



Space Studios Manchester - Phase 3

Design & Access Statement





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Site Address

Space Studios Manchester - Vaughan Street, West Gorton, Manchester - M12 5FQ

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1.0 Introduction

PRP have been appointed by Manchester City Council (MCC) and Manchester Creative Digital Assets (MCDA) to lead the project team in the design and delivery for the expansion of the existing Space Studios site in West Gorton, Manchester. The Studios have become a key driver in the transformation of a deprived neighbourhood and support the development of a cluster of businesses and the associated skilled workforce taken from the local community required to grow the sector in the region.

This current phase of development is referred to as 'Space Studios Phase 3' and follows the successful completion of the first phase where the 1970s Fujitsu manufacturing halls were transformed into a drama production centre and the subsequent second phase, Outerspace, which was a purpose built 30,000 sq. ft production space and support buildings.

1.1 Purpose of the Document

This Design and Access Statement has been prepared by PRP on behalf of MCDA. In collaboration with the wider team, PRP has been appointed to prepare the information and drawings required as part of this Full Planning Application. This document sets out the design principles and access strategies for the proposed development.

This Design and Access Statement should be read in conjunction with the following documents which have been submitted separately as part of this Full Planning Application:

- Planning Statement including Statement of Community Involvement prepared by NJL Consulting
- Design drawings prepared by PRP
- Accommodation Schedule prepared by PRP
- Acoustic Planning Report prepared by Hoare Lea
- Flood Risk Assessment including Sustainable Drainage Strategy prepared by Integra
- Site-wide level drawings prepared by Integra
- Site-wide drainage drawing prepared by Integra
- External lighting and lux plots prepared by Buro Happold
- Environmental Standards Statement prepared by Buro Happold

- Landscape and boundary treatment drawings prepared by Urban Green
- Landscape Management and Maintenance Plan prepared by Urban Green
- Biodiversity Net Gain by Urban Green
- Arboricultural Impact Assessment prepared by Urban Green
- Preliminary Ecology Appraisal prepared by Urban Green
- Crime Impact Statement prepared by Design for Security Manchester
- Transport Assessment incorporating sweep path analysis prepared by Vectos
- Television and Radio Reception Impact Assessment prepared by GTech Surveys Limited



2.0 Design

2.1 Site Location & Use

Space Studios is sited on a former industrial / manufacturing site in West Gorton. The site was acquired by MCCI in 2012. The City's ambition to diversify and grow the creative sector within the region began the initial development works that is now Space Studios. MCC developed a masterplan to undertake a phased re-development of the initial 14 acres of land, formerly a redundant manufacturing facility for Fujitsu to create a purpose-built Film and TV production facility for the North of England which would capture a larger share of the growing national market and build on Manchester's historic strength as a TV and Drama production centre.

The phased masterplan exploited the site's commercial potential and was specifically tailored to allow future phases to be developed in the context of the particular sensitivities of adjoining residents and businesses and to allow drama productions and other tenants to maintain continuity of their businesses during construction work.

The first phase of this re-development comprising part new-build elements and part renewal of existing building stock and provided:

- Five 12,000 sq. ft high-end TV production stages and associated support facilities;
- 10,000 sq. ft of workshop space
- 40,000 sq. ft of production offices and support spaces such as dressing rooms, hair and make-up studios, green rooms etc
- Creative office space for companies providing services to the sector;
- Events and communal space to encourage businesses to network; and
- On-site secure parking for productions and for unit base vehicles.

The number of UK and international productions attracted to the first phase of Space Studios demonstrated that the facility provided the type, configuration and specification of space demanded by the sector. Since opening in late 2014 take up of spaces had been excellent and the site had hosted all the major national TV production companies with a high level of repeat business.

