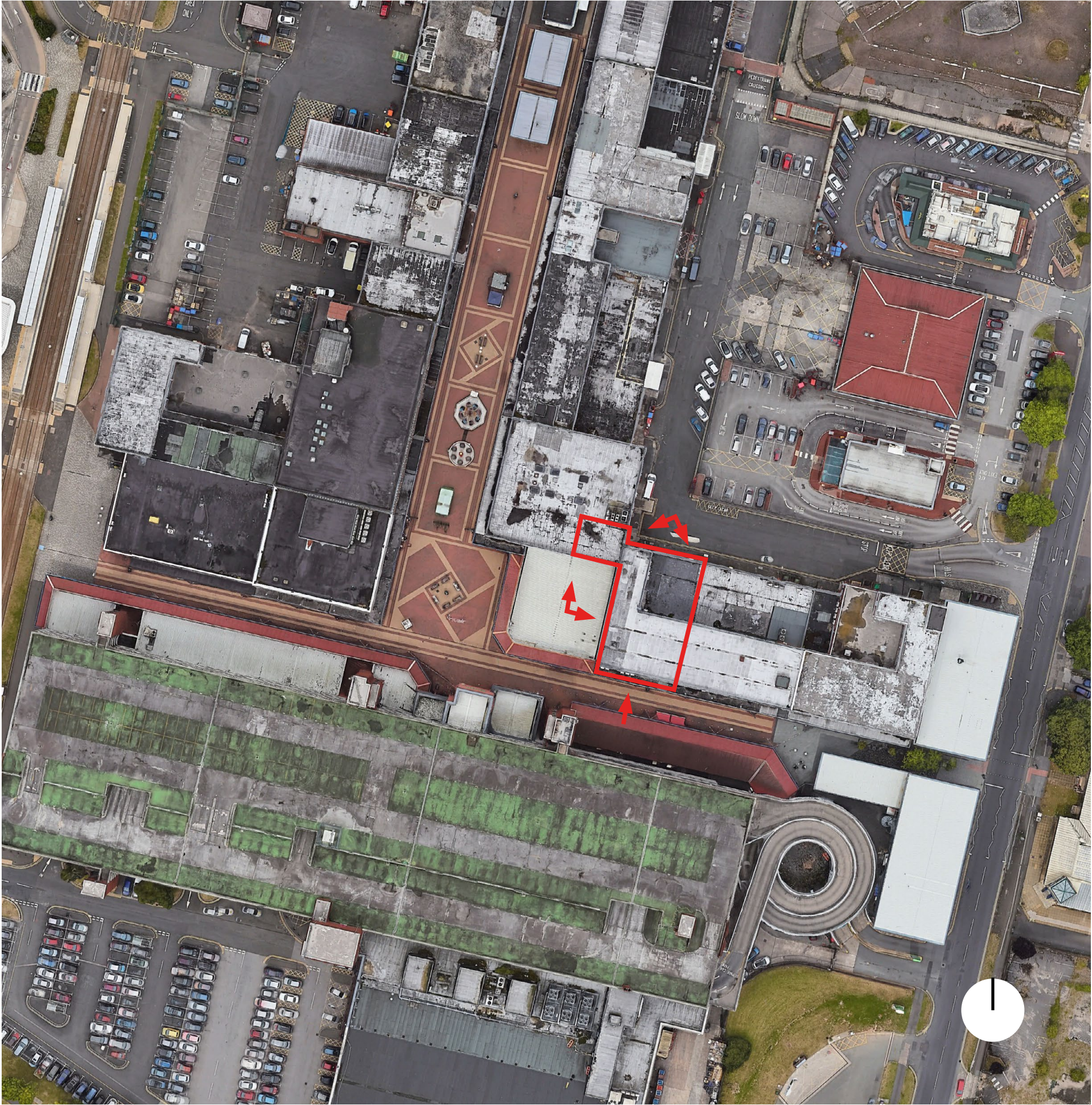
This document forms part of the planing application, on behalf of Muse and Manchester City Council and in relation to the proposed adaptive re-use and external alterations which aims to refurbish a series of vacant shop units into a new and a bustling food hub on the corner of Hale Top and The Birtles, adjacent to the proposed new Civic Square, at 10,12, 14 Hale Top, Civic Centre, Wythenshawe, Manchester, M22 5RN

The application comprises this Design & Access Statement, the Planning Application Forms and Certificates. This Design & Access Statement should be read in conjunction with the application drawings and documents appended.

I.1.2 Project Brief

In summary, the scope of works relating to the external works is as follow:

- West & South Elevations (facing the Civic Square): creation of new ground floor façade following demolition of existing structure (This replaces the former Peacock building).
- South Elevation (along Hale top): Façade alterations including new openings. Refurbishment of the existing canopy.
- North & East Elevations (rear elevations): Minor functional alterations (doors) to accommodate fire escape requirements, delivery access, and ventilation systems (external services).
- Canopy: A new canopy will wrap around both the south and west elevations (in lieu of the former Peacock building).
- External lighting.



I.0 Introduction

I.2 Project Overview

Vision Statement

This food hub retrofit project forms part of a wider regeneration of Wythenshawe Civic Centre, the heart of Wythenshawe, originally conceived as Manchester’s largest housing estate built on Garden City principles in the early 20th century. The regeneration aims to breathe new life into the area, enhancing both its commercial and cultural vibrancy. The masterplan within the Development Framework focuses on boosting local employment and training opportunities by diversifying the high street and creating new employment pathways.

Growing Wythenshawe

The overall masterplan project is centred on fostering growth across multiple dimensions within the Wythenshawe community, with a strong emphasis on inclusivity, sustainability, and economic resilience. It aims to drive growth by developing vibrant, thriving spaces that integrate affordable housing, diverse businesses, and cultural initiatives, creating an environment where both residents and visitors can thrive. The project places significant emphasis on continuous growth by introducing green spaces, increasing tree cover, promoting healthy lifestyles, and supporting economic opportunities, all while ensuring the area adapts to future challenges and contributes to a zero-carbon, sustainable future.

The Wythenshawe Town Centre Development Framework which has been endorsed by the City Council, outlines a major regeneration initiative aimed at transforming the area over the next 10–15 years. One of the highlights is the transformation of the Civic Centre, including the creation of a Food Hub.

Overview of Proposal

This project aims to transform a series of shop units into a vibrant food hub destination that celebrates local heritage while new food and community space. Through the sensitive adaptation of the building, the scheme will provide quality accessible food options for residents and visitors, alongside a community focussed food offer that acts as a centre for education on wellness and nutrition, contributing to the town’s ongoing regeneration. The intervention will introduce new elements where necessary, while preserving the building’s historic character, with active street frontages at the entrance and improved accessibility.



Opposite: Illustration by IF_DO of the new Civic public square

I.0 Introduction

I.3 Project Team

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I.0 Introduction

I.4 Planning Application Context

The proposed development forms part of the Civic Centre redevelopment and the following planning applications have been made which are of relevance to the proposed development:

- Demolition of Peacock Building – granted prior approval on 6 March 2025 under LPA Reference 142088/DEM/2025.
- Community Hub – granted planning permission on 13 June 2025 under LPA Reference 142287/VO/2025.
- Landscaping and Public Realm Works proposed adjacent to the Site has been confirmed as permitted development (PD).



I.0 Introduction

I.5 Planning Policy Context

This section provides an overview of the relevant planning policies and guidance documents that have informed the design and development approach for this proposal.

Development Plan Documents:

- Places for Everyone (March 2024)
- Manchester Core Strategy (2012)
 - Policy SP1 ‘Spatial Principles’
 - Policy DM1 ‘Development Management’
- Saved Unitary Development Plan Policies

Other Material Considerations:

- National Planning Policy Framework (2024)
- National Planning Practice Guidance
- Supplementary Planning Guidance and Documents
 - Guide to Development in Manchester
- Development Framework
 - Wythenshawe Town Centre Development Framework (2023)

2.0 Site Context & Analysis

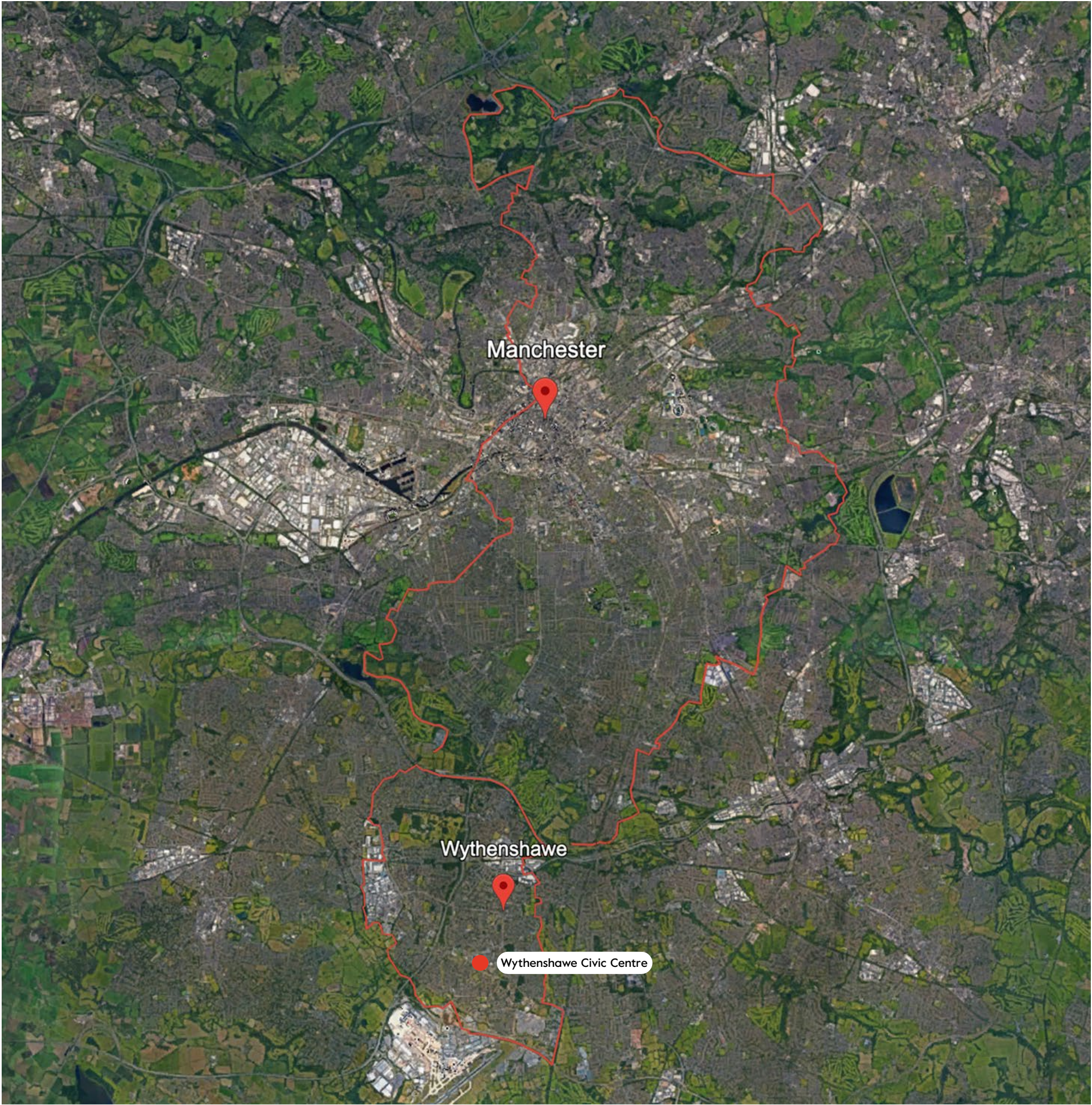
2.0 Site Context & Analysis

2.1 Site Context

2.1.1 Aerial View

Located 8 miles (13 km) south of Manchester city centre, Wythenshawe is the city's southernmost district, historically part of Cheshire.

This large suburban area offers a blend of urban amenities and natural beauty, boasting extensive green spaces such as Wythenshawe Park, and being home to Manchester Airport. The Wythenshawe Civic Centre serves as a vital community hub, housing local government services, businesses, and the Wythenshawe Forum, a large leisure and community complex. Wythenshawe fosters a strong sense of local identity.



2.0 Site Context & Analysis

2.1 Site Context

2.1.1 Aerial View

The future food hub is located in the heart of the Civic Centre, which is situated at the corner of two pedestrianised streets, Hale Top and The Birtles, intersecting to form a small square.

Retail units are located on either side, with essential local services available at The Forum, including a library, leisure facilities, entertainment, events, and educational opportunities.

Wythenshawe is well-connected by public transport, with frequent bus services to surrounding neighbourhoods and tram links to both Manchester City Centre and Manchester Airport.

The entrances to the space are provided from Hale Top and proposed new Civic Square (currently the Peacock building, which is due to be demolished). To the rear, the building has direct connections a service and maintenance yard.



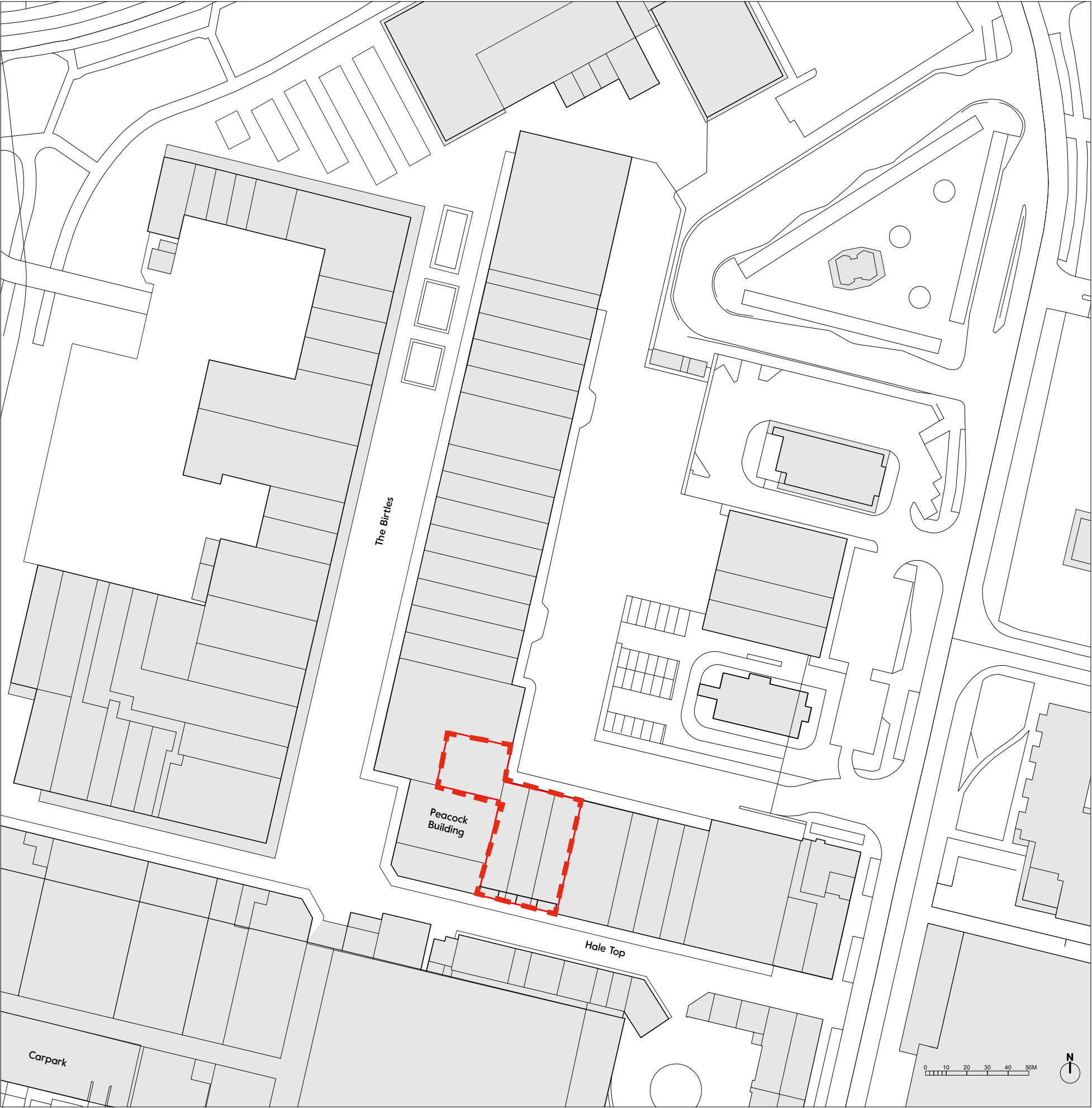
2.0 Site Context & Analysis

2.1 Site Context

2.1.2 Existing Site Plan

An existing site plan shows the existing entrances to the Food Hub, via three units from Hale Top. It also shows an adjacent corner unit that is to be demolished to allow for a new Civic Square.

