



DESIGN & ACCESS STATEMENT

WHITEFIELD FIRE STATION

July 2023

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Design (General)

Originally constructed mid to late 1960's, Whitefield Fire Station provides an essential service hub serving Whitefield and the surrounding areas. The existing building and associated facilities have however become outdated and no longer meets the needs of a modern day fire service.



Existing Whitefield Fire Station



Going forwards, It is essential that Greater Manchester Fire & Rescue Service are able to continue operations from the site to provide an adequate level of fire and rescue cover, for the area. It is therefore proposed to redevelop the existing site to provide a new Fire Station and associated ancillary training facilities.

Due to the significant extent of the redevelopment, it will not be feasible to continue operations from the existing building during the redevelopment work and thus a temporary Fire Station will need to be provided. Locational practicalities have meant that providing a temporary Fire Station off-site would be not present a viable solution and thus the temporary Fire Station will need to be provided within the curtilage of the current site, whilst the redevelopment work takes place.

Standardisation across the organisation is important to ensure that the emergency service can be delivered effectively, safely, and economically. This standardisation extends to the provision of buildings and the layouts therein, including the rationalisation of the external areas to promote as much standardisation as possible, whilst working within the constraints of individual sites.

The proposed Fire Station represents a newly developed and adopted standardised model which will be implemented on this and other Fire Station sites for Greater Manchester Fire & Rescue Service.

The building will be of a modern design which utilises robust materials to ensure low maintenance and longevity of the fabric.

The need to plan the building in such a way to maintain clear separation of Dirty / Intermediate / Clean workspaces, has heavily influenced the design of the building layouts.

It is worth highlighting that the Kitchen will not be of a commercial nature thus no commercial type of extraction systems will be employed.

Greater Manchester Fire & Rescue Service are actively collaborating with the North West Ambulance Service to provide shared operational provision across a network of sites and as such this development will incorporate a single parking space for an emergency ambulance. Shared welfare provision will be provided for within the building.

On many Fire Station sites there is often limited opportunity to provide soft landscaped areas due to the need to provide large hard paved areas to support vehicle manoeuvring and training activities. In response to this, the standardised Fire Station model incorporates an area of biodiverse green roof. Notwithstanding the retained amenity landscaped area (covered later in this statement) the intent to is still to implement the standardised building model and area of biodiverse green roof, on this site.

Use

The use of the site will remain unchanged from the current use, as an operational Fire Station.

As part of the Fire Services' service delivery, the Fire Service are committed to continuing their proactive approach in their engagement with the local community, indeed this approach has led to significant reductions in incident events through ongoing education, advice, and knowledge sharing, in relation to fire safety, within the community.

To aid this link with the community, a shared space within the new building has been incorporated (Training and Community Room). Through prior arrangement with the Fire Station, the public will be able to utilise this facility for various community related activities.

Amount

The amount of development is commensurate with a typical and modern operational Fire Station which operates a single pump along with supplementary / specialist operational support vehicles, on a whole time crewed basis.

Layout

The layout of the site is to some extent, dictated by the need to accommodate the temporary Fire Station within the curtilage of the existing site. It is however the intent to maintain as much of the dynamic of the current layout as is practically feasible thus, whilst comprising of an entirely new building, the site access points, vehicle turn-out arrangements and office & welfare accommodation will all sit largely, as per the current arrangements, albeit with some degree of necessary modification.

