

MMU - BIRLEY FIELDS - SITE WIDE RESILIENCE

Planning Document – Design and Access Statement

AUGUST 2020

6599-SRA-XX-XX-RP-A-00-900 Rev: P04 Date: 25/11/21 Status: S2 Purpose: For Planning



SHEPPARD ROBSON

CONTENTS

1.0	Introduction	4
2.0	Site Context	5
3.0	Proposal Discription	8
4.0	Energy Centre Proposal	9
5.0	Brooks Building Proposal	11
6.0	Tree Relocation	14

1.0 INTRODUCTION

This Design and Access Statement has been prepared by Sheppard Robson on behalf of Manchester Metropolitan University to accompany and support the addition of two Back-Up Generators on their Birley Fields Campus site.

Location

The Birley Fields Campus is located on the eastern side of Hulme and is bounded by Princess Road, Stretford Road and Old Birley Street. The Campus provides teaching, office and research facilities, alongside student accommodation, a green energy centre and 42,000m² of new public realm.

The two campus buildings that have been identified as those that would benefit from the proposed Back-Up Generators are the Brooks Building, an academic facility accommodating 6,500 students to the east of the campus, and the Green Energy Centre to the south.



Birds eye view of Birley Fields Campus



Aerial view of Birley Fields Campus from the North East

2.0 SITE CONTEXT

Site and Immediate Surroundings

The key focal points on the Campus are the Brooks Building, which acts as a beacon to those arriving into Manchester via Princess Road, and the Energy Centre which is also highly visible on the approach to the city. The site also contains a number of student accommodation blocks, surface parking and a multi-storey car park. The intention is to locate the Back-Up Generators in discreet and secure locations that will not detract from the visual aesthetic of the Campus, either from the public realm or the main approach from Princess Road.



The Brooks Building Site

The generator proposed for the eastside of the Brooks Building will be in the location of an underused, open-storage area adjacent to the bin store.

As the full perimeter of the Brooks Building is accessible to all staff, students and visitors; the Back-Up Generator will require a secure enclosure. This compound will only be accessible to approved university staff. Vehicular access to the location will be via the internal campus road to the south of the Brooks building.

Although this location is at the rear of the building and away from the more heavily used parts of the public realm, it sits in a landscaped area along a cycle path in an area that is visible from Princess Road. As the east elevation forms the principle view of the Brooks Building from Princess Road, a sensitive approach will be required to place the generator in this location.

The existing bin store and storage area have been successfully concealed from view using mesh fencing to the north, south and east sides with two species of climbing plants. Along with the surrounding shrubbery and young trees, the area is almost completely hidden from view as it disappears into the soft landscaping.

The proposed generator will require an increased area of hard landscaping, which will extend approximately five meters north of the current enclosure. This will result in the loss of 2no. young trees and an area of shrubbery as indicated on the proposed plan. These trees and scrubs are to be replanted if possible or replaced within the landscaping on the east side of the building.

It is proposed that the area is replaced with a new enclosure with a like-for-like aesthetic. The enclosure will consist of a new welded mesh fence with 80mm x 80mm SHS post to all sides with 2no. manual gates, one to access each of the separate enclosures (the existing bin store will also be enclosed to deter antisocial behaviour and improve the quality of space at the rear of the building). New climbing plants will be planted at the base of the welded mesh fence on the north, east and south elevation.



The Brooks Building as seen from the Princess Road. The existing bin store blends into the soft landscaping



1. The existing bin store and open storage area.



2. The existing compound as viewed from the cycle path facing South. The site is successfully



3. The existing compound as seen from Epping Walking Bridge

The Energy Centre Site

The Energy Centre Site, which is within the secure perimeter of the service yard will only be accessible to approved university personnel. This will be accessible through the Energy Centre building or through gated security fences at either end of the service yard. Vehicular access to the site will be via the internal campus road to the north of the energy centre.

The Energy Centre Generator will be located in the enclosed service yard, roughly 900mm from the adjacent multi-storey car park. The zone between the container location and the mutlistorey car park is defined by the existing kerb line and grave strip along the edge of the service yard. The generator will require an overhead connection to safely bridge cables across the yard to connect to the Energy Centre plant room. There are a number of existing overhead connections (picture 6) between the Energy Centre and the multi-storey car park, therefore the the new connection will not look out of place in its surroundings.



The Energy Centre and Mutli Storey Car Park



4. The Energy Centre site as seen from Epping Walking Bridge



5. View of the exisitng service yard enclosure



6. The service yard between the Energy Centre and Multi Storey Car Park

3.0 PROPOSAL DISCRIPTION

This application seeks approval for the installation of 2no. Back-Up Resilience Generators.

The potential locations for the generators are limited due to the required proximity to the existing plant rooms in the Brooks building and the Energy Centre. Other areas were investigated but ruled out due to a number of factors.