----- Red line boundary



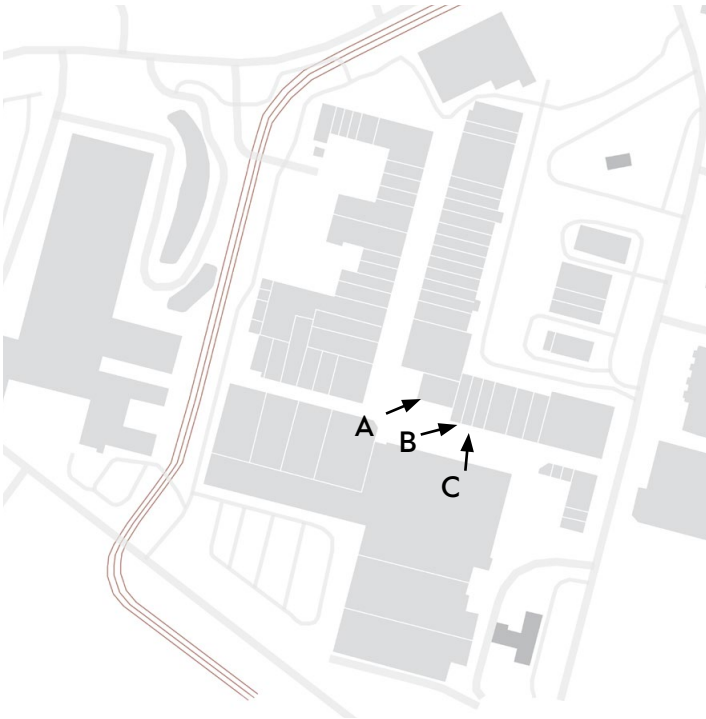
2.0 Site Context & Analysis

2.2 Existing Building

2.2.1 Site Photographs

Exterior View - Town Centre

An investigation of the exterior of the site, from the front along Hale Top and The Birtles, helped understand where the existing Peacocks corner unit is to be demolished to allow for the new proposed Civic Square, and highlighted the opportunities for the Food Hub to have a direct connection to this. It also showed the existing access to the Food Hub, via three units along Hale Top. An existing staircase to the upper units is also located along Hale Top, which is to be retained.



Top: Photograph of corner site including proposed demolition
Bottom Left: Photograph of Hale Top with three units on left
Bottom Right: Photograph from of Hale Top of three units



2.0 Site Context & Analysis

2.2 Existing Building

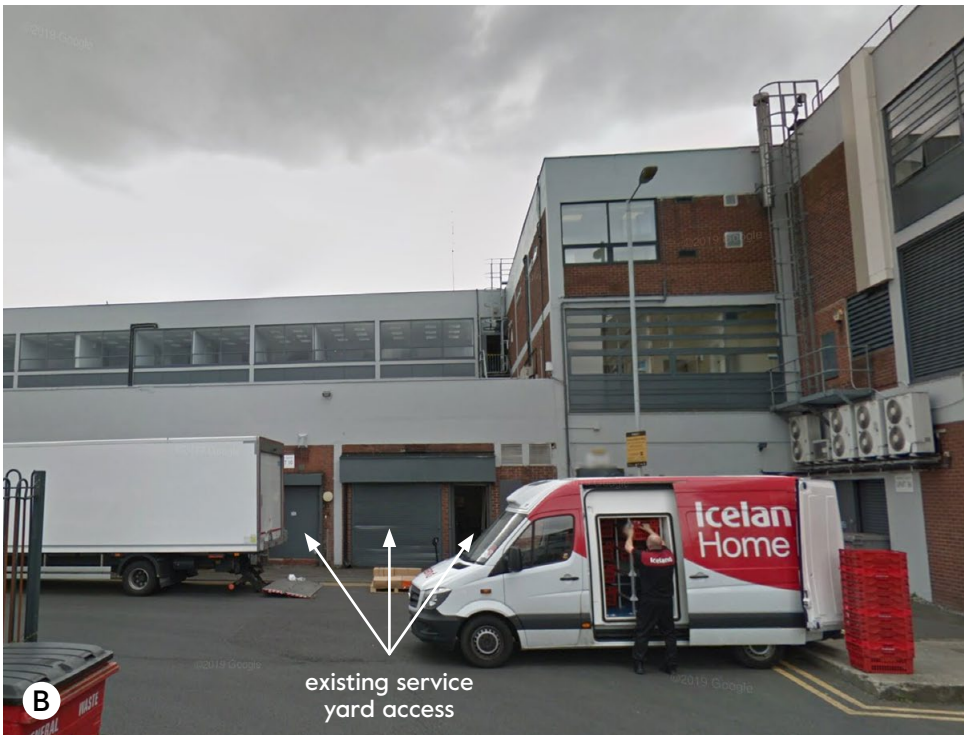
2.2.1 Site Photographs

Exterior View - Service Yard

The proposed Food Hub has direct access to a rear service yard via a series of opening doors and roller shutters. These are annotated on the adjacent photos.



Top: Photograph of service yard, with units to left and in front
Bottom Left: Photograph of service yard, with units in front and to right
Bottom Right: Photograph of service yard, with units in front and to right



2.0 Site Context & Analysis

2.2 Existing Building

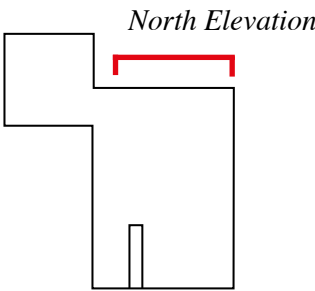
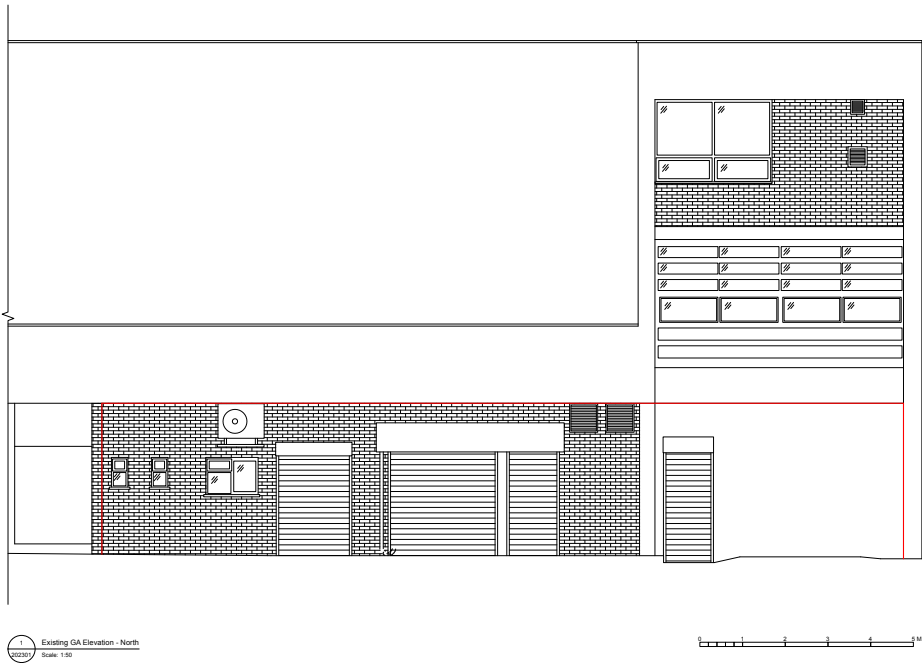
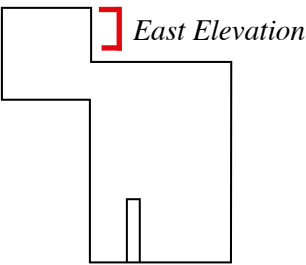
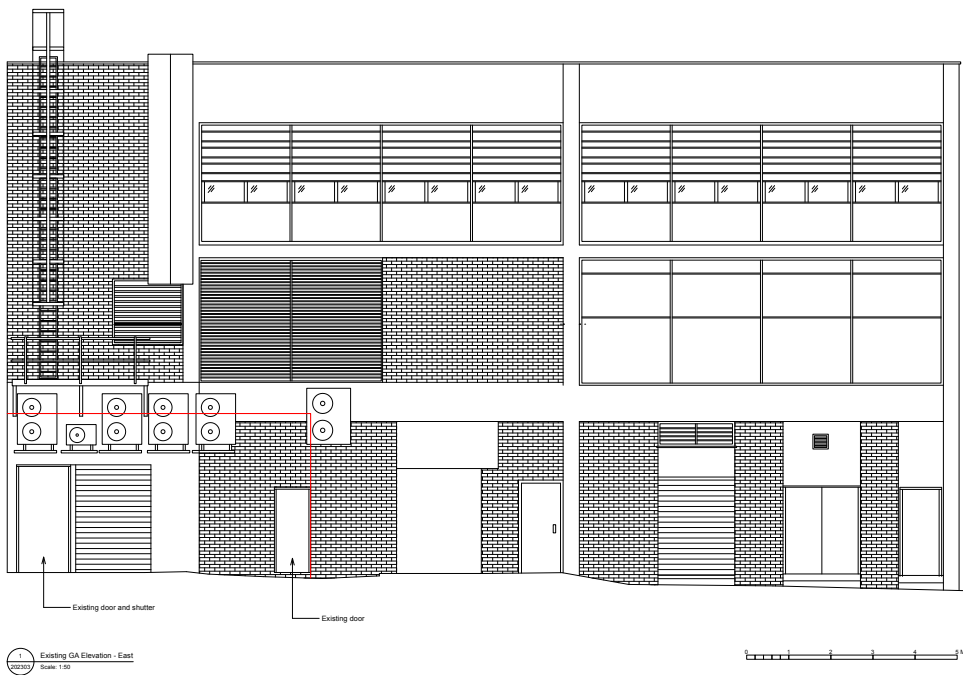
2.2.2 Existing Elevations



2.0 Site Context & Analysis

2.2 Existing Building

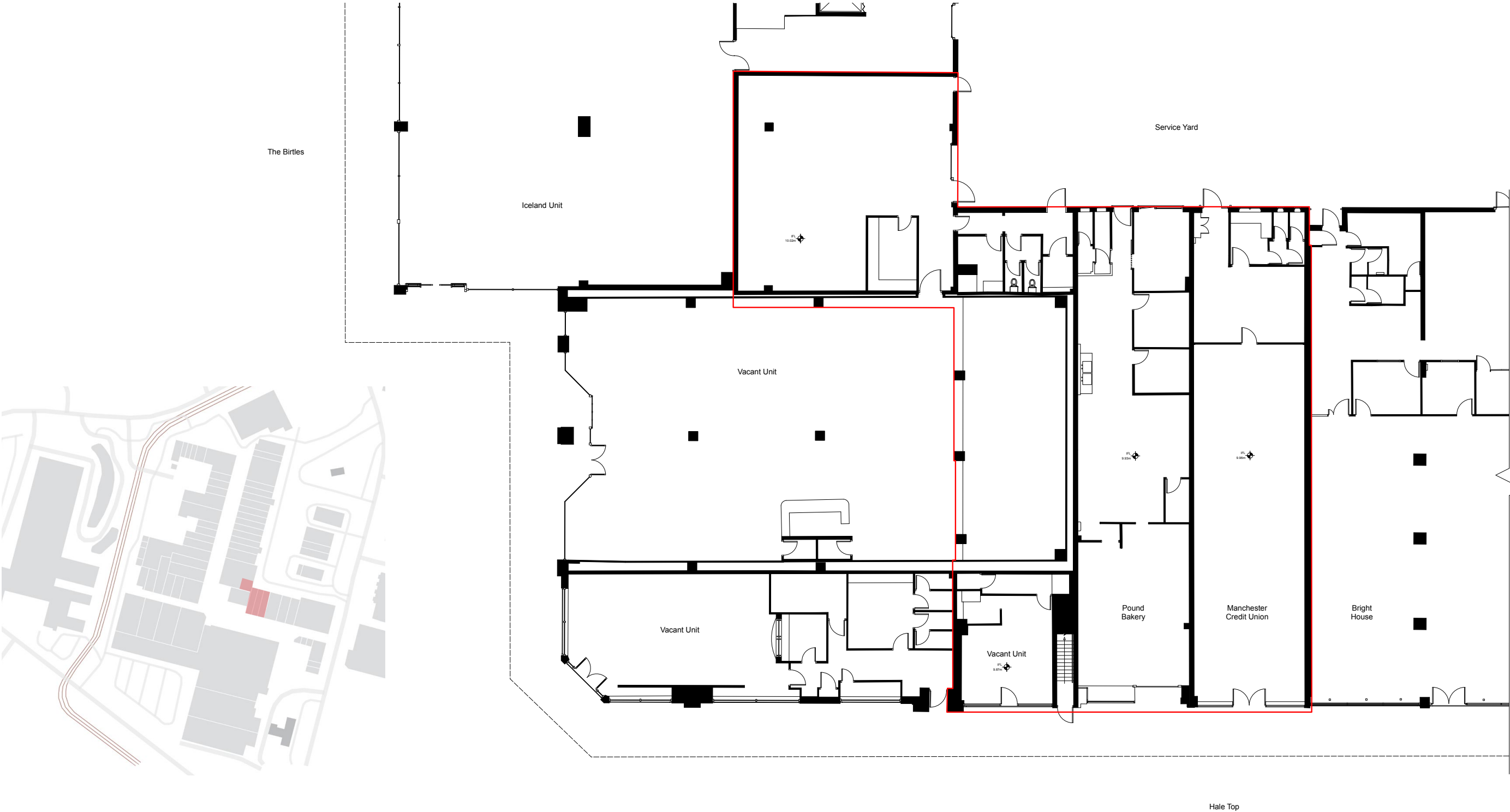
2.2.2 Existing Elevations



2.0 Site Context & Analysis

2.2 Existing Building

2.2.3 Existing Plan



2.0 Site Context & Analysis

2.3 Site History

2.3.1 Historic Photographs

Historic photography reveals

Wythenshawe was planned in the 1920s as a Garden City suburb for Manchester by Richard Barry Parker, aiming to create self-sufficient communities with parkland settings.

The Civic Centre idea, conceived by G. Noel Hill, included civic buildings like a public hall, community centre, and churches, but WWII delayed the project. Construction began in the 1960s, with a new layout featuring two intersecting high streets and the Co-op building at the centre, deviating from Hill's original vision. Civic functions were placed to the west, and office buildings to the east.