Building on this success MCC and MCDA undertook a second phase named 'Outerspace' and completed in late 2017. This was constructed on an adjacent 3.6-acre site, formerly a redundant mill and industrial complex acquired by the City to provide expansion space

for Space Studios. This phase comprises:

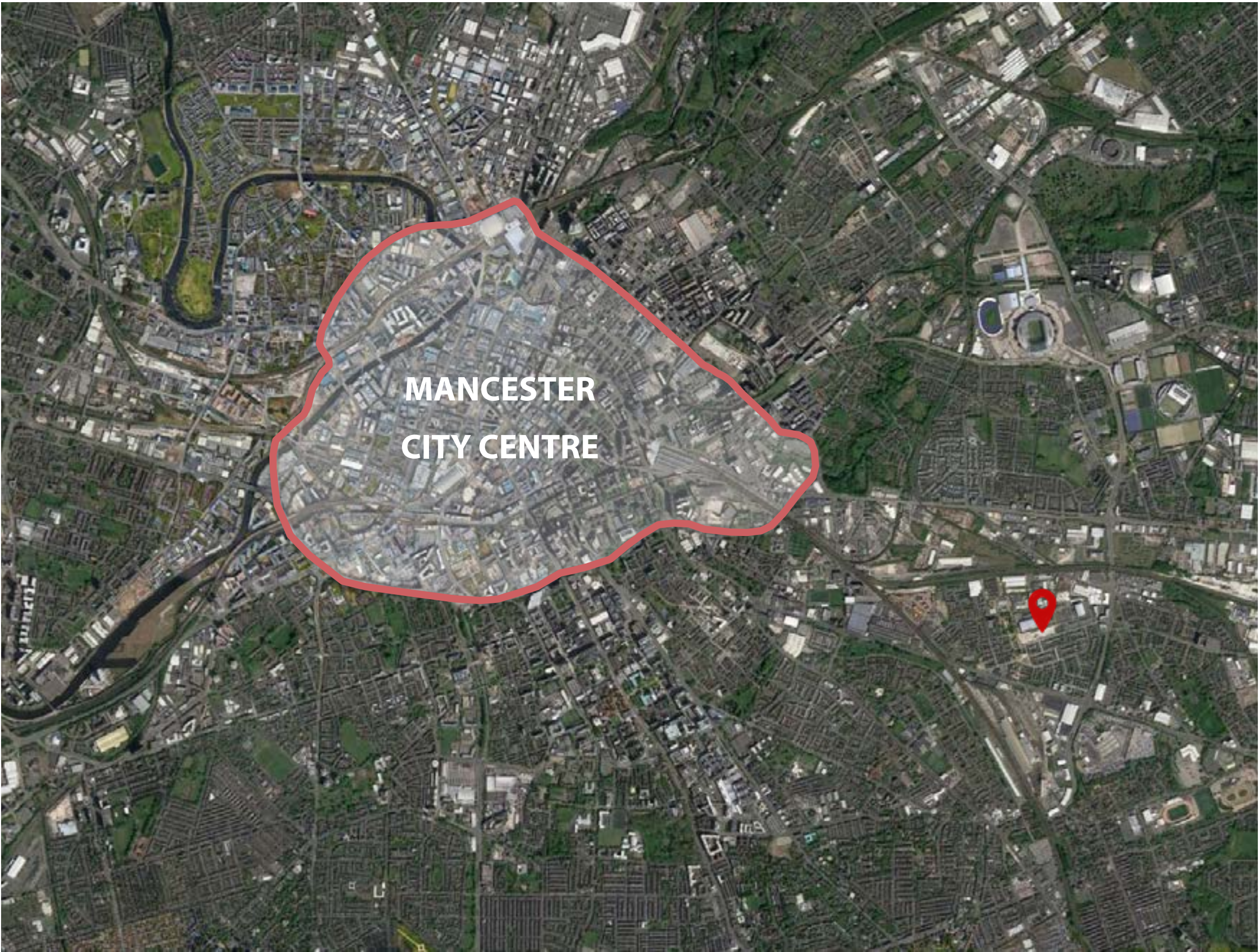
- A 30,000 sq. ft sound stage with 10,000 sq. ft of bespoke support accommodation including production offices, dressing rooms, workshops etc.
- 50,000 sq. ft of adaptable workshop units for businesses who support the film and television industry
- Associated car and unit base parking and associated service access.

The remaining parcel of undeveloped land from the original Fujitsu plant sits at the south west corner of the site. The site is bounded by Phase 1 to the north, Kniveton Road to the west and Wenlock Way to the south and housed the former R&D block and tower building which were demolished in 2017, application reference 117815/DEM/2017. Following the demolition works a secure boundary was constructed and this plot formed a useful backlot / unit base location within the Space Studios secure site. This area of site will now make way for Space Studios Phase 3.