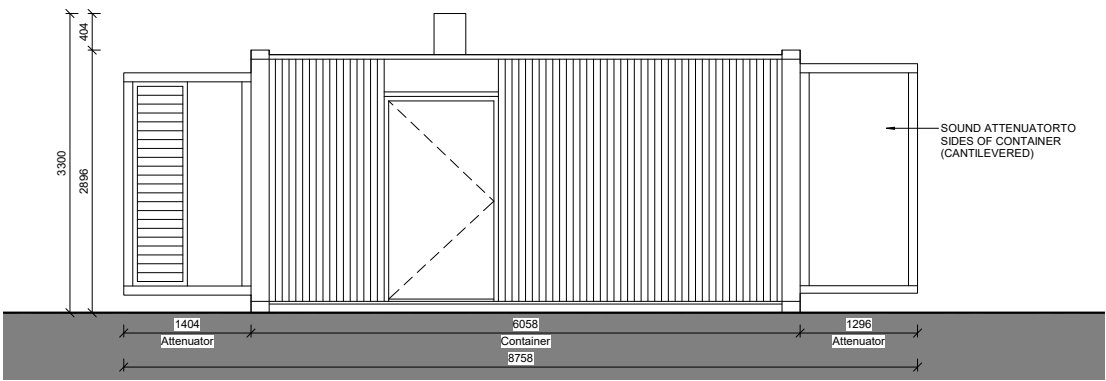
The installation of the generators is a vital addition to the University’s wider campus strategy for their buildings to remain operational in the event of a general power failure. Such power outages are a rare occurrence, and therefore these generators will not be in regular use and only be operational in the event of an emergency.

Access is required to all sides of the generator housings (which is contained within a modified shipping container) to service the internal plant. There are access doors to the front and the rear of the unit and there are sound attenuators at either end of the unit container and directly above the generator unit. These will dampen the airborne noise while the generator is operational. The closest residential units to the sites are Durham House which is 110 meters north of Brooks Building Site, and Warde Student Accommodation which is 60 meters East of the Energy Centre Site. There is also a Multi Storey Car Park directly between the Energy Centre site and this would further decrease any potential noise disturbing the residents.

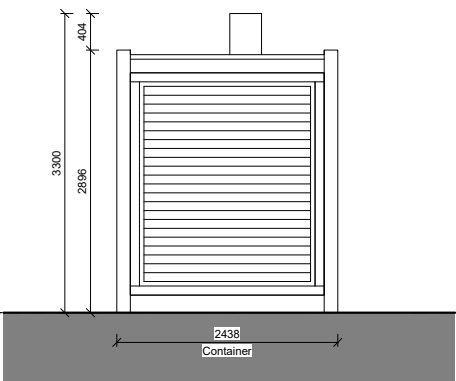
Each generator will be sat upon a proposed concrete slab measuring 6658mm x 2738mm, this equates to approximately 110% of the base of the shipping container. The top of the structural concrete slab will sit flush with the existing surface level and on both sites, the surrounding hard surface will be replaced like for like as shown on plan.

The generator units will be concealed in modified steel shipping containers to provide a simple aesthetic. The container will be finished with a light grey weather resistant epoxy paint and although the units have been designed to be secure and tamper proof, both will be placed in locations inaccessible to the public as an extra layer of defense.