Top left and right: Ongoing construction of the civic centre in 1963
Middle left: Looking down at the civic centre shoppers below. Photo dated 1965
Middle right: Wythenshawe Civic Centre Precinct in 1972
Bottom left: Etam and Burton in Wythenshawe Civic Centre. Photo dated 1965
Bottom Right: Lost shops of Wythenshawe Civic Centre, taken in 1972
(Image: @Manchester Libraries and archives)

2.0 Site Context & Analysis

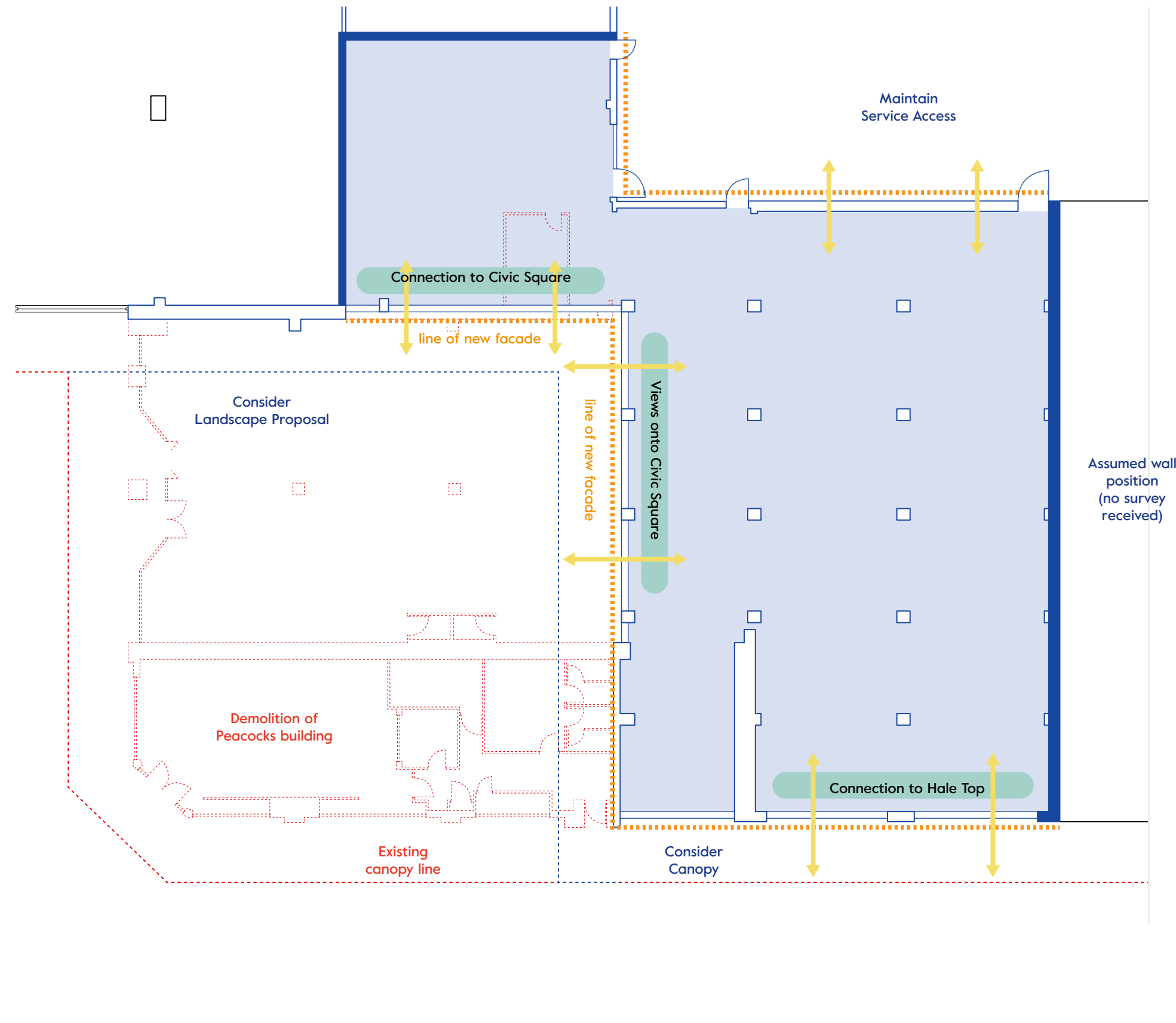
2.4 Constraints & Opportunities

Opportunities

- Visual and physical connection to new Civic Square
- Connection to Hale Top
- Connection to rear service access
- Potential to adjust the location of WCs to create a more cohesive space
- New facade required where existing corner unit is to be demolished, and could provide a new external identify to the Food Hub

Constraints

- Maintain existing service access
- Maintain existing structural grid supporting units above



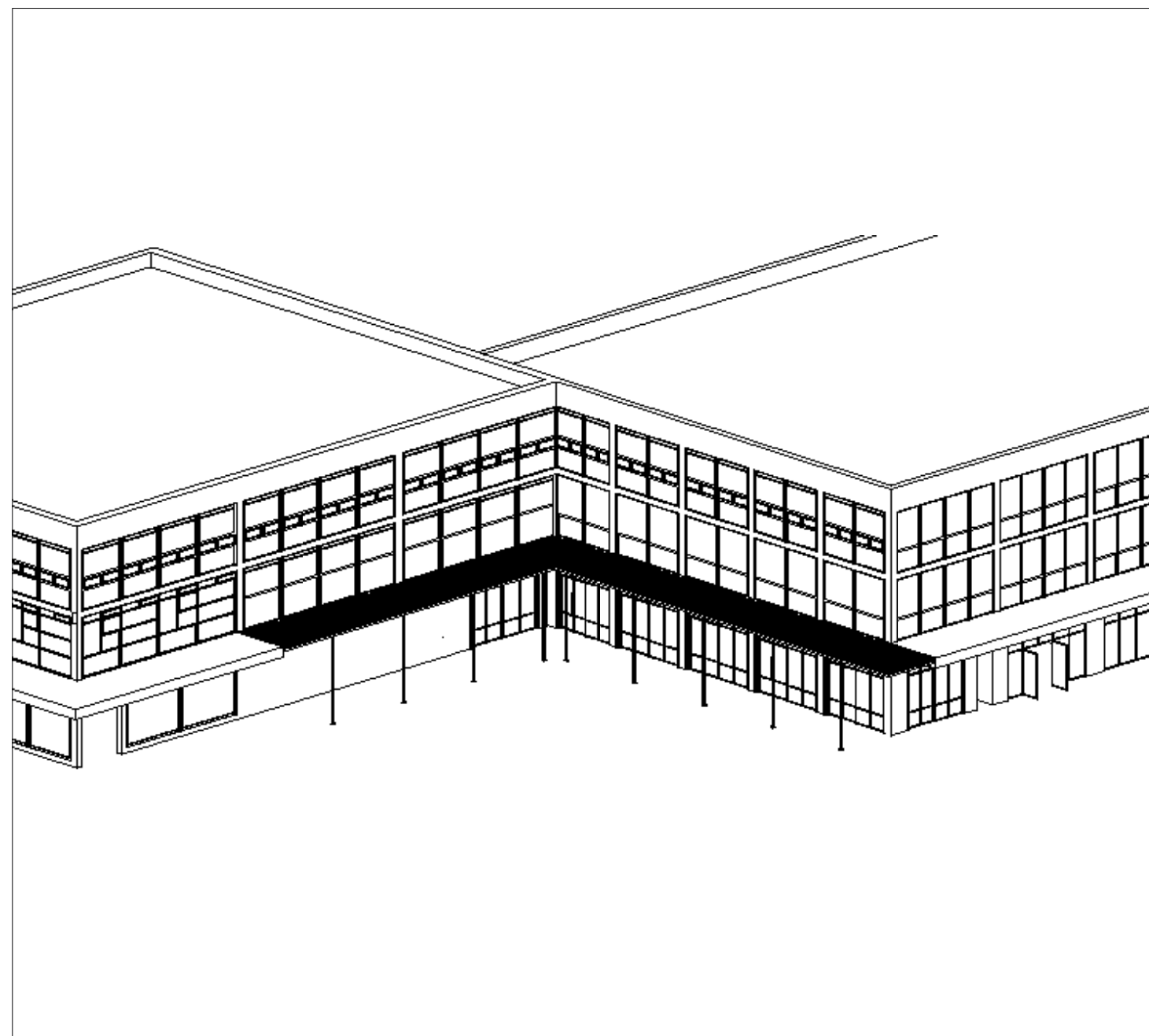
3.0 Proposed Design

3.0 Proposed Design

3.1 Design Statement

3.1.1 Legacy of the Existing Building

The intention of the façade refurbishment is to honour the inherent rhythm and structural grid of the existing building whilst introducing a modernised fenestration system with uniform bays, maximising daylight penetration for the deep floor plate, and maintaining flexibility for future tenant.



3.0 Proposed Design

3.2 Design Approach

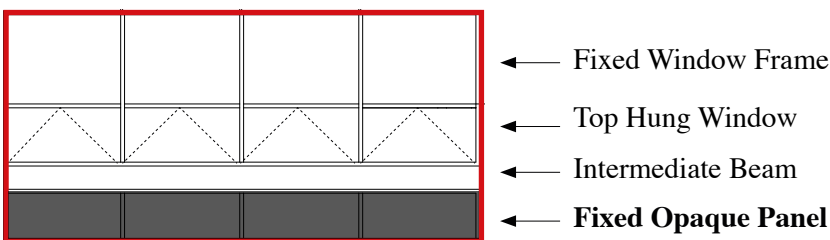
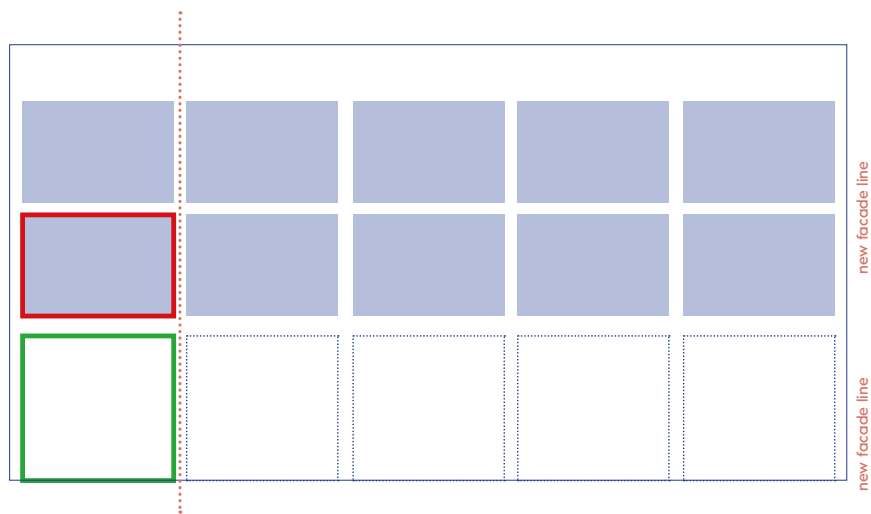
3.2.1 Fenestration

The analysis of the existing fenestration throughout the Civic demonstrates a composition of glazed and opaque elements within the façade bay.

The strategy for the ground floor food hub fenestration is to reinterpret this historic architectural design, providing a bold façade while maintaining contextual harmony with the surrounding heritage assets.

The opaque panels at the bottom of the bay ensure flexibility for the internal spaces, allowing for adaptation to changing operational requirements without compromising the external aesthetic. These bays are either doors, fixed elements, or windows.

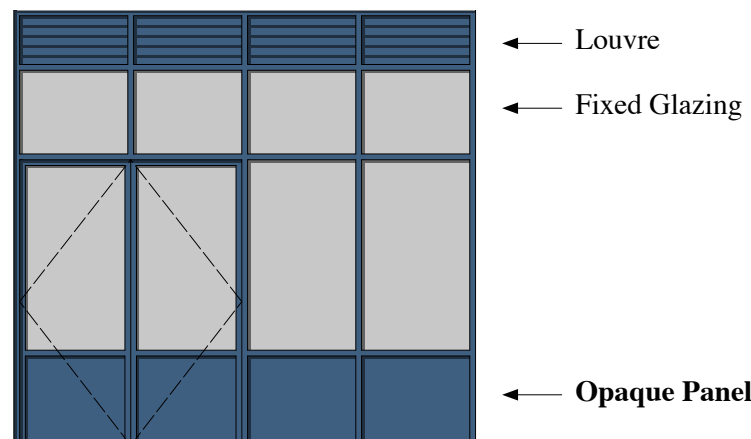
This approach creates a visually cohesive relationship between the new intervention and the existing building, respecting its architectural significance while introducing practical solutions for the food hub's specific functional needs.



Existing typical window bay through Wythenshawe Civic



* All colours are visualised for indicative purposes.



Proposed bay

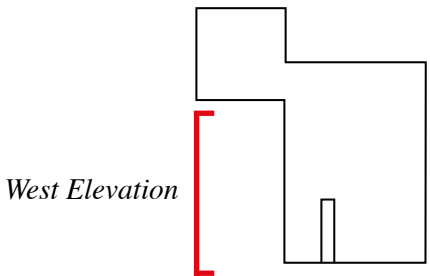
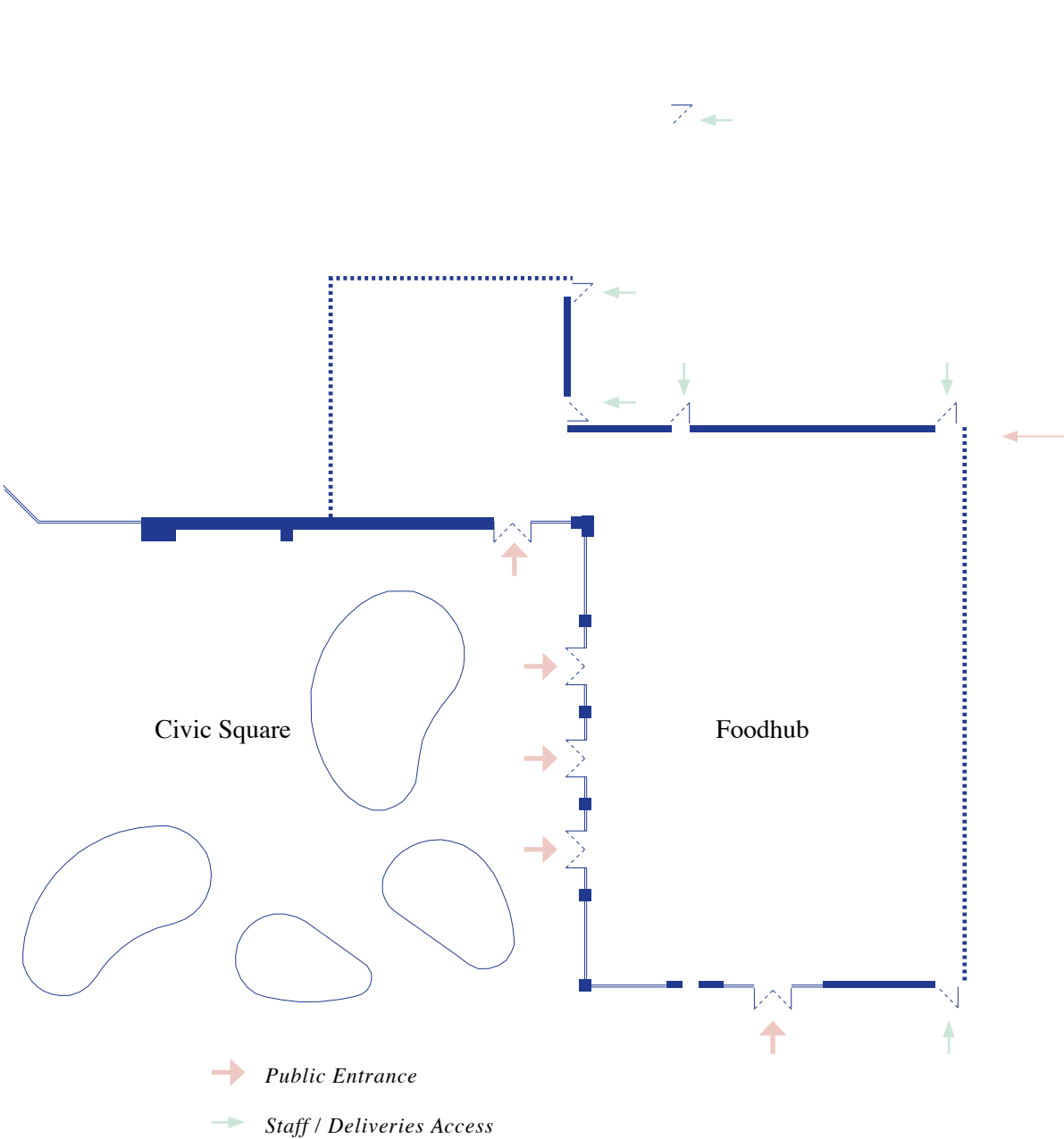


3.0 Proposed Design

3.2 Design Approach

3.2.2 Permeable Façade around the Civic Square

The façade has been conceived as a permeable threshold between interior and exterior spaces, establishing a purposeful dialogue with the new Civic Square. Its transparent and open design creates a defined yet welcoming edge to the adjacent landscaping, allowing for seamless transition between the building and public realm. The ground floor spaces are designed to accommodate café and restaurant uses that can extend outward with external seating areas, activating and animating the square throughout the day.



3.0 Proposed Design

3.2 Design Approach

3.2.3 External Finsihes

The proposed Foodhub facade features ceramic tiles that draw inspiration from the mosaic tiled facades as evidenced in historic photographs.

This design approach scales up traditional mosaic dimensions to create a bold contemporary statement while maintaining a meaningful connection to the area’s heritage.

The tiled treatment will employ durable, low-maintenance materials with appropriate weather-resistant backing systems, creating a distinctive visual identity while honoring the decorative traditions that once characterised the Civic’s shop fronts.



* All colours are visualised for indicative purposes.