Key

Manchester Ring Road

Space Studios Site

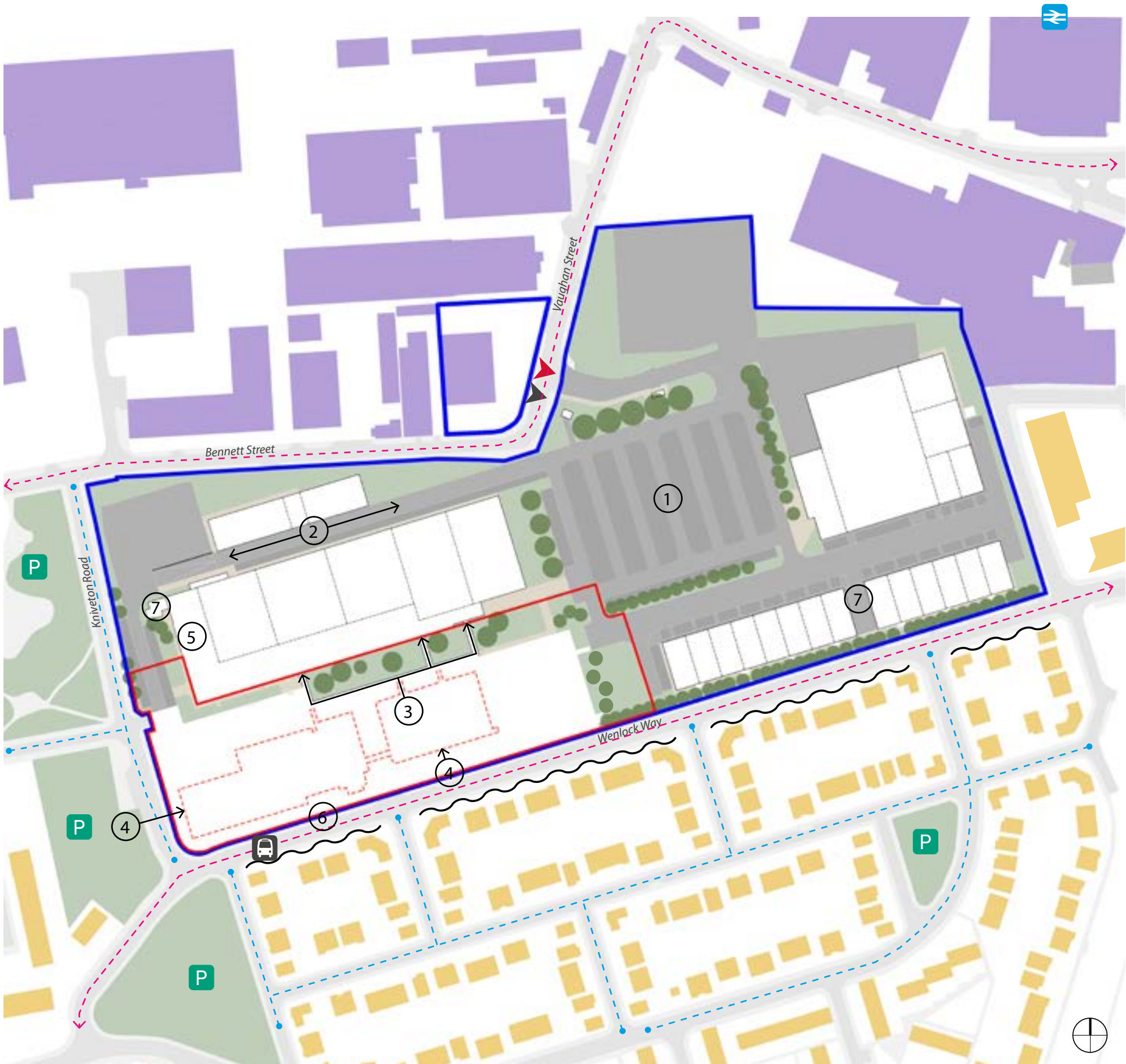


Site Constraints

- 1. Limited parking spaces.
- 2. Narrow 2 way road adjacent to stages congested.
- 3. Circulation / internal wayfinding via walkways difficult to navigate.
- 4. Site overlooked by residential neighbours / public amenity space
- 5. Studio amenity space remote from principal entrance.
- 6. Proximity to adjacent residential development.
- 7. Existing refuse storage area.