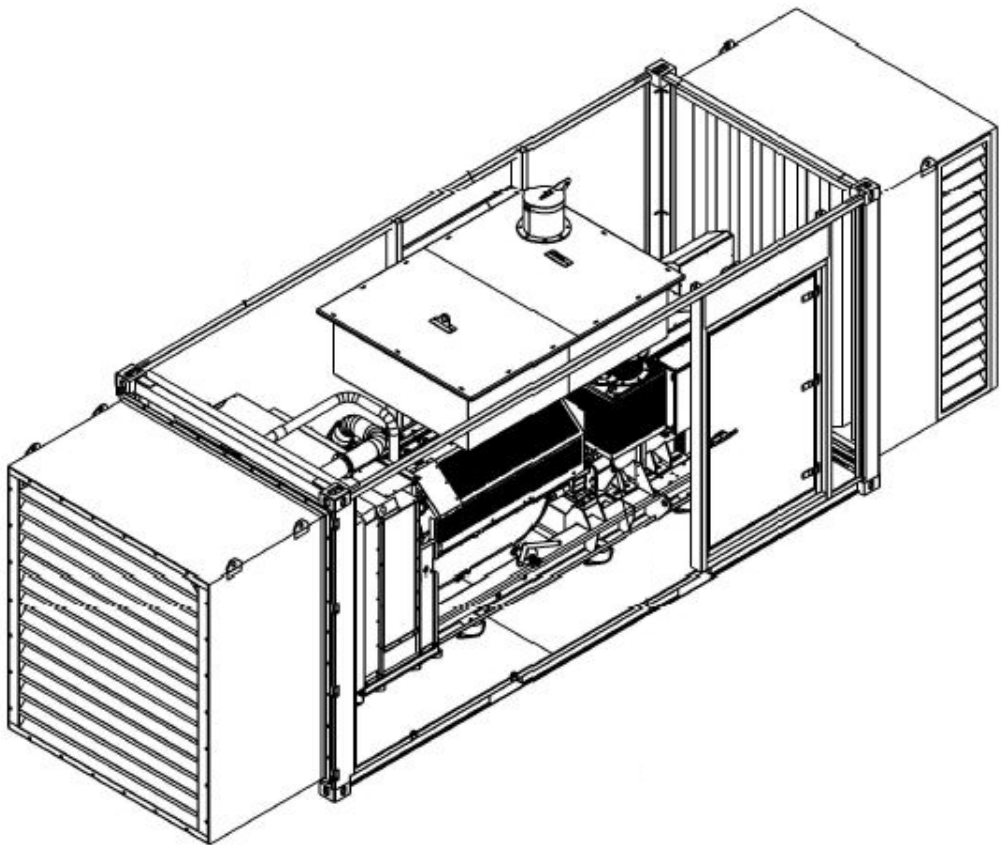
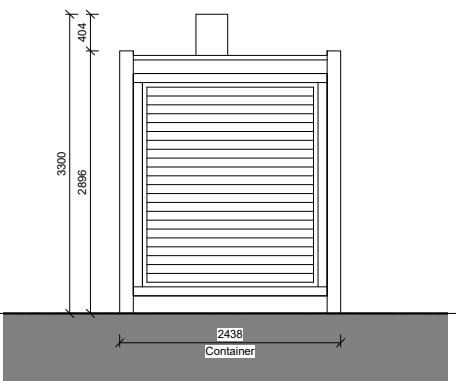
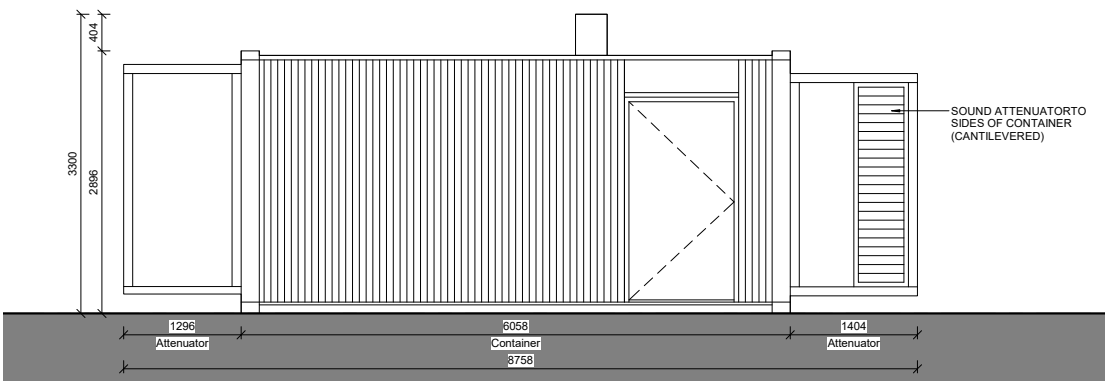
Access to the generators will only be required on a periodic basis and to refuel the internal generator and for general maintenance. Both sites are accessible by internal campus roads which can be used by fuel tankers when refueling is required.