Top right: Lost shops of Wythenshawe Civic Centre, taken in 1972
Middle right: Supermarket in Wythenshawe Civic Centre precinct in 1972
Bottom Right: Classic telephone boxes in Wythenshawe Civic Centre in1972
(Image: @Manchester Libraries and archives)

Mosaic tiles



Mosaic tiles



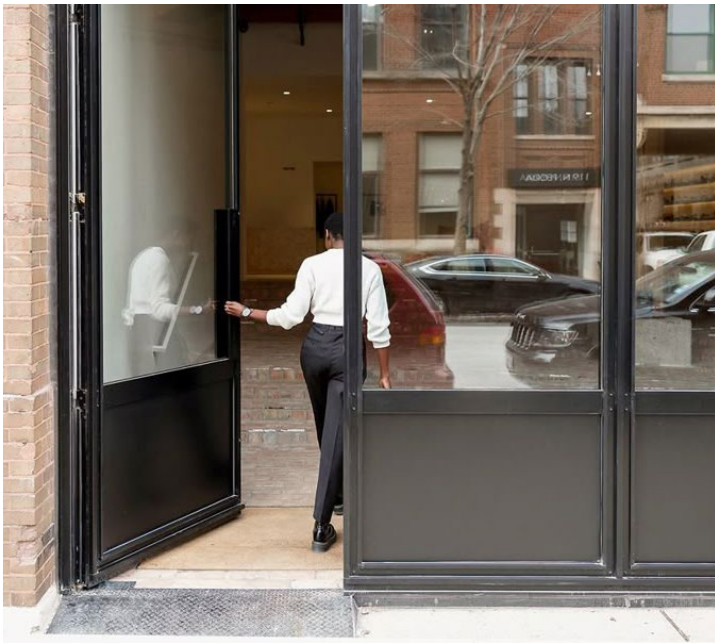
Stacked tiles



3.0 Proposed Design

3.2 Design Approach

3.2.4 Fenestration Precedents



3.0 Proposed Design

3.2 Design Approach

3.2.5 Tiles Precedents



3.0 Proposed Design

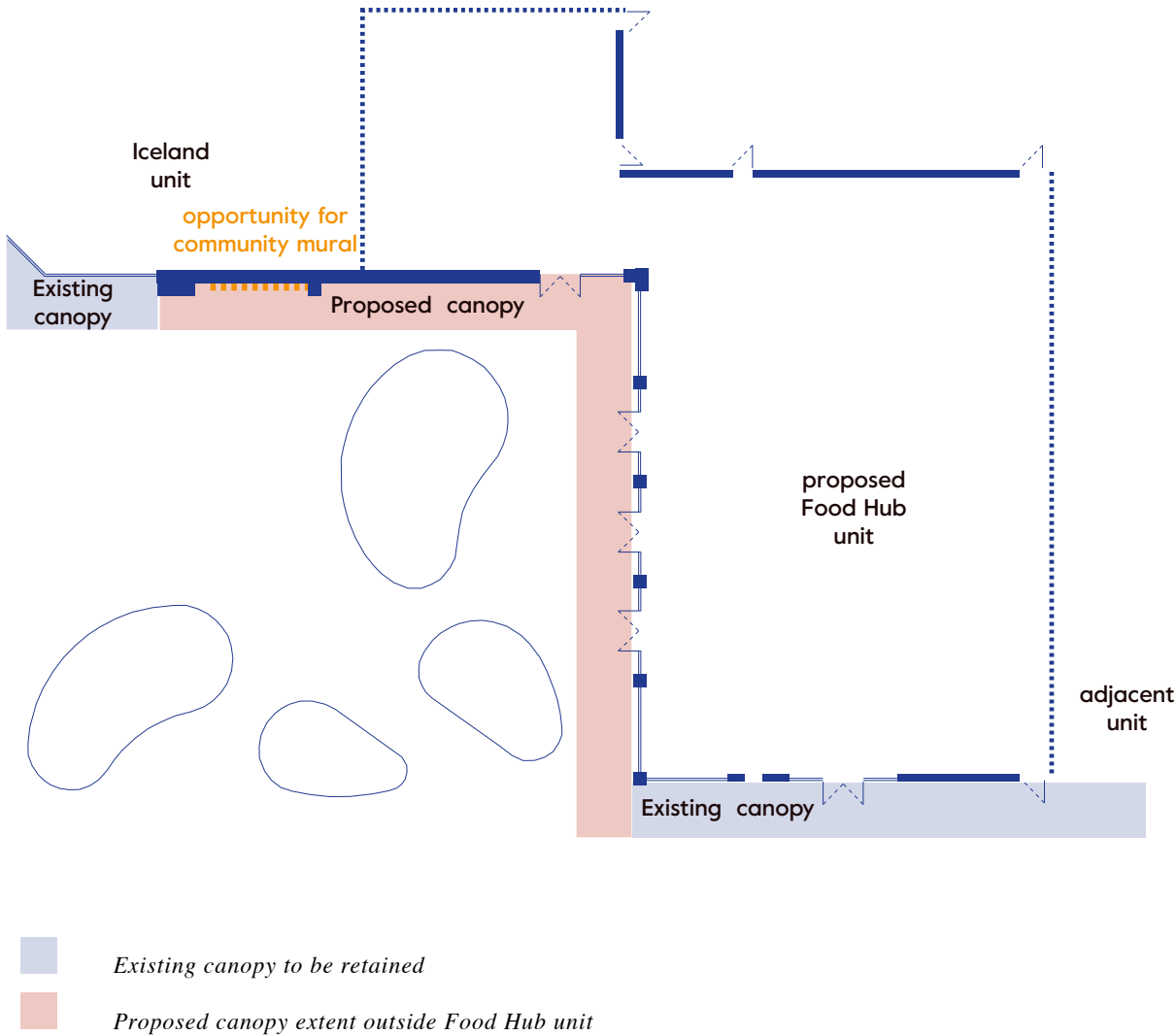
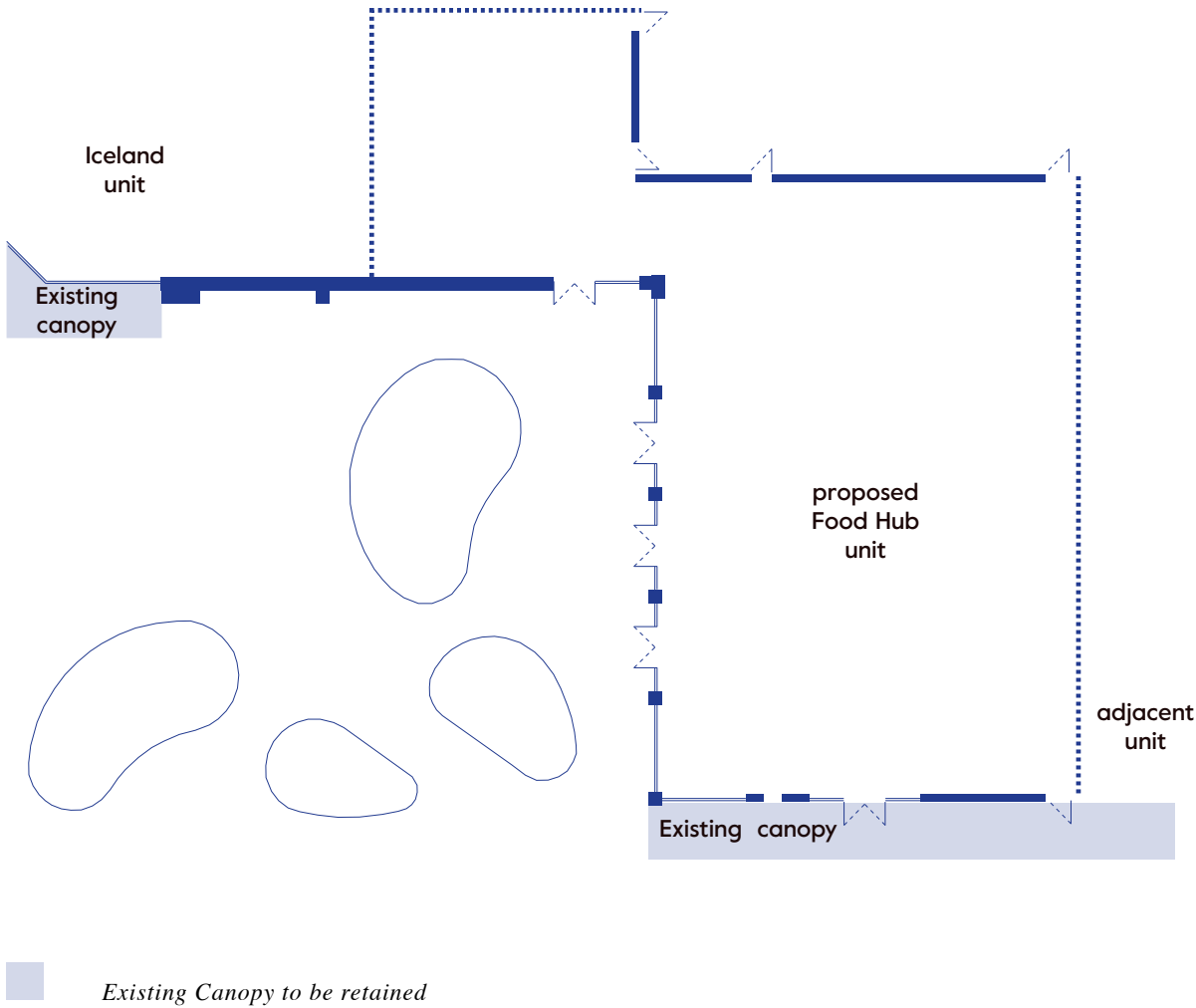
3.2 Design Approach

3.2.6 Canopy

The removal of the existing retail unit and development for a new public square creates an opportunity for the addition of a new canopy. This would allow the existing canopy to be continued around the proposed food hub - creating space for covered outdoor seating. Considerations include:

- Gap between Iceland unit canopy and canopy outside Food Hub unit - could be filled in
- Overlap between existing canopy along Hale Top and new canopy outside Food Hub unit.

Diagrams below illustrates existing and proposed canopy extent.



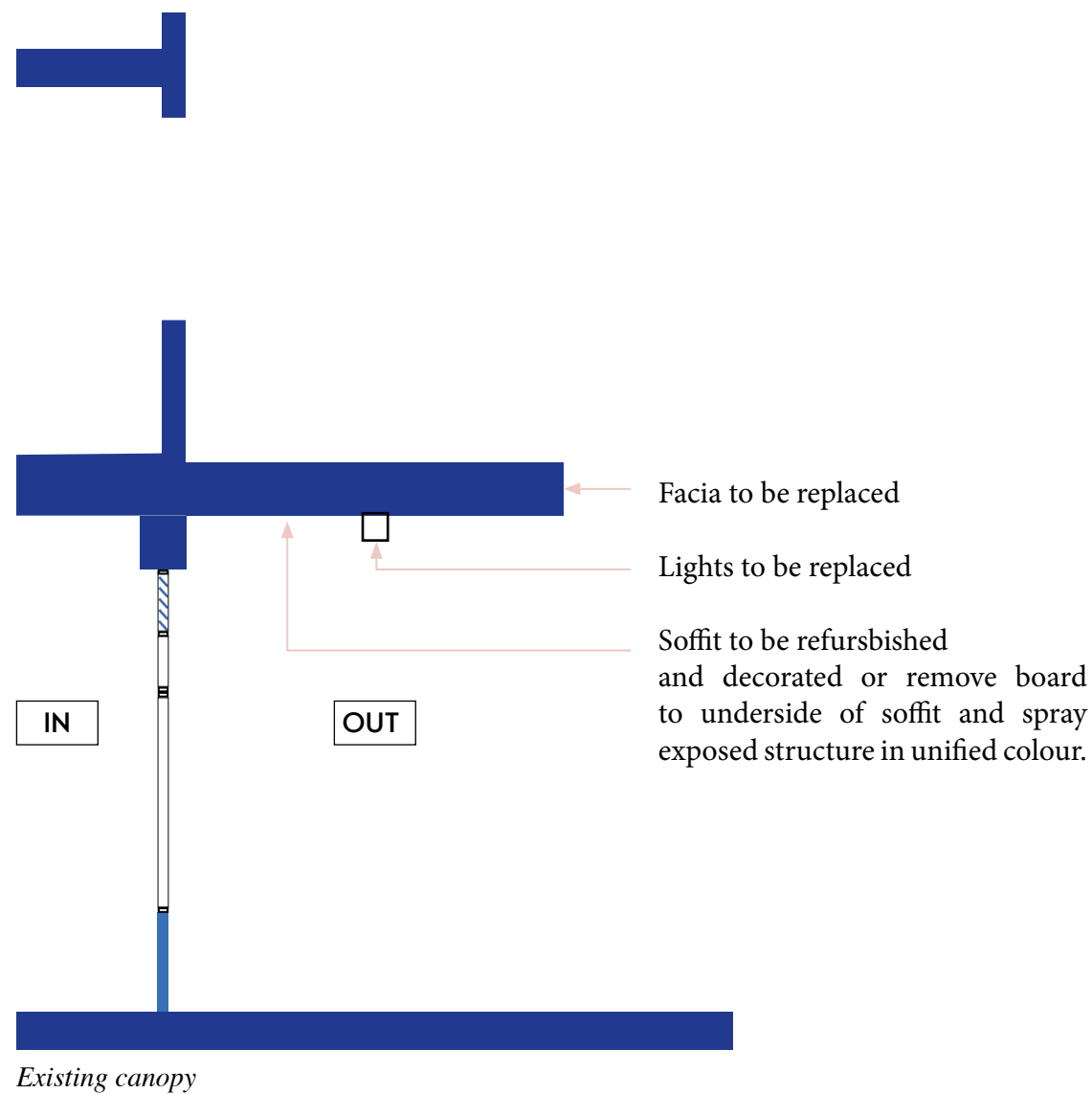
3.0 Proposed Design

3.2 Design Approach

3.2.6 Canopy

Existing Canopy

The existing canopy has deteriorated to a poor condition and requires comprehensive refurbishment, including replacement of the fascia and lighting, along with refurbishment and decoration of the soffit, to restore its functional integrity and visual appearance in keeping with the overall design aesthetic of the new Foodhub scheme.



Top and middle right: Site photographs, existing canopy along Hale Top
Bottom right: Historic photograph



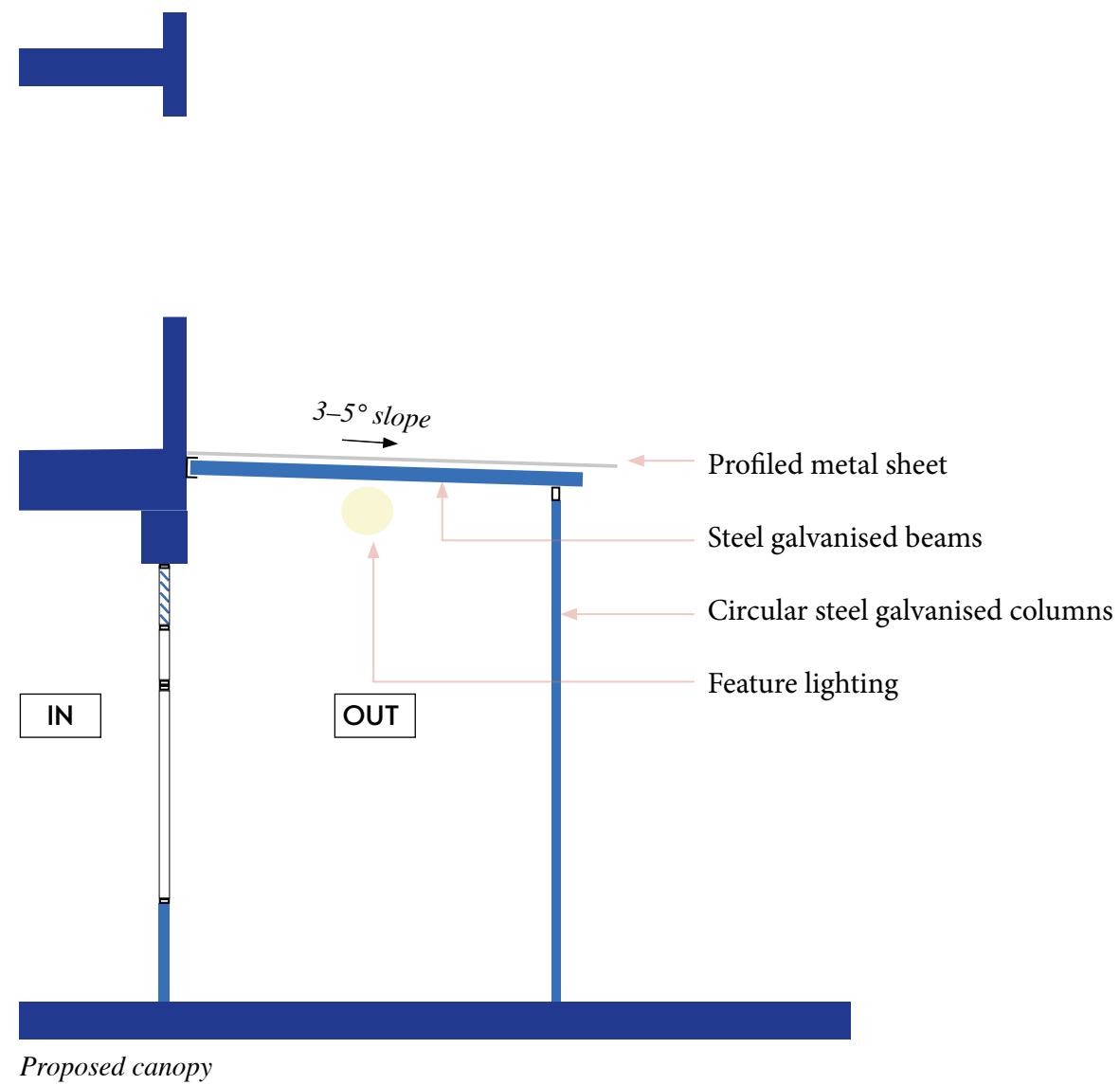
3.0 Proposed Design

3.2 Design Approach

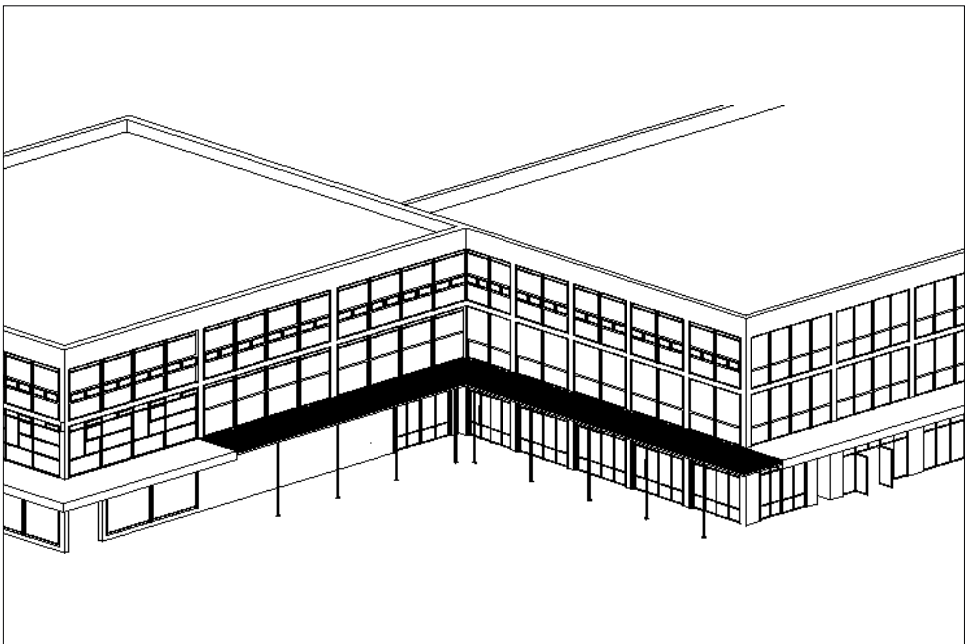
3.2.6 Canopy

Proposed Canopy

The proposed canopy creates a lightweight structure that honours the original architecture through honest structural expression. The design prioritises clarity and function, with each component serving a clear purpose while maintaining aesthetic quality. The result balances practical requirements with experiential qualities, providing shelter while integrating heritage sensitivity with contemporary expression.