Key

- Site Boundary
- Ownership Boundary
- Demolished Building Footprint
- Vehicular Entrance
- Pedestrian Entrance
- Ashburys Train Station
- Bus Stop
- Public Parks
- Primary Vehicular Route
- Secondary Vehicular Route
- Commercial / Industrial Use
- Residential
- Residential Frontage



Site Opportunity

1. Increase parking spaces / hardstandings for intervening uses.
2. One way road system to improve on site traffic management.
3. Removal of walkways to provide direct connection within the building between studio entrance and stages.
4. Built from to screen studio site.
5. Relocate studio amenity space close to principal entrance.
6. Provide landscaped edge adjacent to residential development.

Key

- Ownership Boundary
- Demolished Building Footprint
- Walkway Removed
- Vehicular Entrance
- Pedestrian Entrance
- Ashburys Train Station
- Bus Stop
- Public Parks
- Primary Vehicular Route
- Secondary Vehicular Route
- Commercial / Industrial Use
- Residential
- Proposed Building to Screen Site
- Tree Edge to Residential Development



2.2 Amount

Space Studios Phase 3 will include:

- Two 20,000 sq. ft new-build sound stages to produce high-end TV and film together with 30,000 sq. ft of support space across two floors, workshop to the ground floor and office to the upper floor totalling 7,000 sqm approx GIA.
- The internal re-configuration of parts of the existing Phase 1 building (canteen, dressing rooms, reception, and management offices etc) to re-order the circulation following the removal of the external walkways.
- Associated external works, landscaping, boundary treatment and car parking.
- Demolition and external making good of Phase 1 building following the removal of the existing enclosed circulation walkways
- Provide a landscaped green buffer along Wenlock Way and Kniveton Road
- Landscaped amenity space to be provided adjacent reception / café space
- Circa 120 additional car parking spaces
- 38 bicycle parking spaces i.e. 19 sheffield hoops

2.3 Layout

The proposed development forms part of an expansion / extension of The Space Project and utilises the existing secure access off Vaughan Street. The proposed development consists of a single block; ref. Proposed Site Plan (Roof level) SPC-PRP-ZZZ-RF-DR-A-02101.

The proposed block, to the south west of the site contains the stage, set build/prop store and offices. The two stages bookend the block with a lower element in the centre which is stepped back from the main building line to break the massing of the overall development.

To provide the necessary privacy, service access to the stage and set build/prop store supporting the stage is shielded by a landscaped edge from view from the neighbouring residential buildings on Wenlock Way. The external levels of the north service yard allow vehicles to be driven directly into the stage. The set build/prop store sited between the two stages will support uses within the stage and external level access is provided between the two areas. The two symmetric stages have their main entrances to the east and west elevations, in order to provide enough area for HGVs to access to stage area without impacting on site traffic movement. Four pedestrian entrances are also provided to meet building regulations requirements.

New planting to create a landscape buffer is proposed to the site boundaries along Wenlock Way and Kniveton Road, see the Landscape Proposals plan, ref UG_893_LAN_GA_DRW_001.