ntainer - Front Elevation

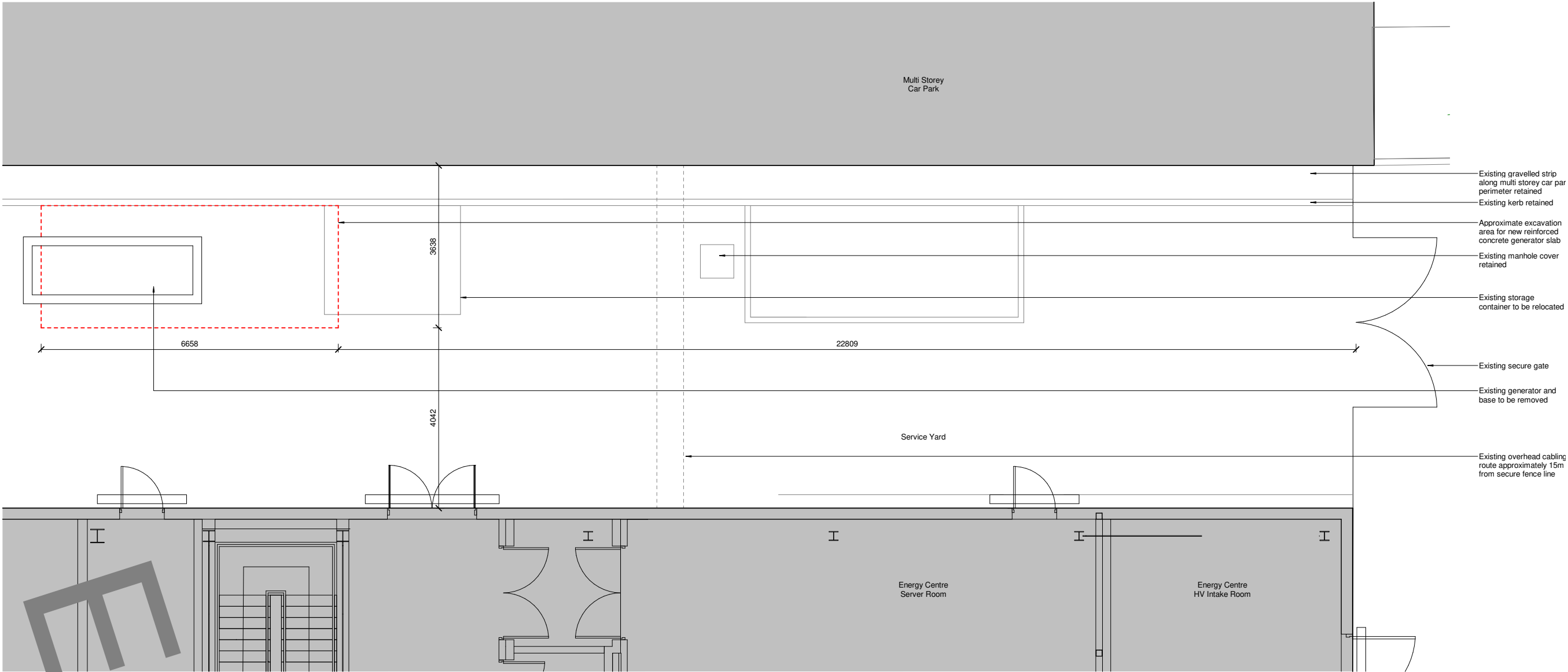


or Container - Side Elevation 1



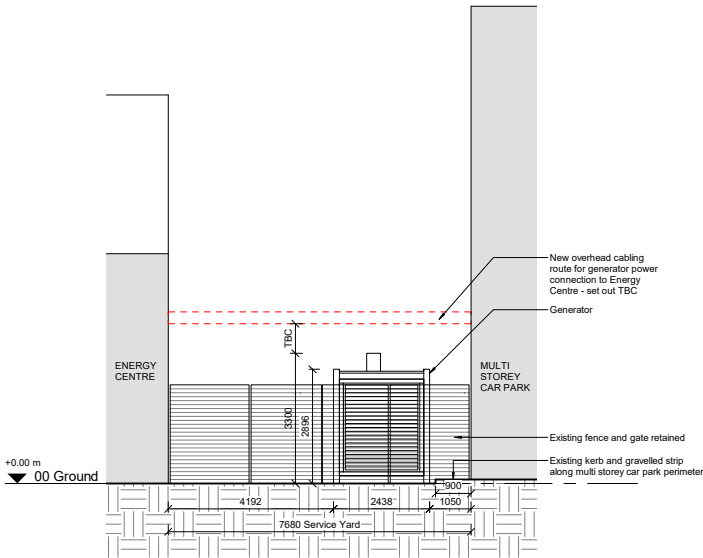
4.0 ENERGY CENTRE PROPOSAL

ENERGY CENTRE EXISTING SITE PLAN