Top right : Historic photograph of Wythenshawe Civic
Middle right: Canopy precedent, by mrm-arquitectos
Bottom right: Axonometric of the site



3.0 Proposed Design

3.2 Design Approach

3.2.6 Canopy

Canopy’s Structure

Structural Coordination

The elements of the canopy structure have been thoroughly discussed and coordinated with the structural engineer to ensure both design integrity and buildability. This collaborative approach has allowed us to develop a structural solution that is both technically sound and aesthetically coherent with the overall architectural vision.

Existing Conditions & Remediation

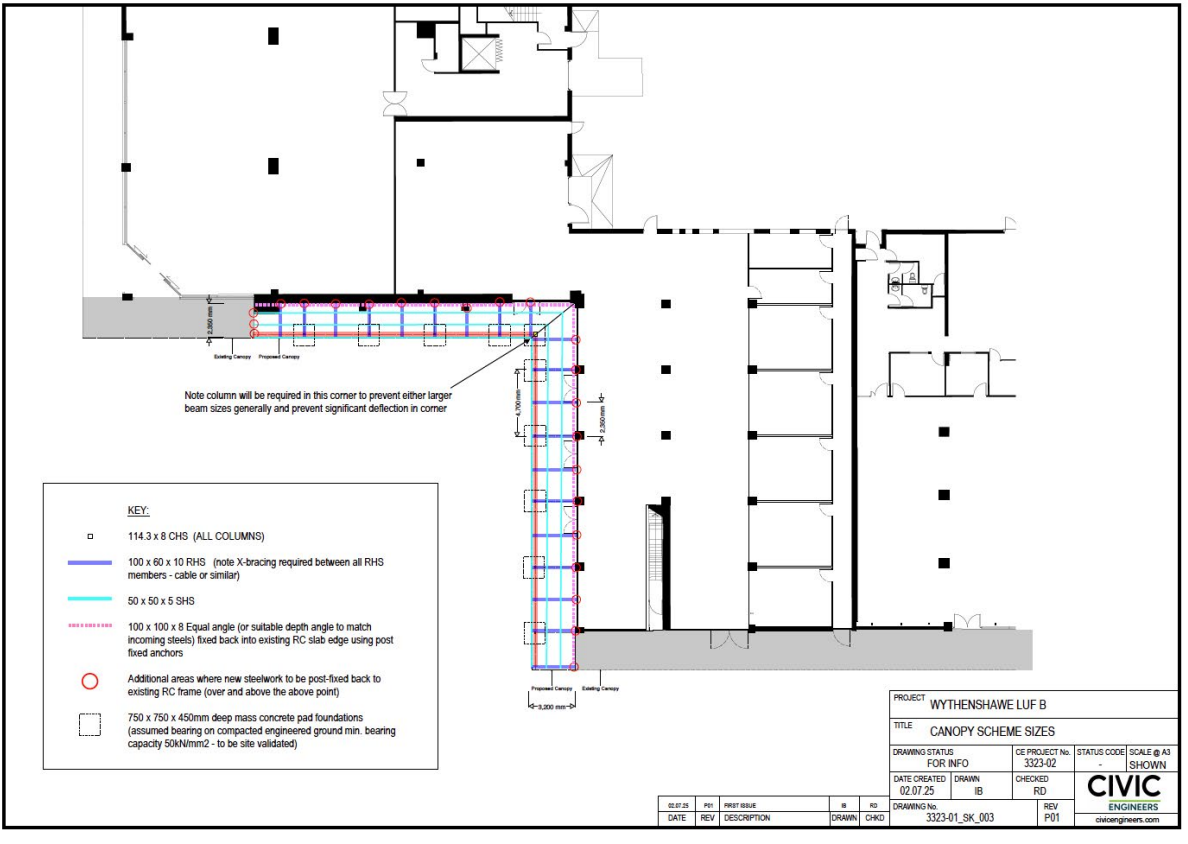
Assessment of the existing slab edges has identified the need for targeted remedial works prior to the installation of new structural elements. These preparatory works will ensure proper fixing connections and structural stability for the new canopy. The preparation will include concrete edge repairs where required, reinforcement of fixing points, and surface preparation for post installation.

Structural Design Approach

The canopy structure adopts an honest structural expression that emphasises functionality and material efficiency. Key structural elements include circular galvanised steel columns providing vertical support and square section steel beams forming the primary horizontal framework, with minimal use of materials where each element is sized appropriately for its structural role. This approach reveals rather than conceals the structural components, creating a visually lightweight system where each element’s purpose is clearly expressed.

Covering System

The decking system has been designed to be lightweight, minimising additional load on both the new and existing structural elements. The covering provides protection from water only. This approach reduces structural demands, maintains visual lightness, focuses on the essential function of weather protection.



3.0 Proposed Design

3.2 Design Approach

3.2.7 Canopy Precedents



Top left: Historic photograph of Wythenshawe Civic
Top right: Canopy precedent, by mrm-arquitectos
Middle right: Example Image
Bottom left: Canopy precedent, by mrm-arquitectos
Bottom Right: Canopy precedent, by Dominic Spalt Architektur

3.0 Proposed Design

3.3 Design Development

3.3.1 Proposed Main Elevations

The adjacent elevations illustrate the proposed elevational treatments including new facades and canopy to the Food Hub.

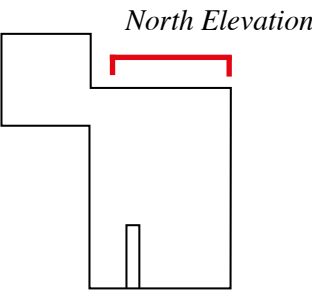
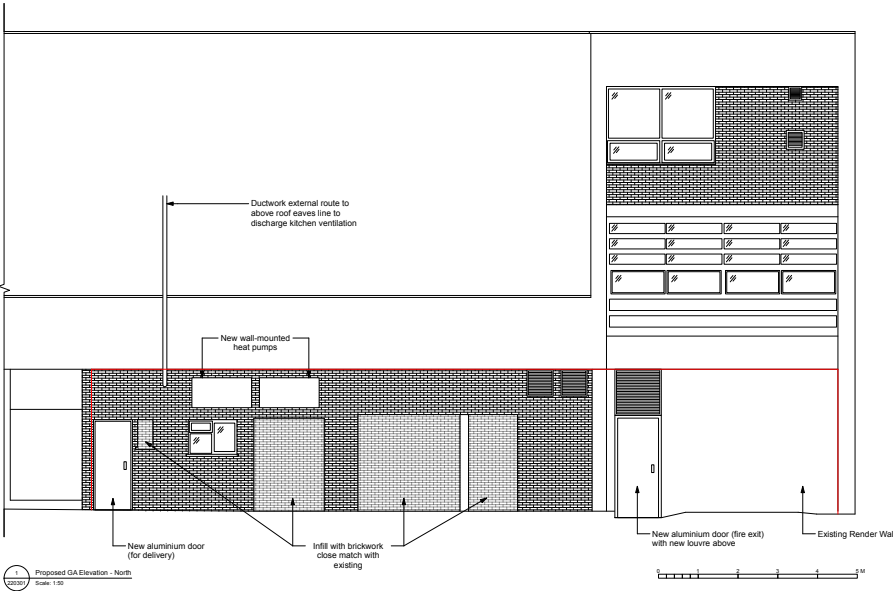
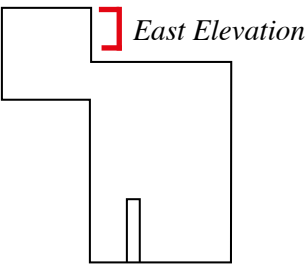
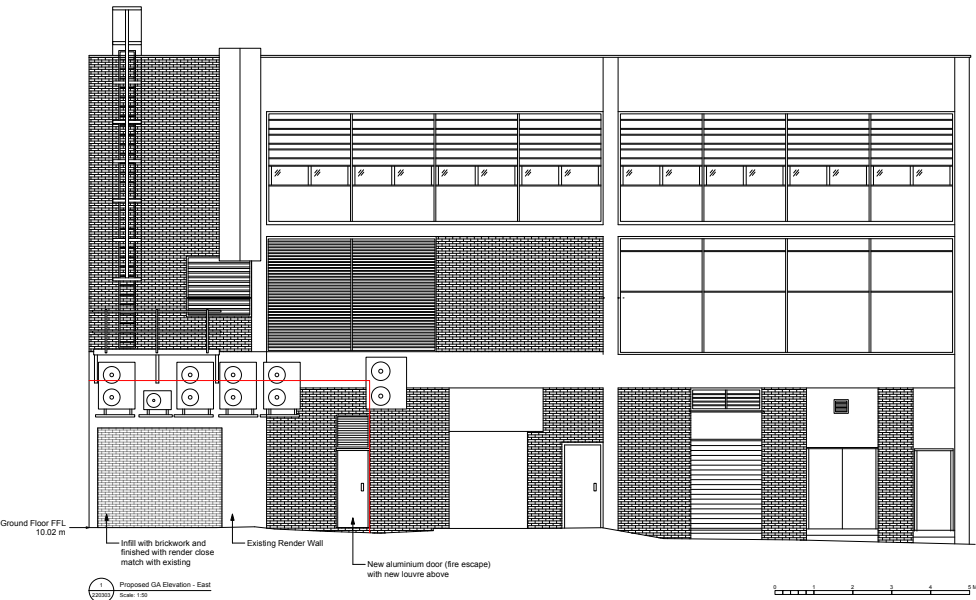


3.0 Proposed Design

3.3 Design Development

3.3.2 Proposed Rear Elevations

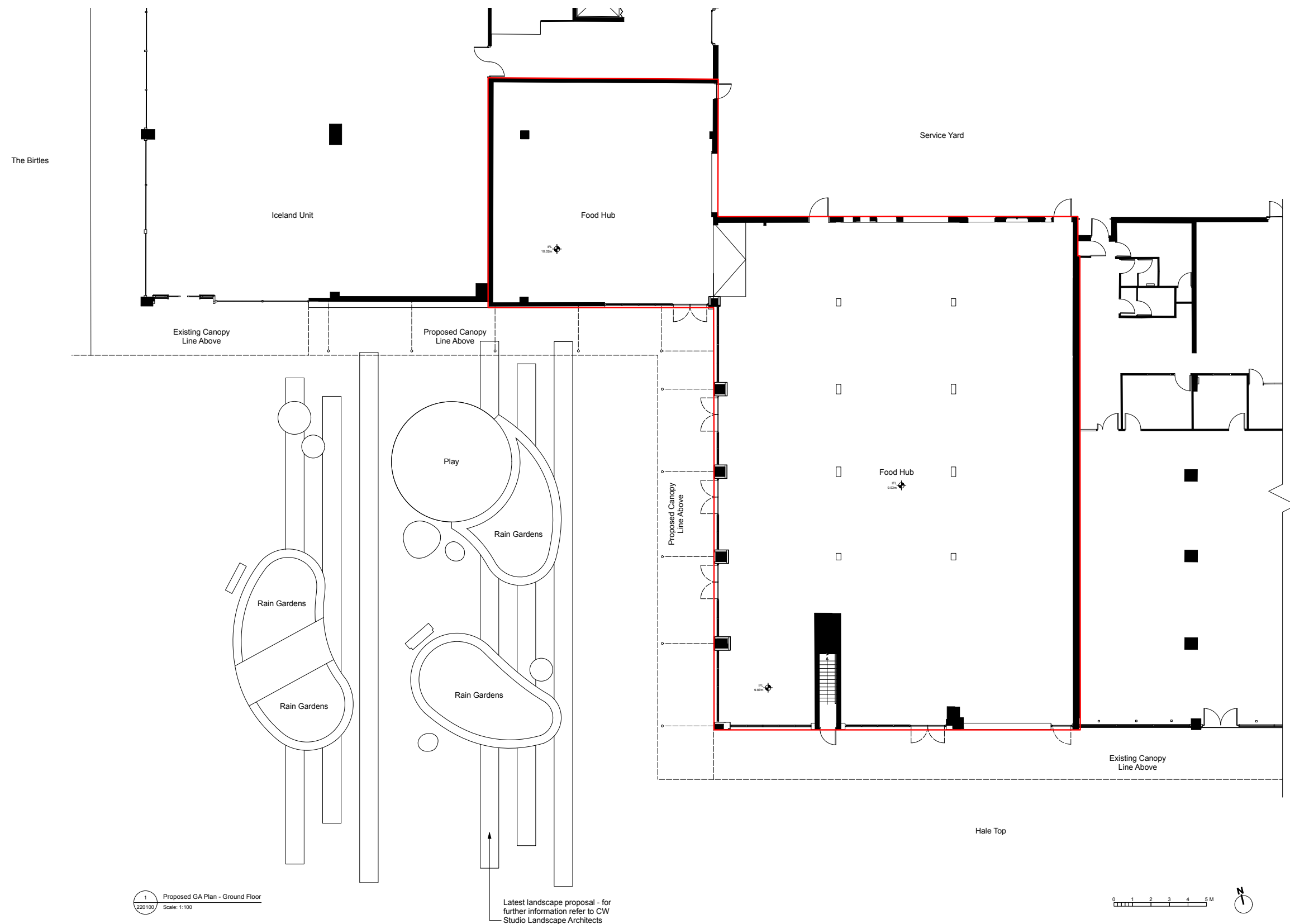
The proposed infill brickwork on the rear elevation will match the existing brick material palette, replicating the original appearance where shutters were previously located.



3.0 Proposed Design

3.3 Design Development

3.3.3 Proposed Plan



3.0 Proposed Design

3.4 Materiality

3.4.1 Proposed Materials

The materials of the new Foodhub façade and canopy have been carefully selected for their robustness and durability to respond to the context of a commercial setting with high footfall and diverse users. The textures, colours, and materials bring elements of interest to the new Civic Square, ensuring the environment remains engaging while maintaining its functional integrity.

Aluminium Framework

The window and door system utilises high-quality aluminium components to ensure longevity while maintaining a contemporary aesthetic.