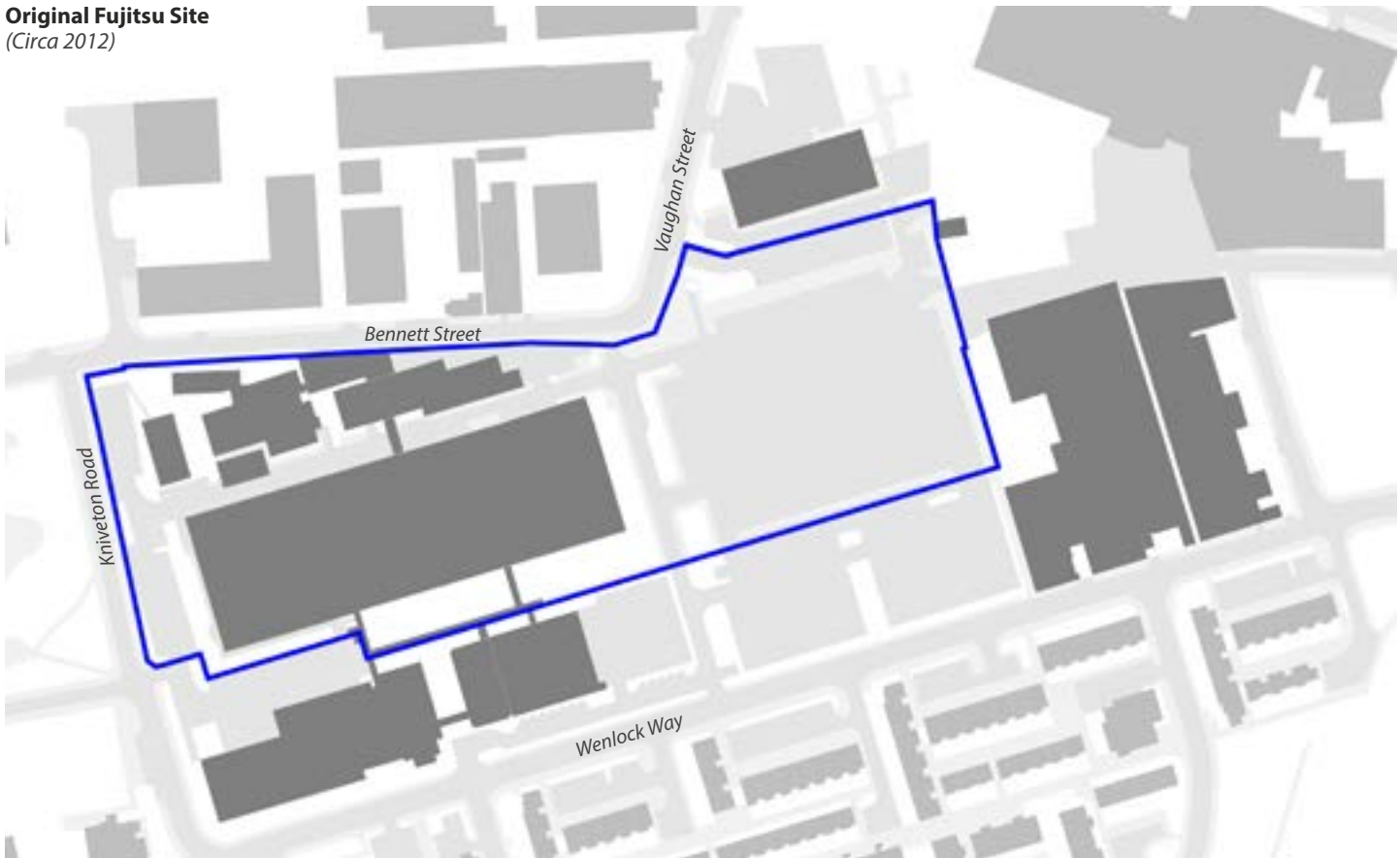
2.4 Scale

The scale of the development is driven by market requirements, operationally a clear internal height of 40 ft is required whilst also taking into consideration the scale of the Space Project Phase 1 & 2 and also. The proposed blocks have been modelled where possible to break down their massing without impacting on their functional requirements, this attempts to respect the local context and is also in keeping with the previous Fujitsu tower and annexed buildings which occupied the site and are now demolished. The two stages form the tallest section of the development, similar in height to previous developed phases.

The stage has been set back from the residential developments to the south and east of the site. The new landscaping creates a green buffer and gradual reduction in height towards the neighbouring developments.

The recessed central support block and the surrounding fenestration help create more human scale, in relation to the houses on Wenlock Way.

Original Fujitsu Site
(Circa 2012)



- Key
- Site Boundary
 - Ownership Boundary
 - Stage

- Offices / Amenity
- Workshop / Small Business Unit



Phase 1
(Completed 2014)