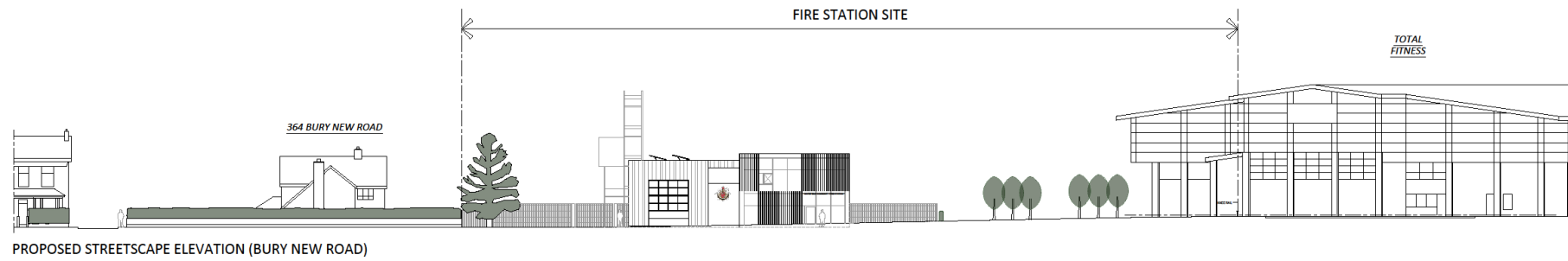
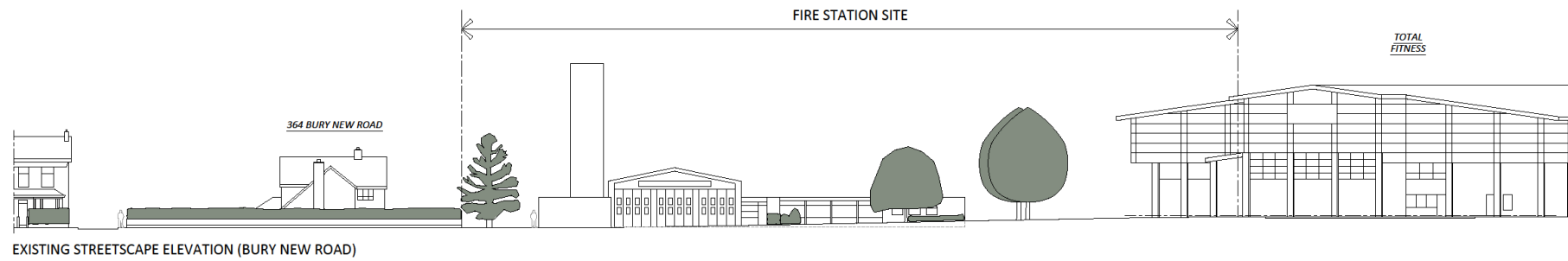
Additionally, the proximity of the existing residential properties to the north of the site have also heavily influenced the layout of the proposed development. The layout as indicated on the submitted plans considers feedback received from the Public Consultation exercise which was carried out in March 2023.

Scale

The scale of the development is predominantly dictated by the operational arrangements which are necessary for the function of the Fire Station.

Due to the site boundary constraints and the need to provide sufficient space to accommodate the temporary Fire Station along with adequate vehicular circulation routes, training areas and parking spaces, it is necessary for the office & welfare accommodation to be distributed over two levels.

Careful consideration has been given to the building layout and the elevational design, to minimise the perceived scale of the building on the site. Overall, the proposed design will provide for a building which is not significantly more dominant than the existing.



Landscaping

It is recognised that a significant amount of hard paved external area is required for vehicle manoeuvring and training activities, which often limits the amount of space available for the provision of soft landscaping / biodiversity enhancement. A prominent and significant existing area of greenspace within the site demise, is presently located on the south side of the site at the junction of Bury New Road / George Street.

It is acknowledged that this presently provides amenity value to the area and thus it is the intent to retain this area and re-landscape as part of the redevelopment.

In addition, it is also the intent to increase the amount of soft landscaped areas through the introduction of a landscaped 'buffer' along the north boundary plus an area of soft landscaping to the east boundary.

A new 'Break-Out Area' will provide an outdoor wellbeing space for use by the Fire Station personnel. The area will be landscaped with a small hard paved area and low maintenance planting.