- PPC-coated aluminium windows and doors
- Integrated louvres for ventilation
- Opaque panels at the bottom to ensure internal adaptability

Glazed Ceramic Tile

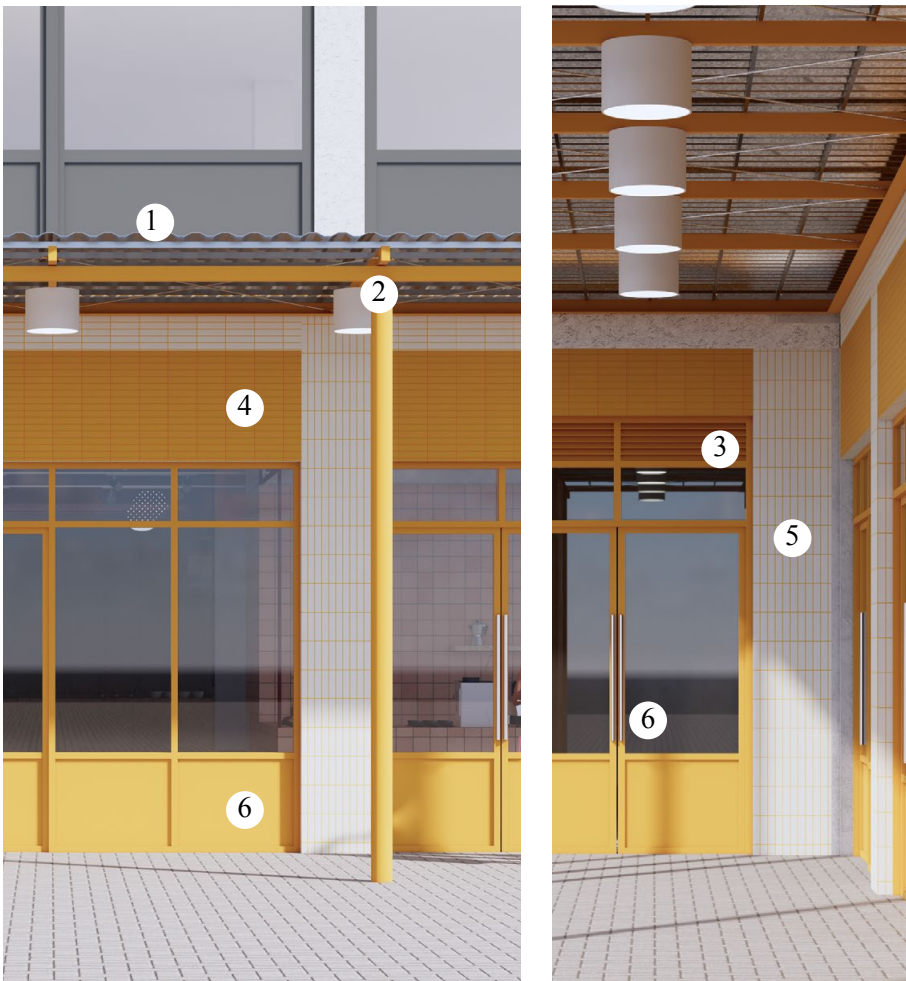
The façade treatment references historical context while providing practical benefits suitable for a modern food destination.

- Easy to clean and maintain for a busy commercial environment
- Provides distinctive identity appropriate for a leisure/F&B venue

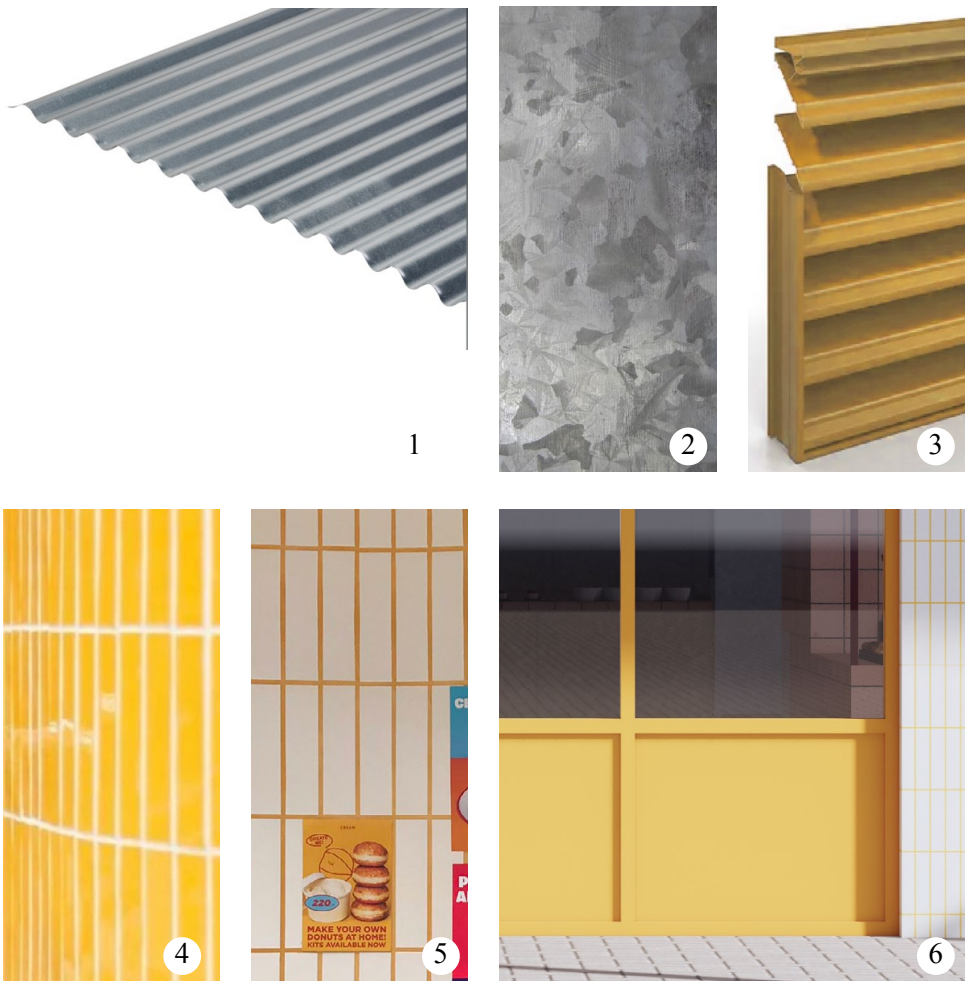
Galvanised Steel Canopy

The overhead canopy combines structural integrity with minimal maintenance requirements, making it ideal for this application.

- Weather-resistant with anti-corrosion properties
- No rust formation, ensuring an enduring appearance without degradation
- Structurally appropriate for the required span



* All colours are visualised for indicative purposes.



Key :

1 - Galvanised Roof Sheet

2 - Galvanised columns and beams (colour TBC)

3 - PPC louvre, part of the door/window system (colour TBC)

4 - Glazed ceramic tiles and colour grout (colour type A and format TBC)

5 - Glazed ceramic tiles and colour grout (colour type B and format TBC)

6 - PPC aluminum doors with PPC aluminium pannel as per door/window system (colour TBC)

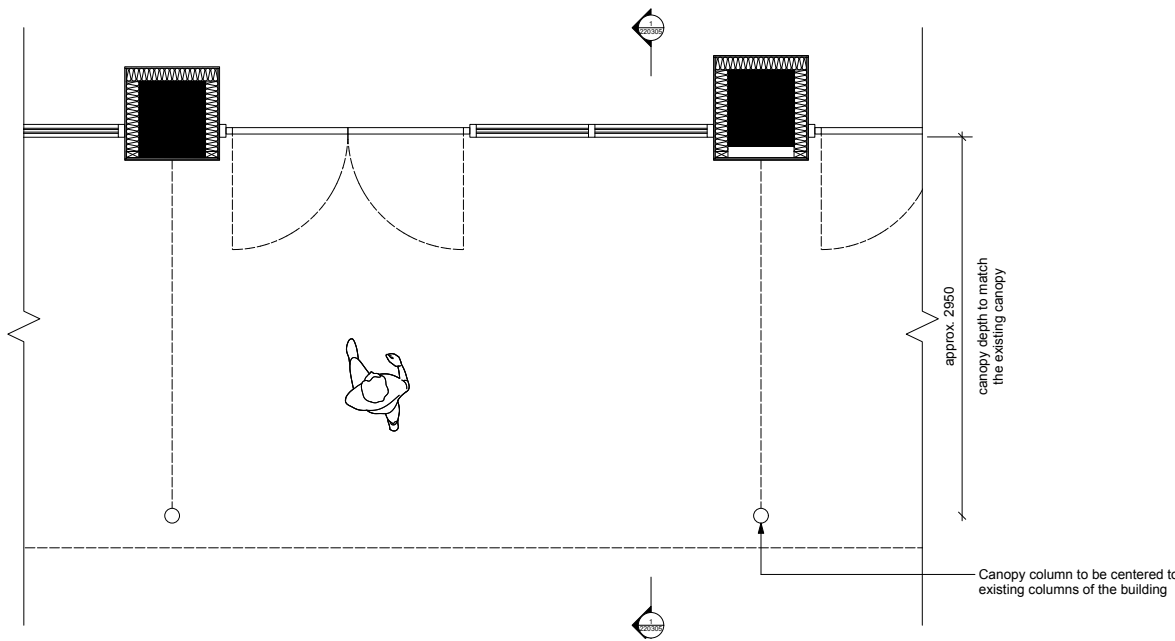
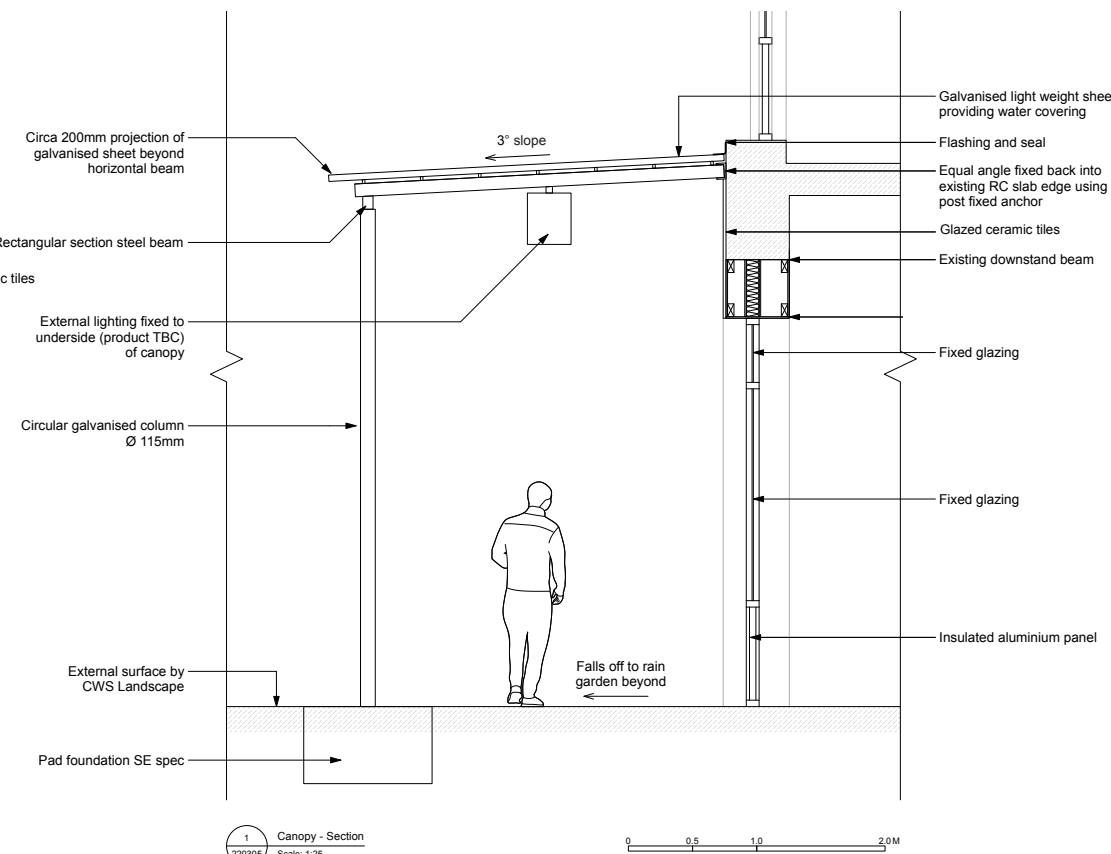
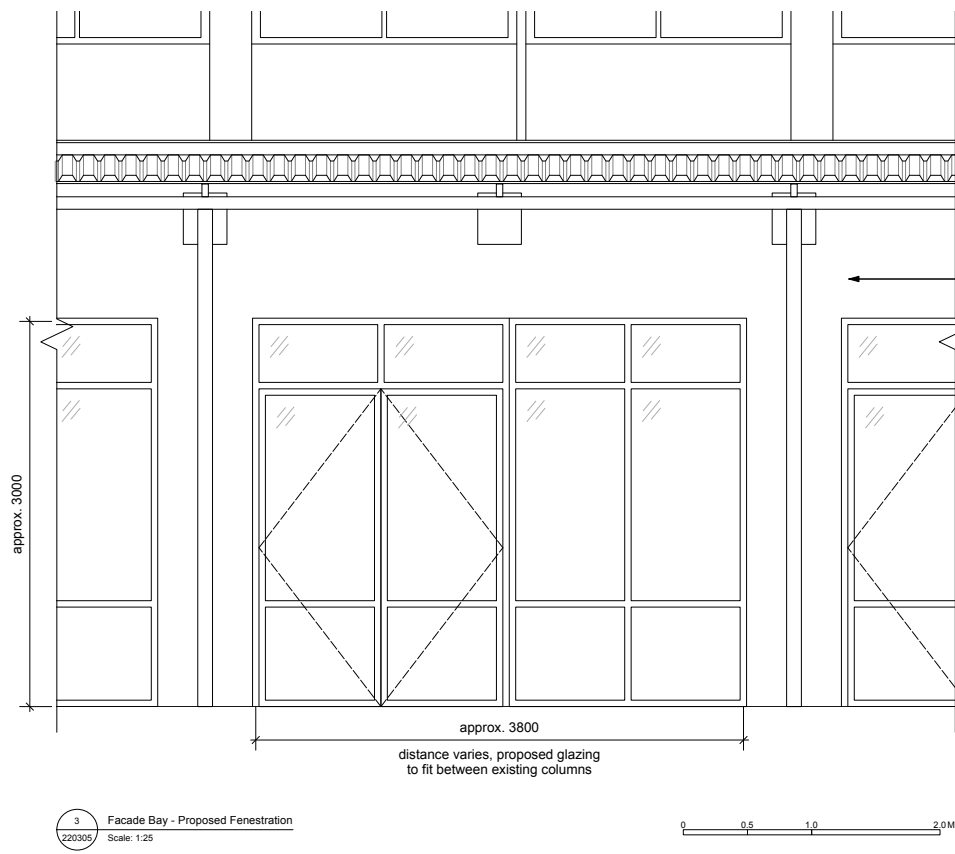
3.0 Proposed Design

3.4 Materiality

3.4.2 Bay Elevation



* All colours are visualised for indicative purposes.



3.0 Proposed Design

3.4 Materiality

3.4.3 Colour Approach

The colour strategy for the development aims to create a welcoming and distinctive presence while respecting the surrounding context.

Final colour palette to be confirmed following:

- Operator consultation to align with commercial requirements
- Public engagement to ensure community acceptance

The final colour palette will reflect the Civic Centre’s theme.

The proposed scheme will balance creating a landmark destination with sensitivity to its setting.



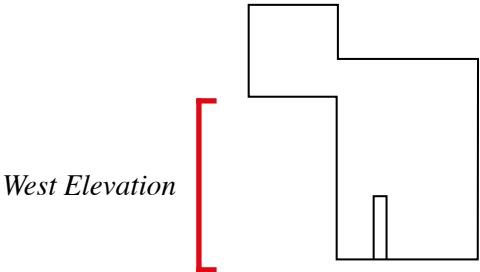
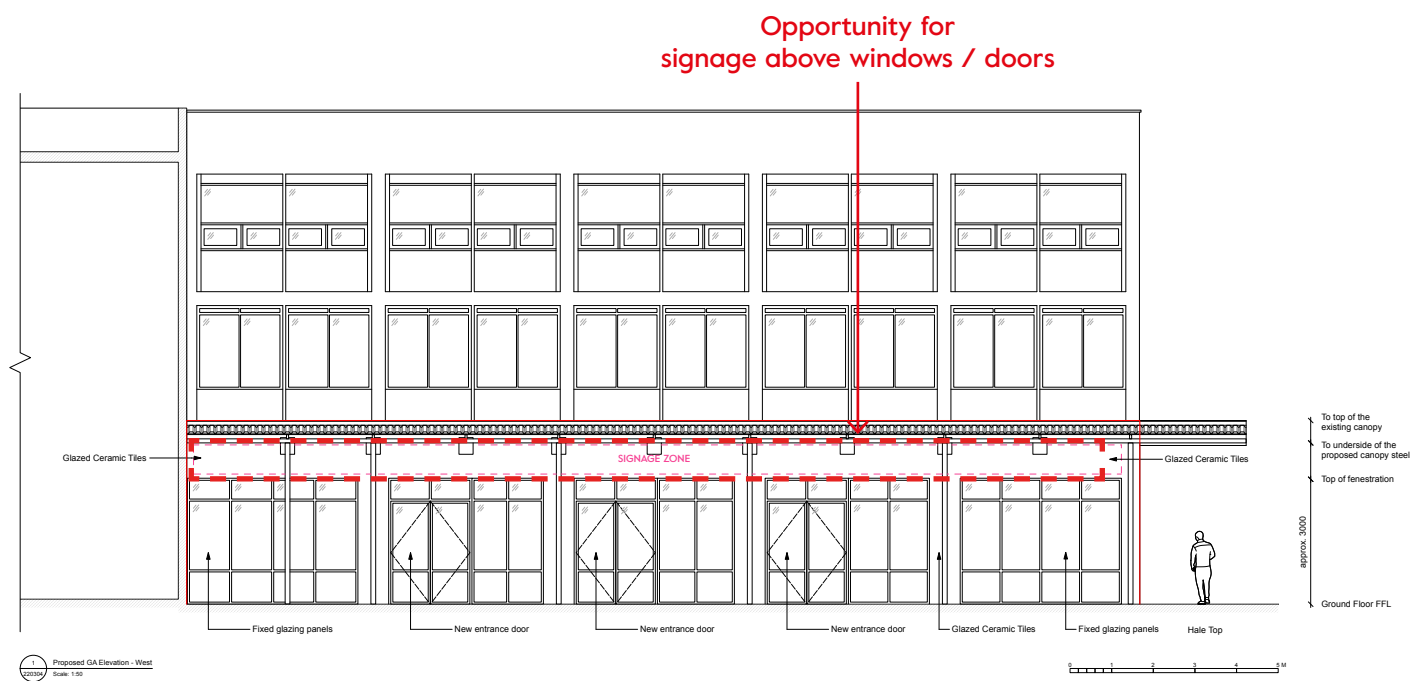
3.0 Proposed Design

3.5 Signage Zone

3.5.1 Main Facade

The Operator has yet to be chosen, final details of signage have yet to be agreed. However, we have identified areas where there are opportunity for signage which would be the subject of a separate advertisement consent application.