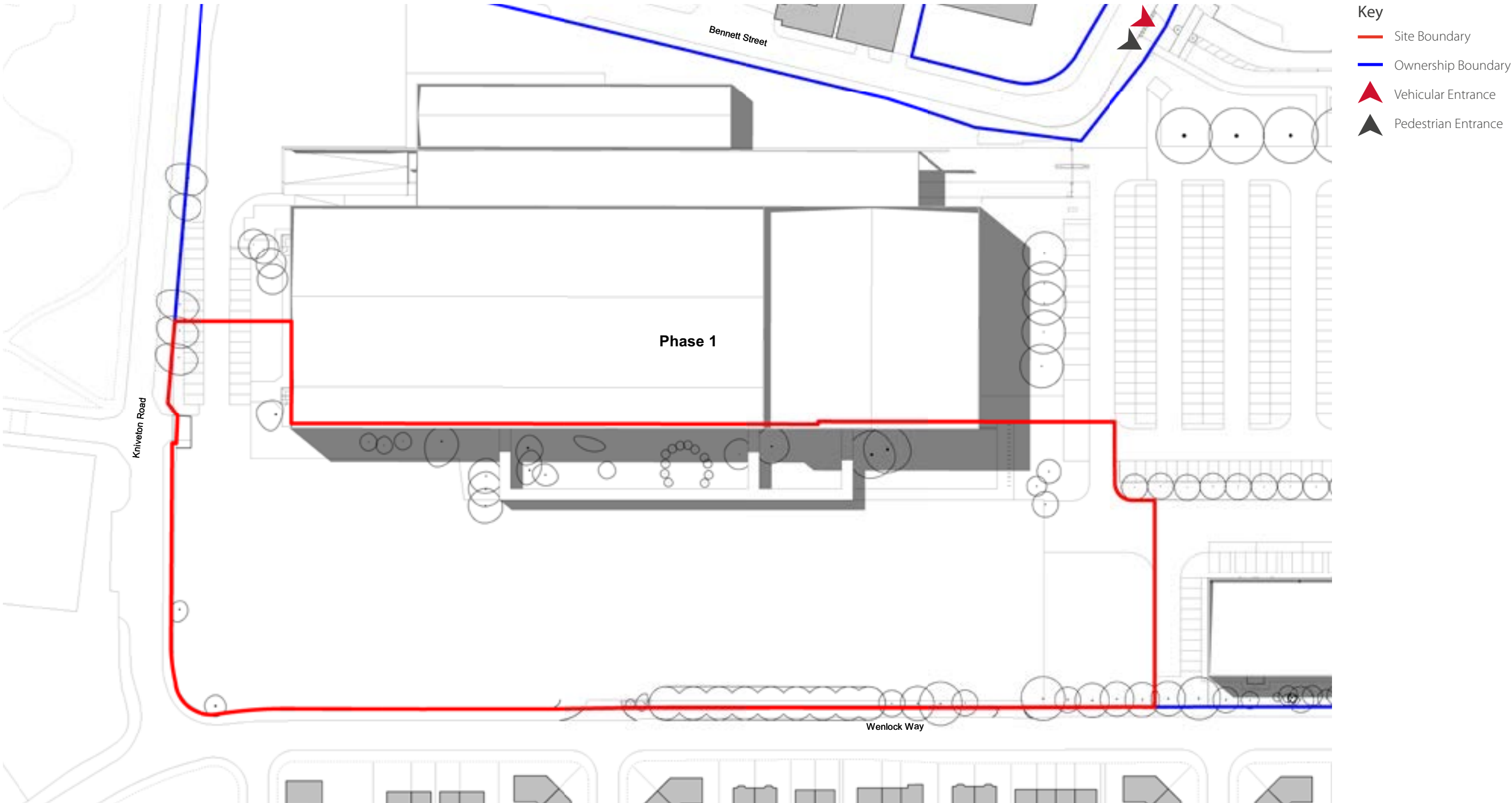
Phase 2
(Completed 2017)