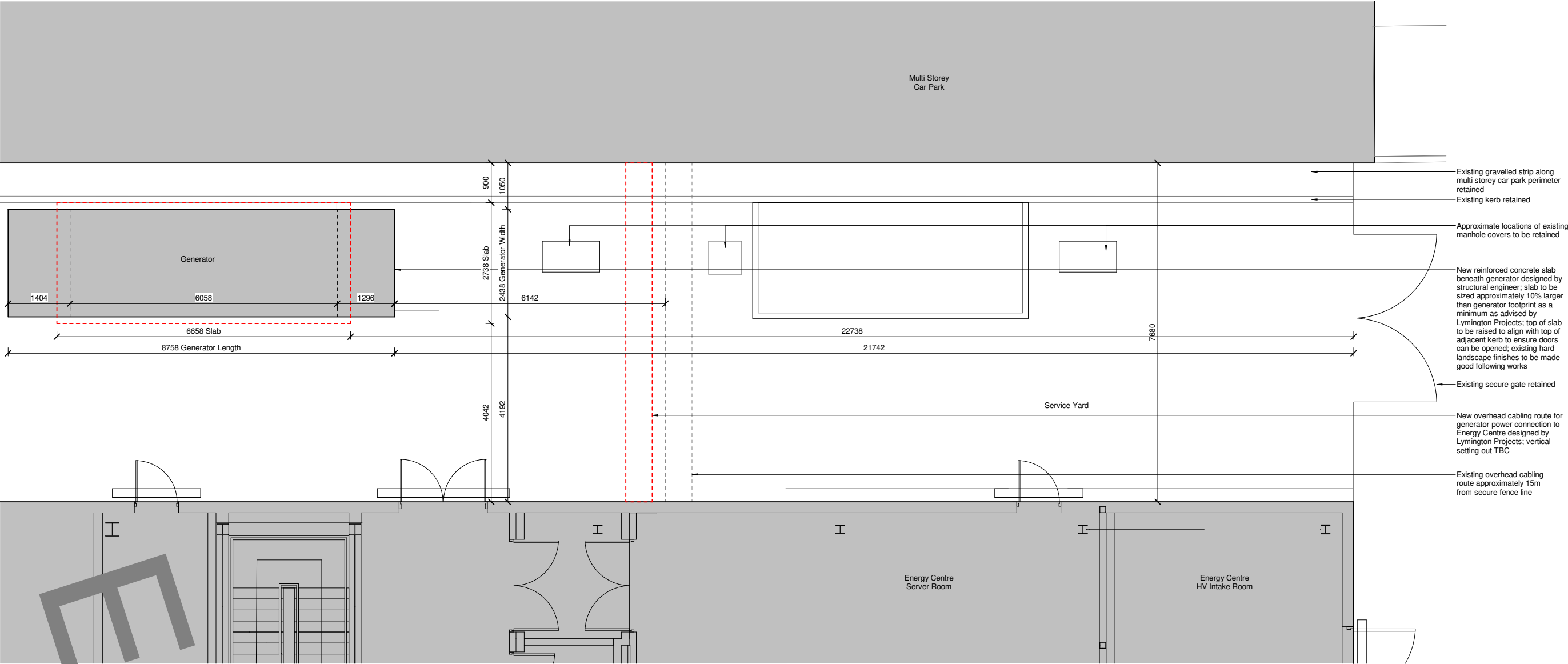


1 Energy Centre - Existing GA Plan
02101 1 : 50

ENERGY CENTRE PROPOSED SITE PLAN



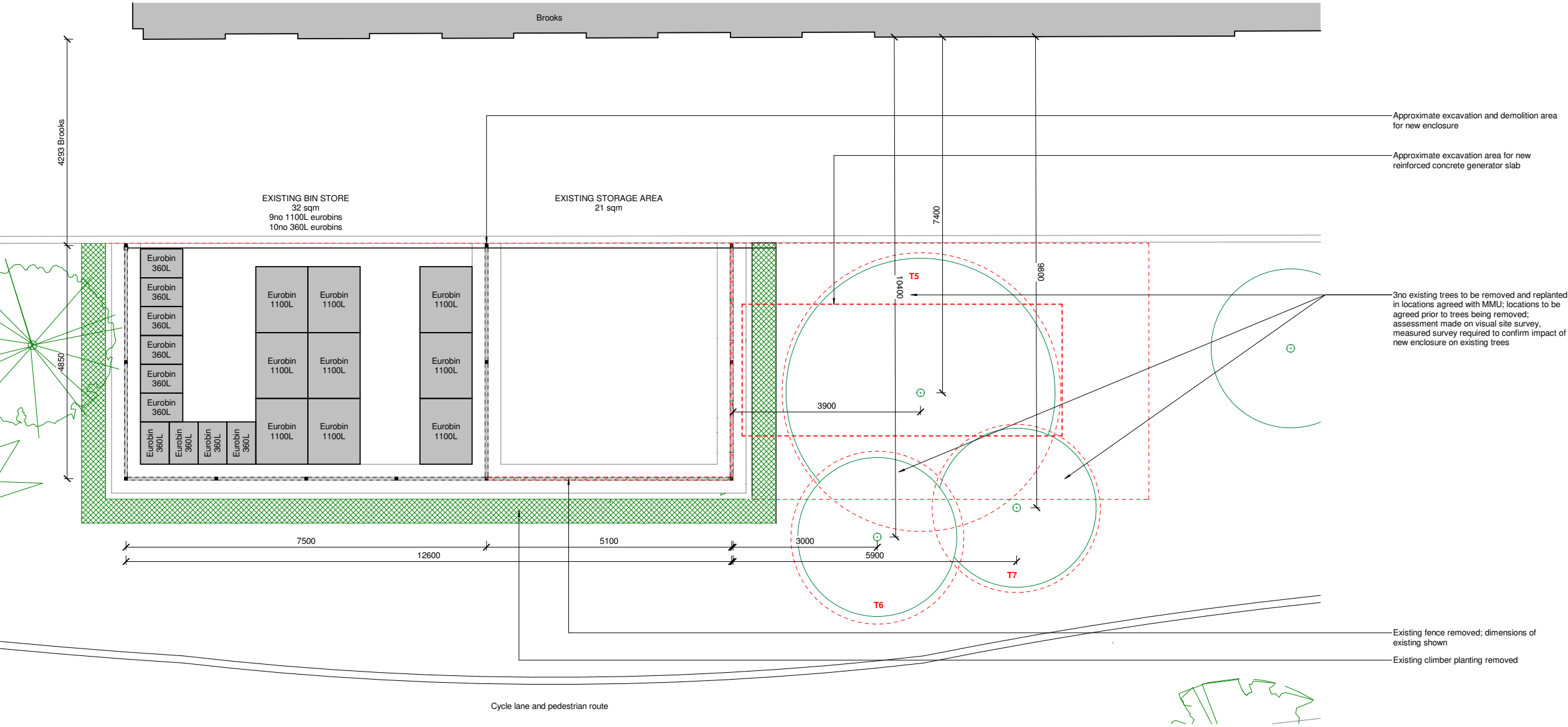
5 Energy Centre - Proposed Elevation
02201 1 : 100