The drawing below highlight an area above the doors/windows for signage.



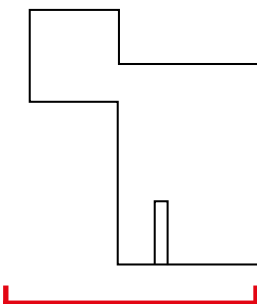
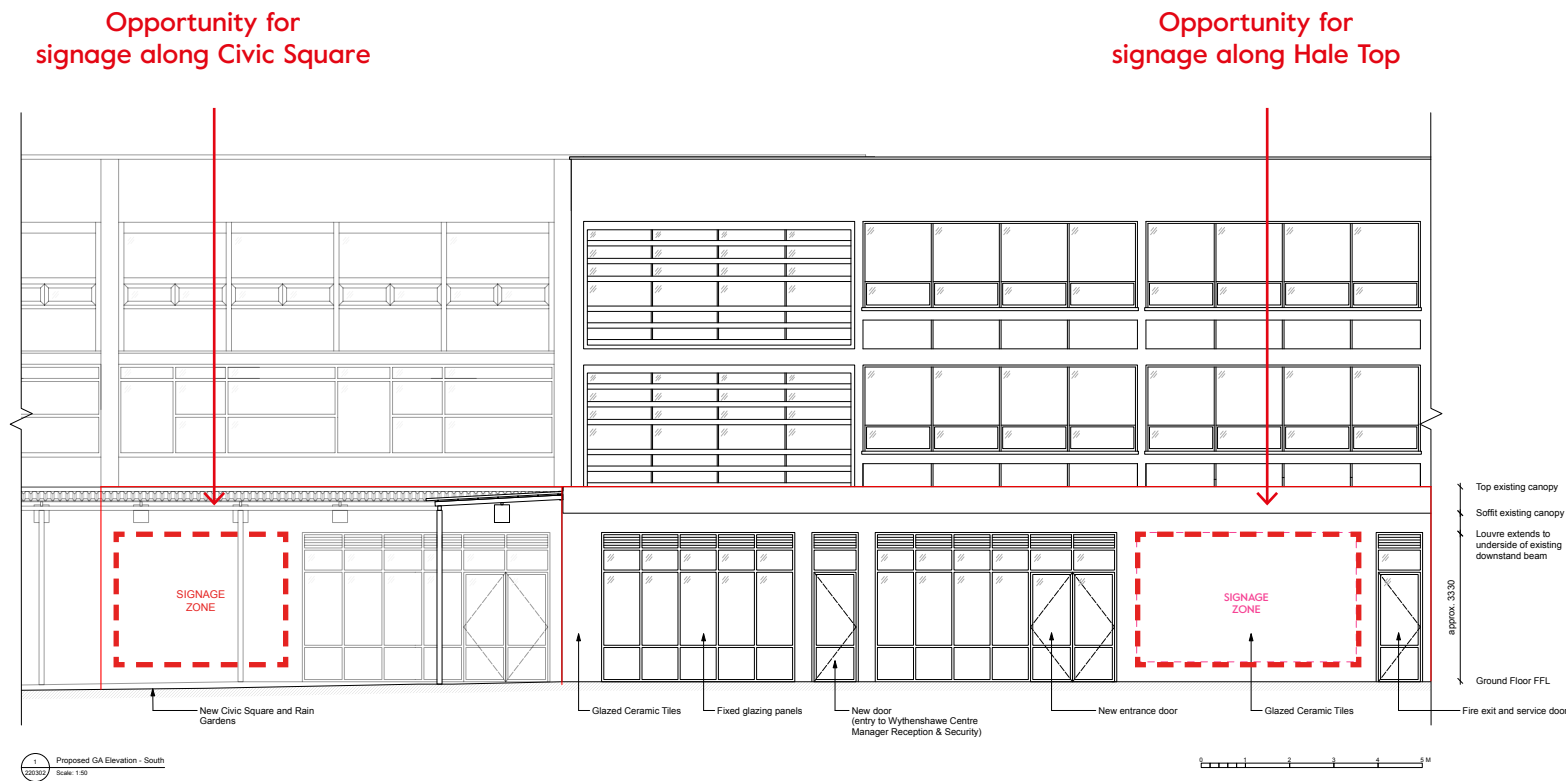
3.0 Proposed Design

3.5 Signage Zone

3.5.2 Along the South Elevations

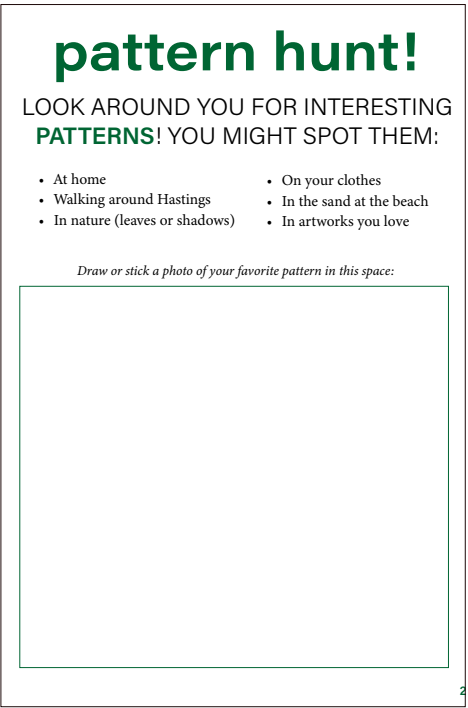
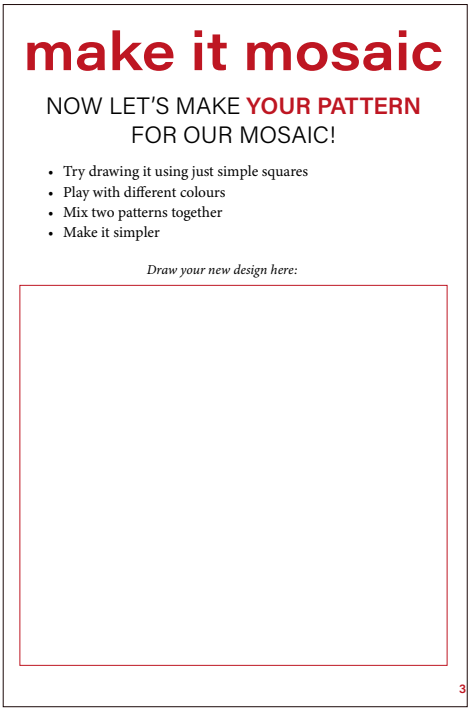
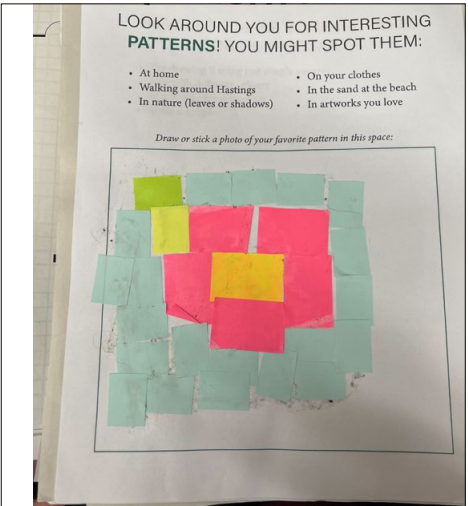
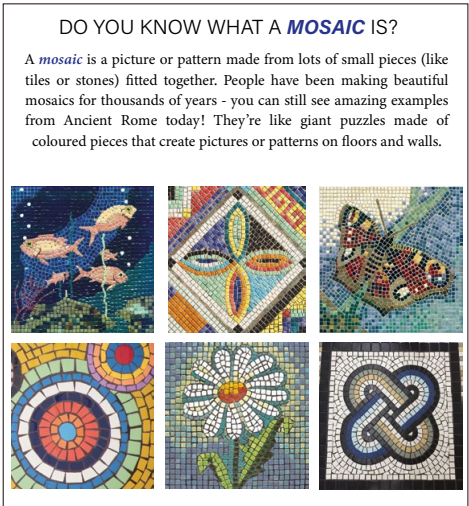
Two solid walls on the south facades (Hale Top & Civic Square) present an opportunity for impactful community expression. We propose a community co-designed ‘tiled wall’, embracing the Civic’s unique character.

Building on a previous successful youth mosaic project, where the workshop process started with “Do you know what is a mosaic? Look around you for interesting patterns! Make it mosaic”, we aim to create another vibrant and engaging piece.



South Elevation

Opposite: Co-design worksheets for a floor tiles mosaic on another IF_DO’s project



3.0 Proposed Design

3.6 External Lighting

The proposed external lighting scheme serves as a crucial element in establishing the development’s identity while enhancing the public realm experience.

CW Studio Landscape Architects have been commissioned by Manchester City Council (MCC) to support the regeneration of the public realm at Wythenshawe Civic as part of the wider redevelopment project. A proposed lighting scheme is incorporated within the public realm and landscaping work.

Feature Lighting

Feature lighting is thoughtfully proposed creating a distinctive visual presence that defines the space after dark.

Suspended lighting, integrated directly beneath the structural assembly, provides effective illumination under the canopy, delivering elegant lighting that transforms the space at night.

Night-time Presence and Usability of Public Spaces After Dark

The thoughtful external lighting approach enhances safety through improved visibility, supports passive surveillance, and animates the space to encourage evening activity.

The lighting design balances functional requirements with aesthetic considerations, whilst creating a welcoming atmosphere that extends the usability of public spaces after dark.



4.0 Access & Inclusive Design

4.0 Access & Inclusive Design

4.1 Access

The principles of universal design set out that design should:

- Provide the same means of use for all users — identical whenever possible, or equivalent when not
- Avoid segregating or stigmatising any users
- Be appealing to all users

Step-free access is available at the Foodhub, ensuring inclusivity for all users.

Front Access

Multiple entrances along the building front enhance public accessibility and pedestrian flow. Strategic door placement encourages footfall and provides clear sight lines from the public realm. Entrance design optimises internal circulation while creating a welcoming first impression.

Door

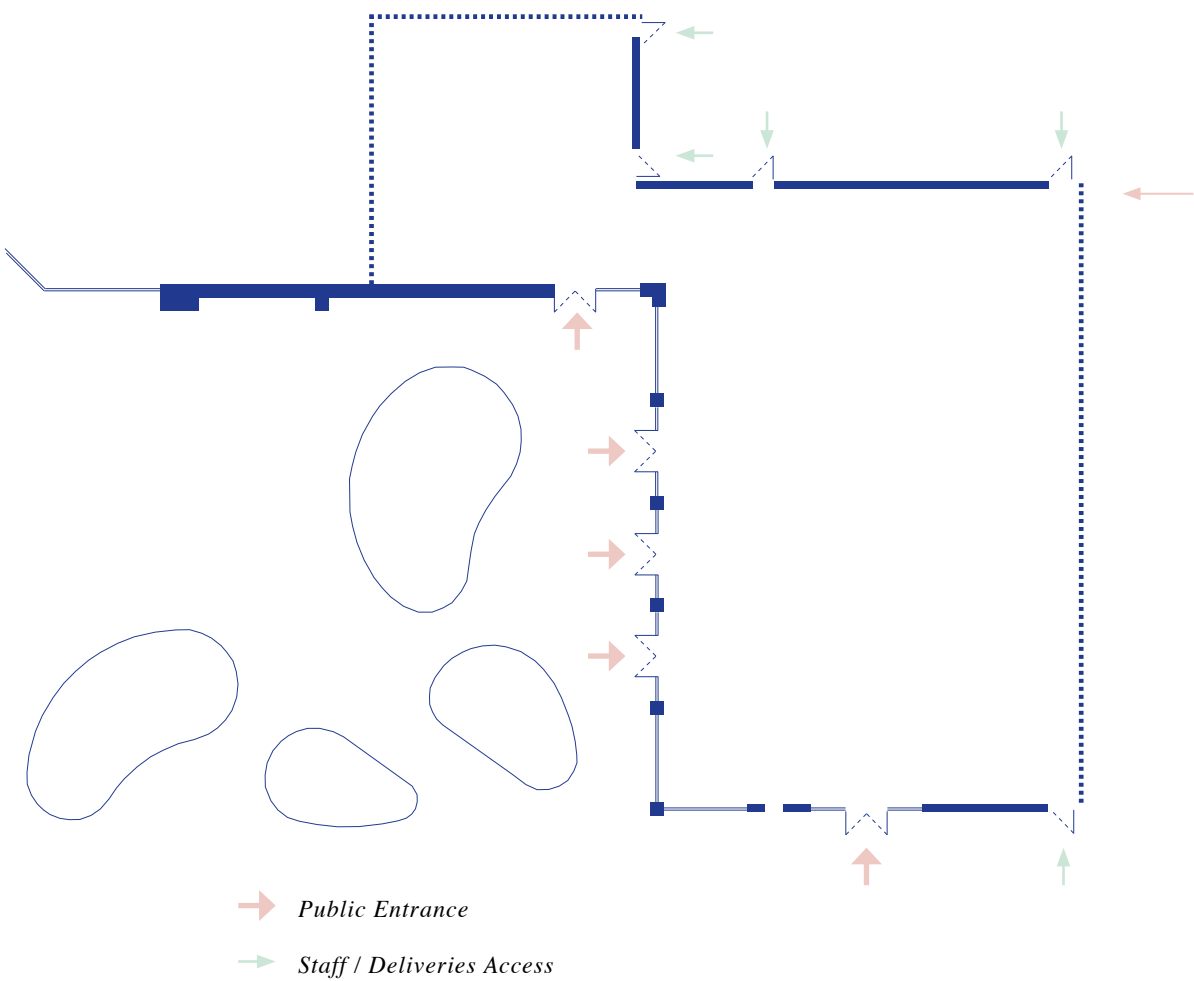
Doors exceed minimum width requirements for wheelchair users (900mm clear opening).

Threshold Design

Level thresholds at all access points eliminate barriers. Transitions between external and internal flooring are seamless with weather protection features that maintain accessibility in all conditions.

Service Access

Dedicated rear service entrance provides adequate width for deliveries and maintenance. Service areas maintain the same accessibility standards as public entrances with appropriate security measures. Clear distinctions between public, staff, and service entrances.



4.0 Access & Inclusive Design

4.2 Waste Management

Whilst a change of use is not required for the planning application, we provide the Waste Management Strategy for the Food Hub for completeness.

This Waste Management Strategy outlines the proposed waste management arrangements for the Food Hub, in accordance with Manchester City Council’s GD 04 Waste Storage and Collection Guidance for New Developments (Version 7.00).

The objective of this strategy is to demonstrate that adequate space is available within the rear service yard for the storage of waste generated by the Food Hub and to broadly outline the proposed collection frequency.

Based on Manchester City Council’s guidance for Restaurants/Fast Food Outlets (1500 litres per 20 dining spaces), the Food Hub, with a seating capacity of 200, is estimated to require approximately 14 x 1100-litre Eurobins to accommodate its waste.

Private Waste Management

It is envisioned that a private waste management company will be contracted to manage the collection and disposal of waste. It is anticipated that this will occur on a bi-weekly basis. However, further details will be provided once an operator has been selected.