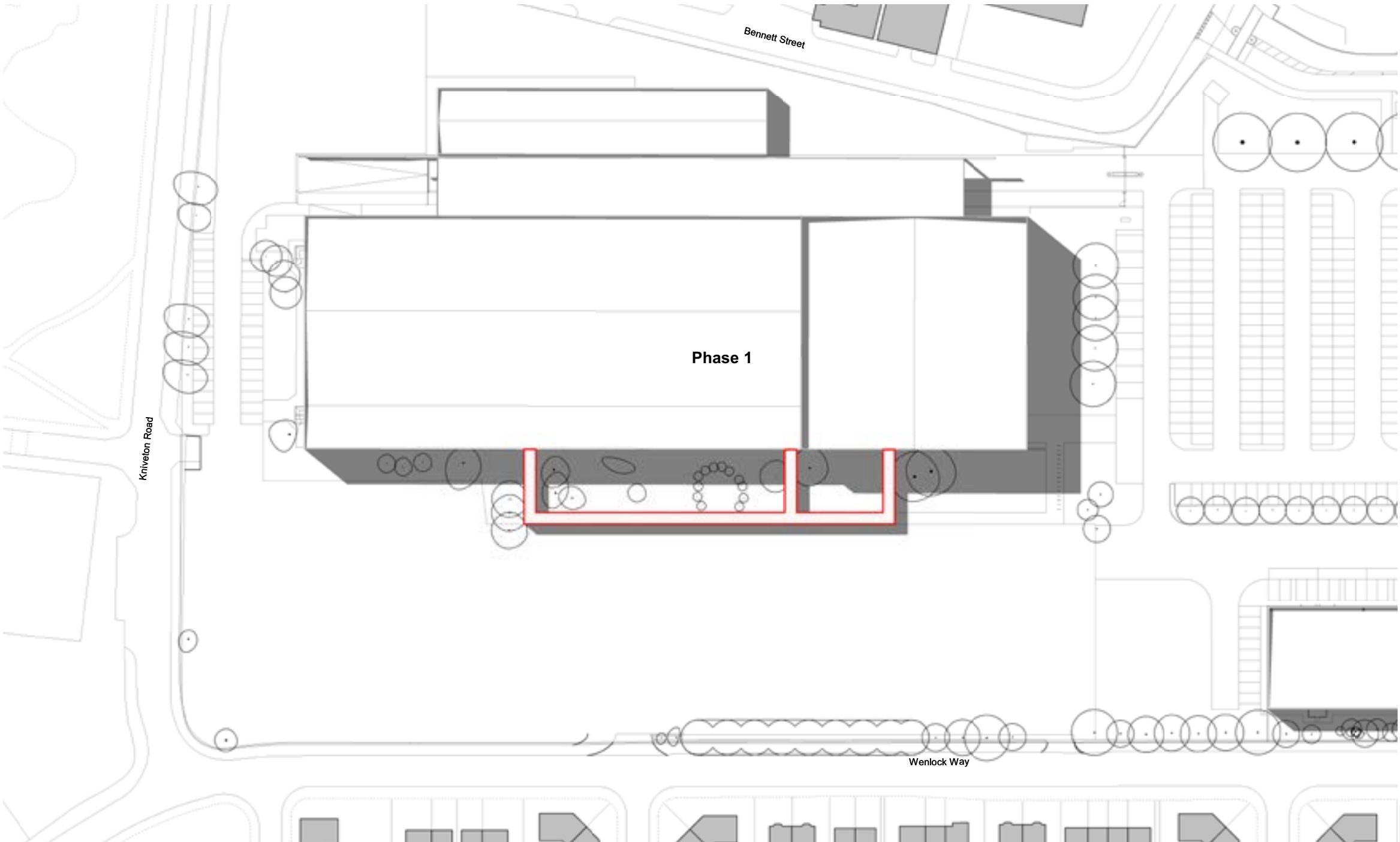
Phase 3
(Construction 2022 to 2023)