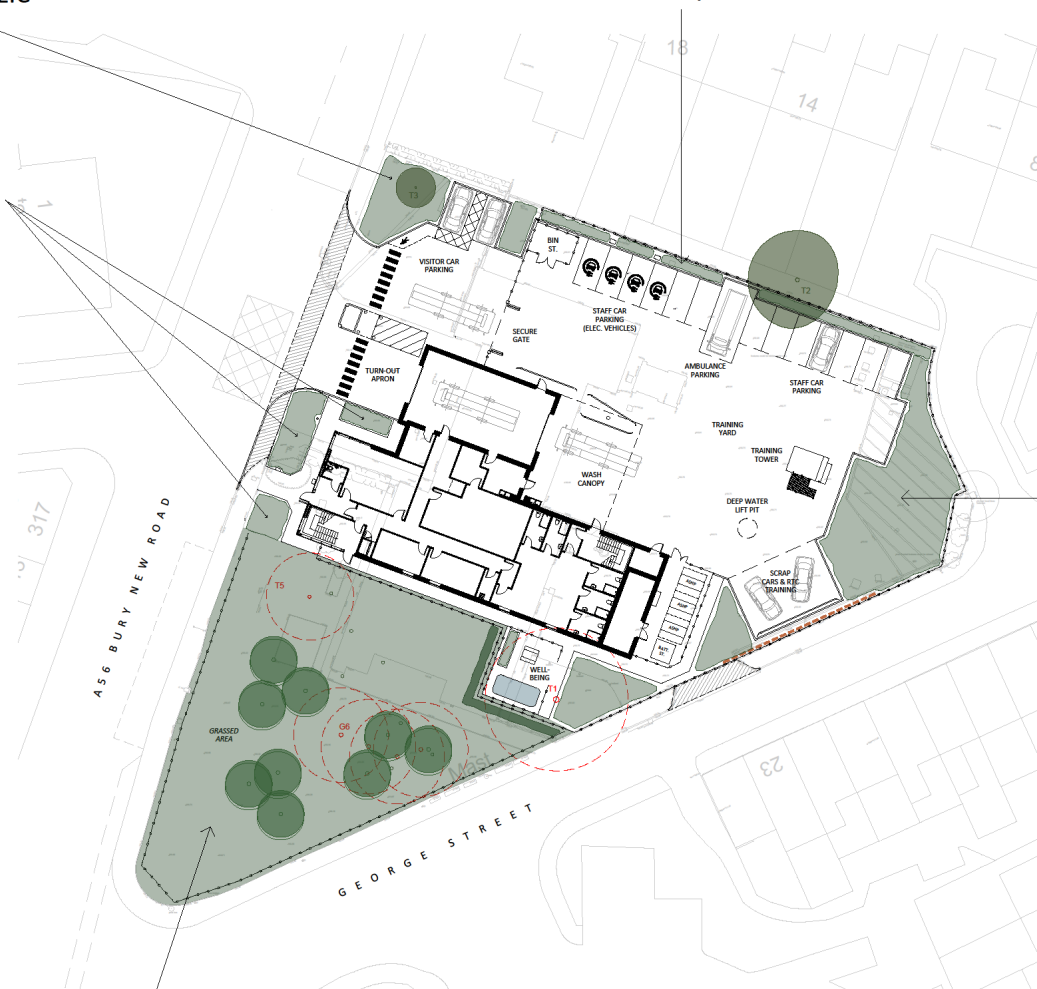
Existing Monkey Puzzle tree retained

New areas of soft landscaping

New landscaped 'buffer'

New area of soft landscaping

Existing 'Greenspace' to be retained and re-landscaped



Appearance

The building will be of a modern design which utilises robust materials to ensure low maintenance and longevity of the fabric.

Certain aspects of the building are defined by the nature of the use, for example the vehicle access / egress doors are a fundamental requirement to permit the functional operation of the building. The Training Tower also provides a specific operational training function. These are perhaps some of the most prominent features which define a fire station from other buildings.

The remainder of the building adopts a simple but effective approach to the elevational treatment utilising standing seam wall cladding, brickwork, and curtain walling. Overall, the proposed design provides for a building which is appropriate for the site and usage and un-dominating.

Visualisation of proposed Whitefield Fire Station



Access

Although not a public building, pedestrian access to the community facilities will be available directly off the public footway along Bury New Road.

A nominal amount of visitor car parking is also provided on the site, on the non-secure side.

All access routes will be level without steps or significant changes in level.