In respect of quantum, and given that an operator has yet to be chosen, we have accounted for approximately 9 x 1100-litre Eurobins. However, this will be dependent on the requirements of the selected operator.

The waste management strategy will be refined to align with the operator’s specific waste management practices.

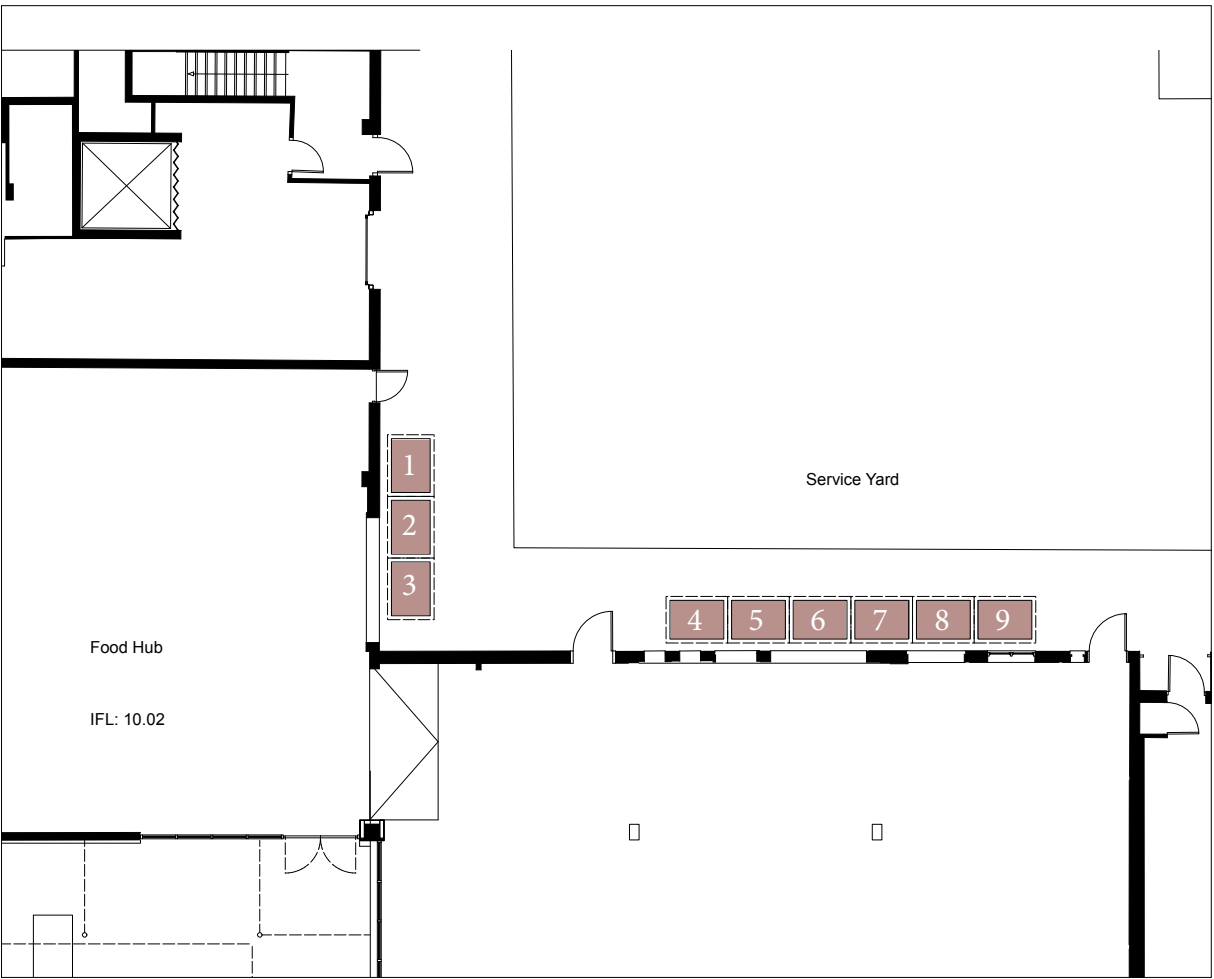
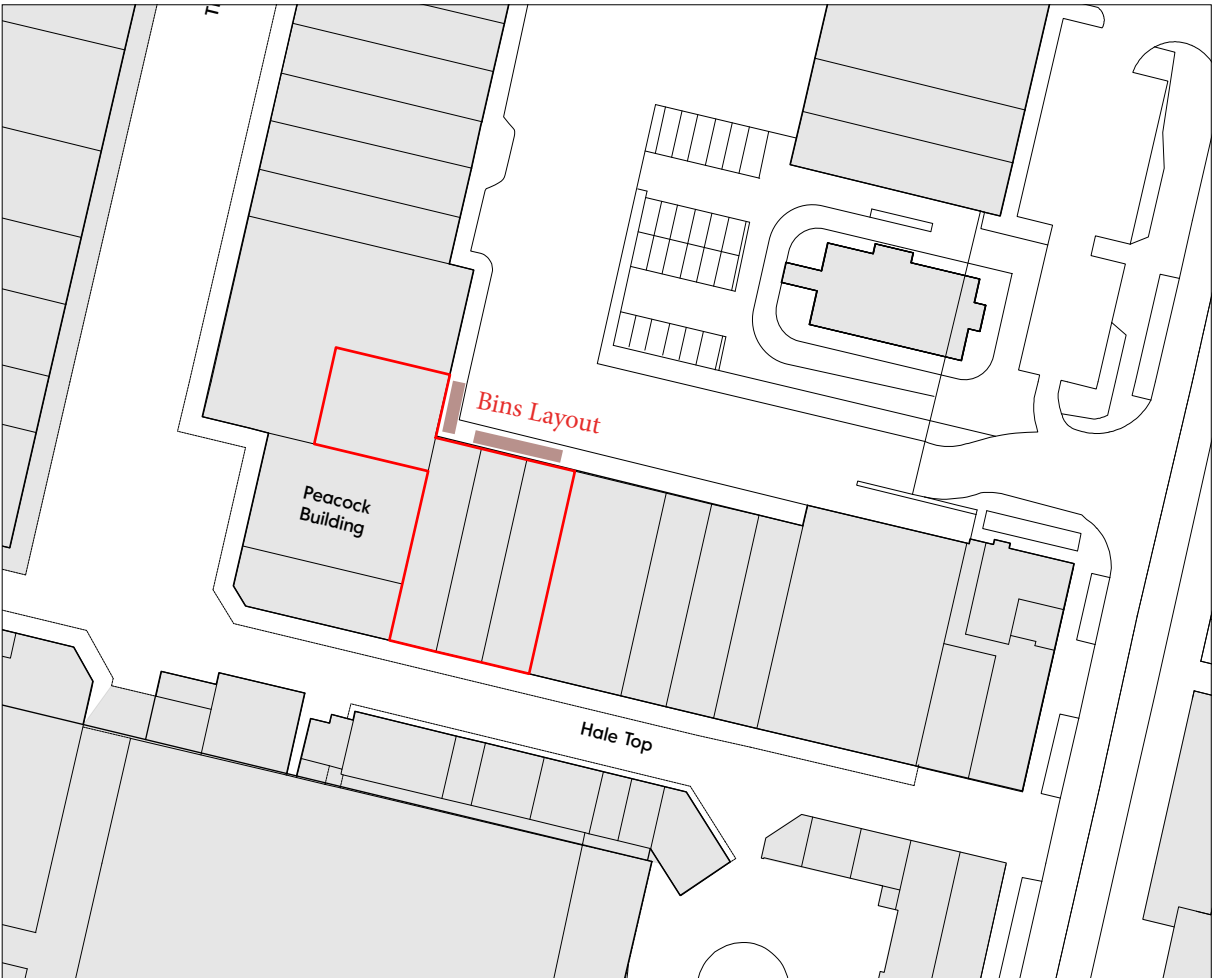
Bin Storage Location

The proposed location for the bins is along the facade of the rear service yard, in close proximity to the external service doors. This location provides convenient access for staff to deposit waste and for collection vehicles to access the bins.

Recycling

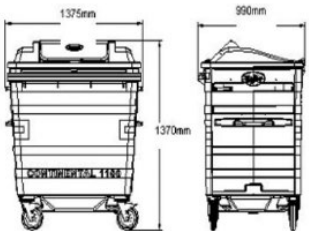
While the specific recycling percentage will vary depending on the final operator and their waste management practices, a strong emphasis will be placed on maximising recycling rates.

The rear service yard has sufficient space to accommodate the 9 x 1100-litre Eurobins in the proposed location. The layout will ensure easy maneuverability for collection vehicles and prevent any obstruction of access routes.



Appendix A: Container Dimensions

1100L Eurobin
Dimensions:
Width 1375mm
Depth 990mm
Height 1370mm
Height with bin lid open 2370mm
Floor space required 1575mm x 1190mm



5.0 Sustainability

5.0 Sustainability

5.1 Sustainability

The fenestration system maximises natural daylight penetration deep into the floor plate, significantly reducing energy demands for artificial lighting throughout the day.

The canopy offers passive environmental control by providing shading during summer months, reducing cooling loads, whilst still allowing beneficial solar gain during winter.

The retrofit approach preserves embodied carbon by adapting the existing building fabric rather than demolishing and rebuilding, aligning with sustainable construction principles and reducing the project’s overall environmental impact.

6.0 Safety & Security

6.0 Safety & Security

6.1 Safety & Security

Fire Strategy Coordination

The external works to the Foodhub have been developed in full coordination with the Fire Strategy. All elements comply with Building Regulations Approved Document B, including appropriate means of escape. Additional doors have been added to the rear of the building to ensure fire safety measures.

Passive Surveillance

The permeability of the façade continues to function effectively after dark, as illuminated interior spaces provide passive surveillance of the surrounding public areas. This enhances the sense of safety for pedestrians and contributes to a vibrant nighttime presence.

Feature lighting will be thoughtfully integrated beneath the new canopy structure, establishing a distinctive visual identity that defines the space after dark.

The façade treatment thus serves multiple functions—defining space, enabling activity, and promoting security—while maintaining visual connectivity between building users and the wider community.

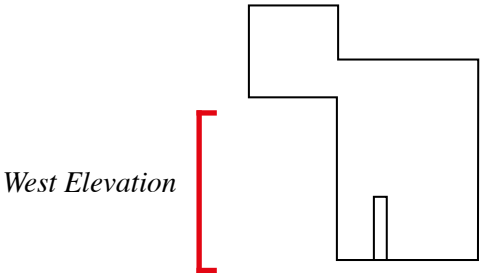
An active frontage ensures a continuous presence during operating hours. Security lighting will be provided to service yards and delivery areas.

Internal Shutter

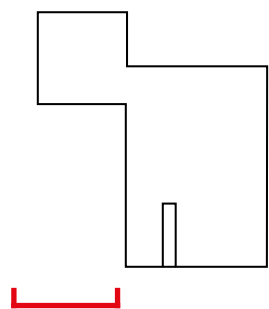
Operational security is addressed through integrated security measures as internal shutter that don’t detract from the welcoming atmosphere.

7.0 Visualisations

7.0 Visualisations



7.0 Visualisations



South Elevation



* All colours are visualised for indicative purposes.

8.0 Conclusion

8.0 Conclusion

8.1 Summary of Outcomes

Planning Benefits

The canopy and fenestration design show careful integration within the Wythenshawe Civic Centre regeneration, with the proposed fenestration system respecting the building’s original structural grid whilst introducing contemporary functionality. The lightweight canopy represents sensitive adaptation that honours the original architecture through honest structural expression, adding definition to the street frontage without overwhelming the existing building.

Economic Benefits

The transformed fenestration creates an attractive retail environment with large, transparent windows increasing visibility of interior activities, effectively showcasing food offerings to passers-by. The canopy provides weather protection for outdoor dining, extending usable commercial area regardless of conditions, while establishing a recognisable identity for the food hub as a destination.

Social Benefits

The fenestration design creates a permeable threshold between interior and exterior, fostering visual connectivity and encouraging social interaction by removing barriers between activities inside and outside the building. The canopy creates sheltered transitional spaces for gathering and impromptu social encounters, whilst providing comfortable conditions for community events regardless of weather.

Environmental Benefits

The fenestration system maximises natural daylight penetration deep into the floor plate, significantly reducing energy demands for artificial lighting throughout the day. The canopy offers passive environmental control by providing shading during summer months, reducing cooling loads, whilst still allowing beneficial solar gain during winter, demonstrating how thoughtful architectural elements can contribute to the building’s overall sustainability performance. The retrofit approach preserves embodied carbon by adapting the existing building fabric rather than demolishing and rebuilding, aligning with sustainable construction principles and reducing the project’s overall environmental impact.

Relationship to the Public Realm

The fenestration and canopy transform the relationship between building and Civic Square, creating a welcoming edge where the transparent façade maintains visual connection and enhances safety through passive surveillance. The canopy extends the building’s presence into the public realm, creating a transitional zone that encourages year-round activation with outdoor seating and activities.

The fenestration and canopy design successfully balances practical functionality with experiential quality, creating a contemporary expression that respects heritage sensitivity whilst meeting the complex demands of a vibrant, community-focused food hub.



9.0 Appendices

9.0 Appendices

9.1 Appendices

Drawing Register

IF_DO

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info@ifdo.co
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Drawing Issue Register
Project Name: Wythenshawe Civic LUF(B) Foodhub
Project Number: I8705 (MUSE) 25005 (IF_DO)
Author: IFDO
Date: 11th JULY 2025

Sheet 1 of 1

Drawing Title	Project Number	Originator	Functional Breakdown	Spatial Breakdown	Form	Discipline	Drawing No.	Scale	Drawing Number	Date + Issue No.
EXISTING										11.07.25
Site Location Plan	I8705	IFD	FH	ZZ	D	A	202001	1:1250 @ A1 / 1:250 @ A3	I8705-IFD-FH-XX-D-A-202001	PI
Existing Plan - Ground Floor	I8705	IFD	FH	GF	D	A	202100	1:100 @ A1 / 1:200 @ A3	I8705-IFD-FH-GF-D-A-202100	PI
Existing Section - AA Long Section	I8705	IFD	FH	GF	D	A	202201	1:100 @ A1 / 1:200 @ A3	I8705-IFD-FH-XX-D-A-202201	
Existing Elevation - North	I8705	IFD	FH	XX	D	A	202301	1:50 @ A1 / 1:100 @ A3	I8705-IFD-FH-XX-D-A-202301	PI
Existing Elevation - South	I8705	IFD	FH	XX	D	A	202302	1:50 @ A1 / 1:100 @ A3	I8705-IFD-FH-XX-D-A-202302	PI
Existing Elevation - East	I8705	IFD	FH	XX	D	A	202303	1:50 @ A1 / 1:100 @ A3	I8705-IFD-FH-XX-D-A-202303	PI
Existing Elevation - West	I8705	IFD	FH	XX	D	A	202304	1:50 @ A1 / 1:100 @ A3	I8705-IFD-FH-XX-D-A-202304	PI
PROPOSED										
Existing and Proposed Site Plan	I8705	IFD	FH	ZZ	D	A	201001	1:500 @ A1 / 1:1000 @ A3	I8705-IFD-FH-XX-D-A-201001	PI
GA Plans										
Proposed GA Plan - Ground Floor	I8705	IFD	FH	GF	D	A	220100	1:100 @ A1 / 1:200 @ A3	I8705-IFD-FH-GF-D-A-220100	PI
GA Sections										
Proposed GA Section - AA Long Section	I8705	IFD	FH	XX	D	A	220201	1:50 @ A1 / 1:100 @ A3	I8705-IFD-FH-XX-D-A-220201	PI
Proposed Canopy Detail	I8705	IFD	FH	XX	D	A	220201	1:50 @ A1 / 1:100 @ A3	I8705-IFD-FH-XX-D-A-220202	
GA Elevations										
Proposed GA Elevation - North	I8705	IFD	FH	XX	D	A	220301	1:50 @ A1 / 1:100 @ A3	I8705-IFD-FH-XX-D-A-220301	PI
Proposed GA Elevation - South	I8705	IFD	FH	XX	D	A	220302	1:50 @ A1 / 1:100 @ A3	I8705-IFD-FH-XX-D-A-220302	PI
Proposed GA Elevation - East	I8705	IFD	FH	XX	D	A	220303	1:50 @ A1 / 1:100 @ A3	I8705-IFD-FH-XX-D-A-220303	PI
Proposed GA Elevation - West	I8705	IFD	FH	XX	D	A	220304	1:50 @ A1 / 1:100 @ A3	I8705-IFD-FH-XX-D-A-220304	PI
TRACKER										
Drawing Register	I8705	IFD	FH	XX	D	L	000001	N/A	I8705-IFD-FH-XX-L-A-000001	PI
REPORT										
Design and Access Statement	I8705	IFD	FH	XX	T	L	000001	N/A	I8705-IFD-FH-XX-T-A-000001	PI

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