1 Energy Centre - Proposed GA Plan
02102 1 : 50

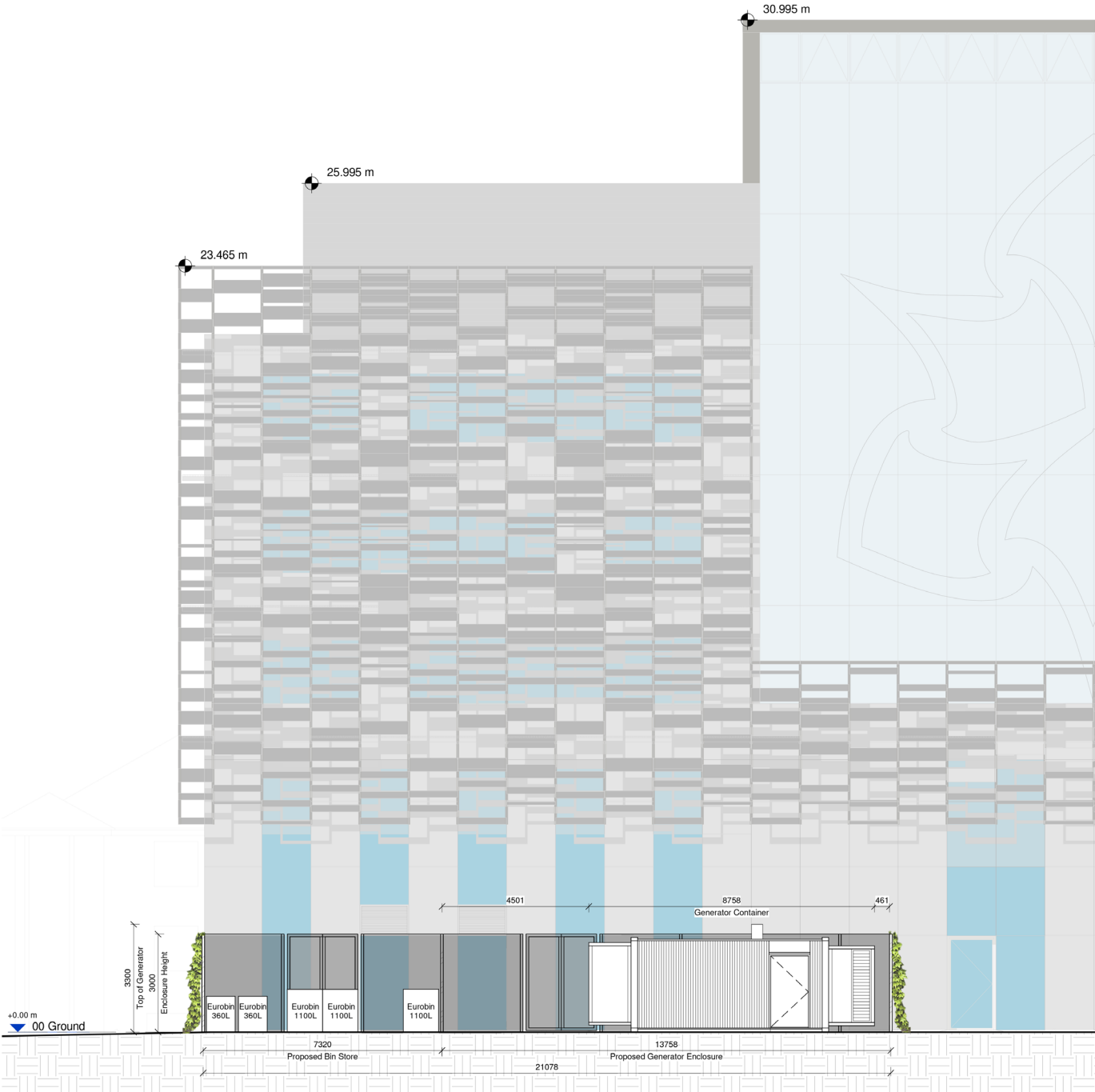
5.0 BROOKS BUILDING PROPOSAL

BROOKS BUILDING EXISTING SITE PLAN

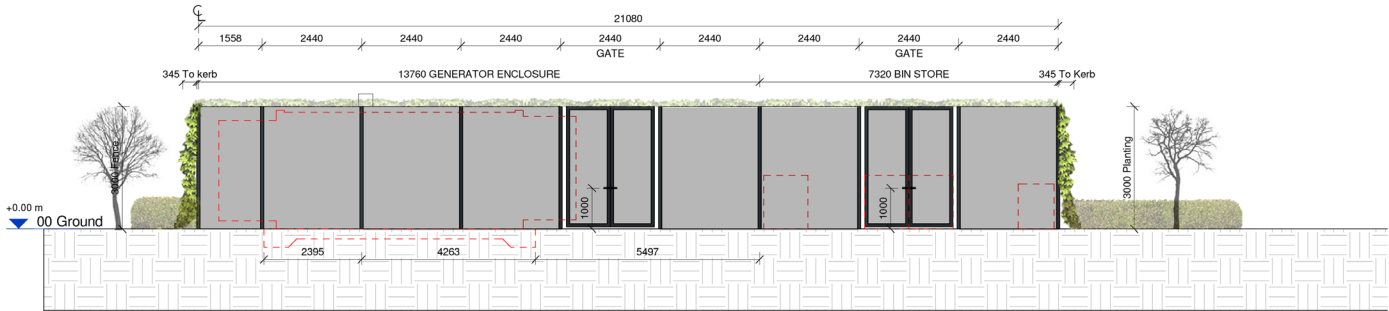


[illegible]

BROOKS BUILDING PROPOSED ELEVATIONS



9 Brooks Enclosure - Proposed Section
1 : 100

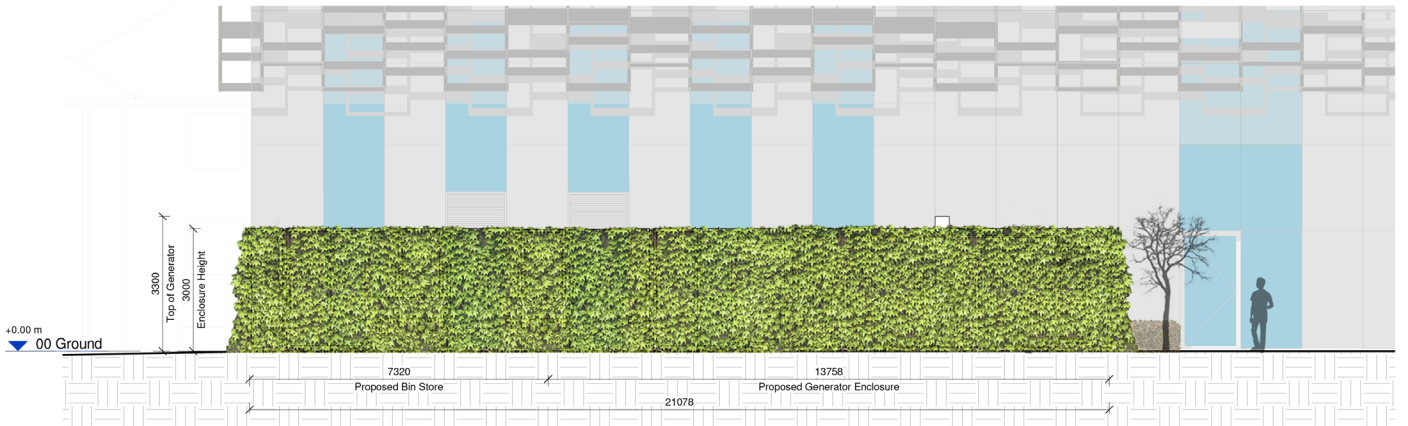


2 Brooks Enclosure - Proposed West Elevation
1 : 100



3 Brooks Enclosure - Proposed South Elevation
1 : 100

4 Brooks Enclosure - Proposed North Elevation
1 : 100

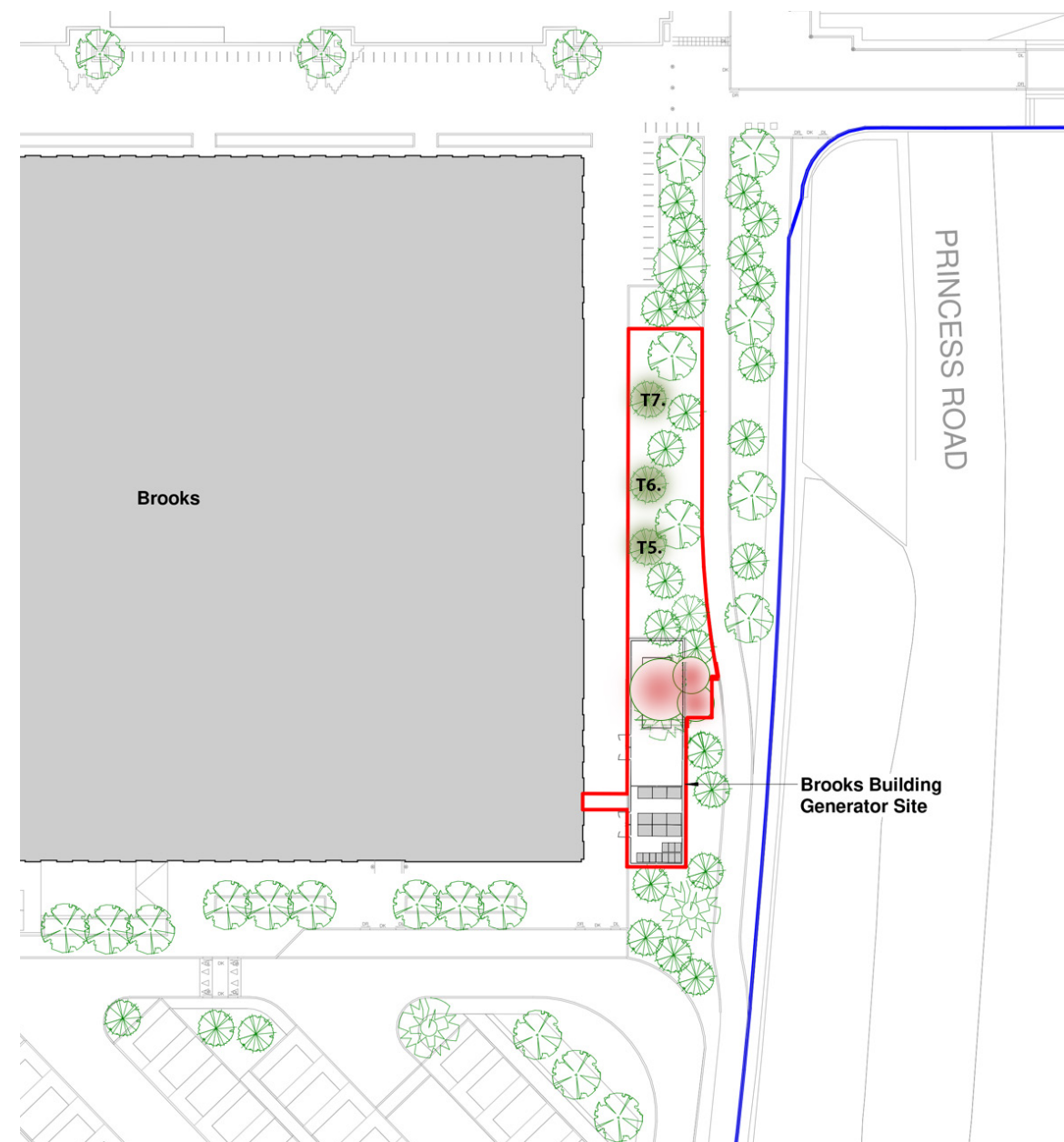


5 Brooks Enclosure - Proposed East Elevation
1 : 100

6.0 TREE RELOCATION

Three trees have been identified as needing to be removed to accommodate the proposed container compound to the east side of the Brooks Building. The trees include a semi mature pine tree (T5.) and two young silver birch trees (T6. & T7.). These were planted during the construction of the Brooks Building in 2014 and will be replaced and relocated on the east side landscaping close to the new compound.

The removal of the existing bin store fencing will also result in the climbing plants being removed during the construction of the project. The existing species of climbing plants have been identified as Hedera and Parthenocissus and we proposed that these are replaced with like-for-like planting to conceal the north, south and east sides of the enclosure. The climbing plants will be 1.5m – 2.5m when initially planted and these will grow and be maintained at the 3m high level with the top of the fence.



The pine and birch trees will be relocated to the north of the compound within the red line boundary of the site. The locations above are indicative only, final locations to be agreed before planting.

SHEPPARD ROBSON

enquiries@sheppardrobson.com
www.sheppardrobson.com

77 Parkway
London NW1 7PU
T: +44 (0)20 7504 1700
F: +44 (0)20 7504 1701
london@sheppardrobson.com

93 West George Street
Glasgow G2 1PB
T: +44 (0)141 285 3100
F: +44 (0)141 285 3101
glasgow@sheppardrobson.com

City Tower
Piccadilly Plaza
Manchester M1 4BT
T: +44 (0)161 233 8900
F: +44 (0)161 233 8901
manchester@sheppardrobson.com