Existing Site Layout - Roof Level



Existing Site Layout - Demolition

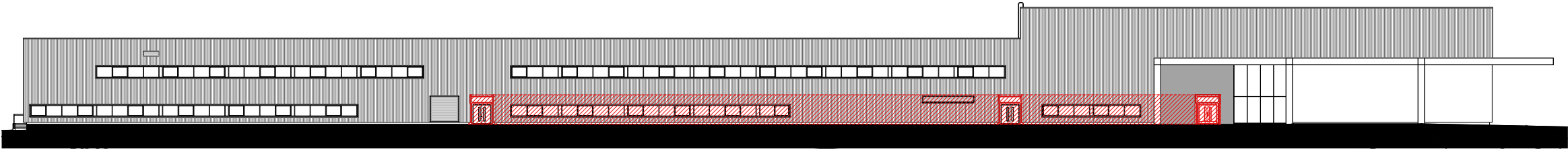


Key

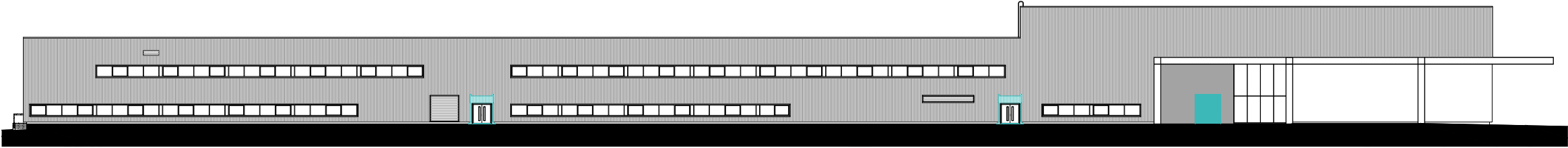
 Proposed Demolition / Removal



Phase 1 Demolition & Elevation Treatment

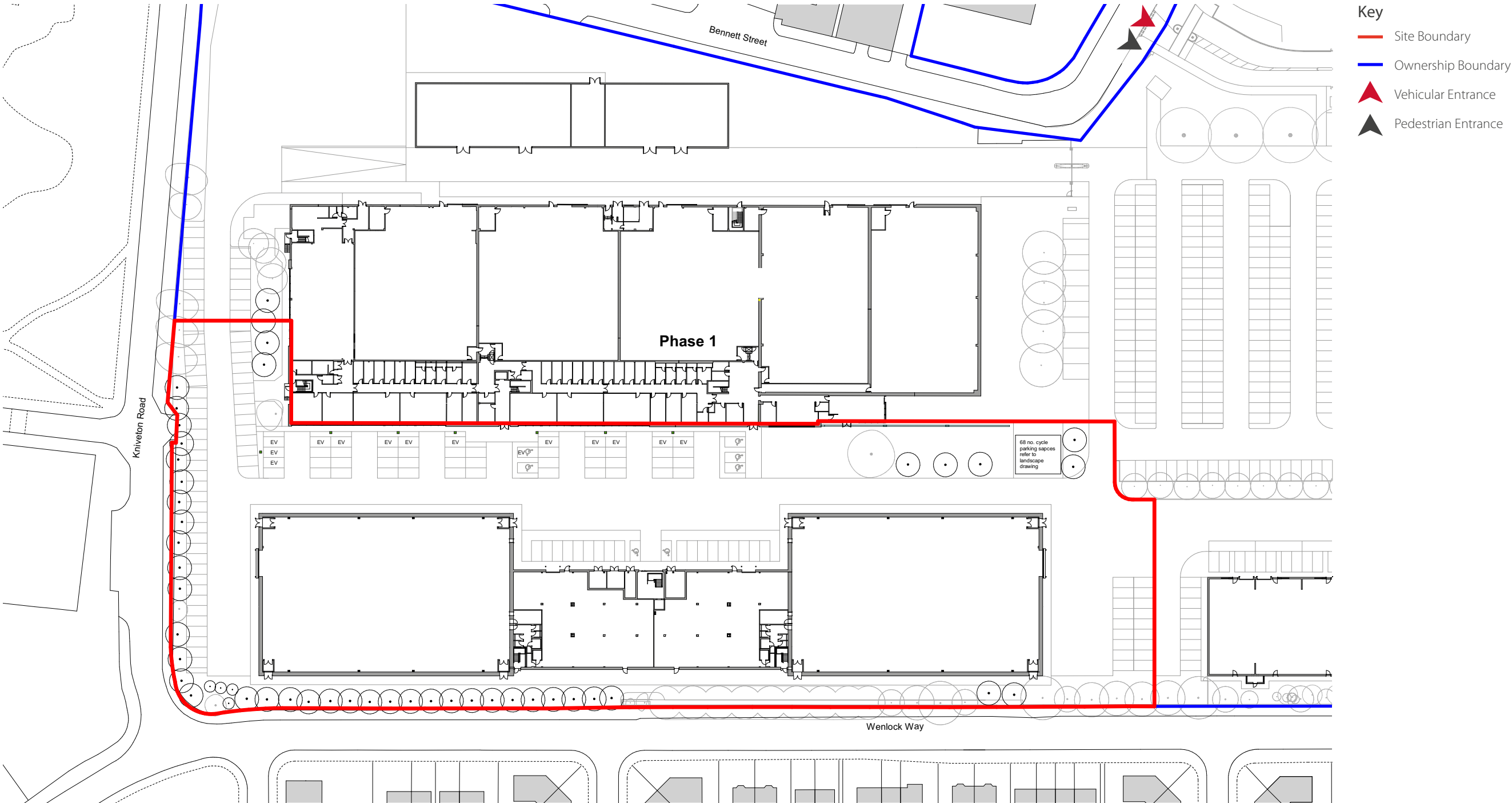


Phase 1 Existing South Elevation

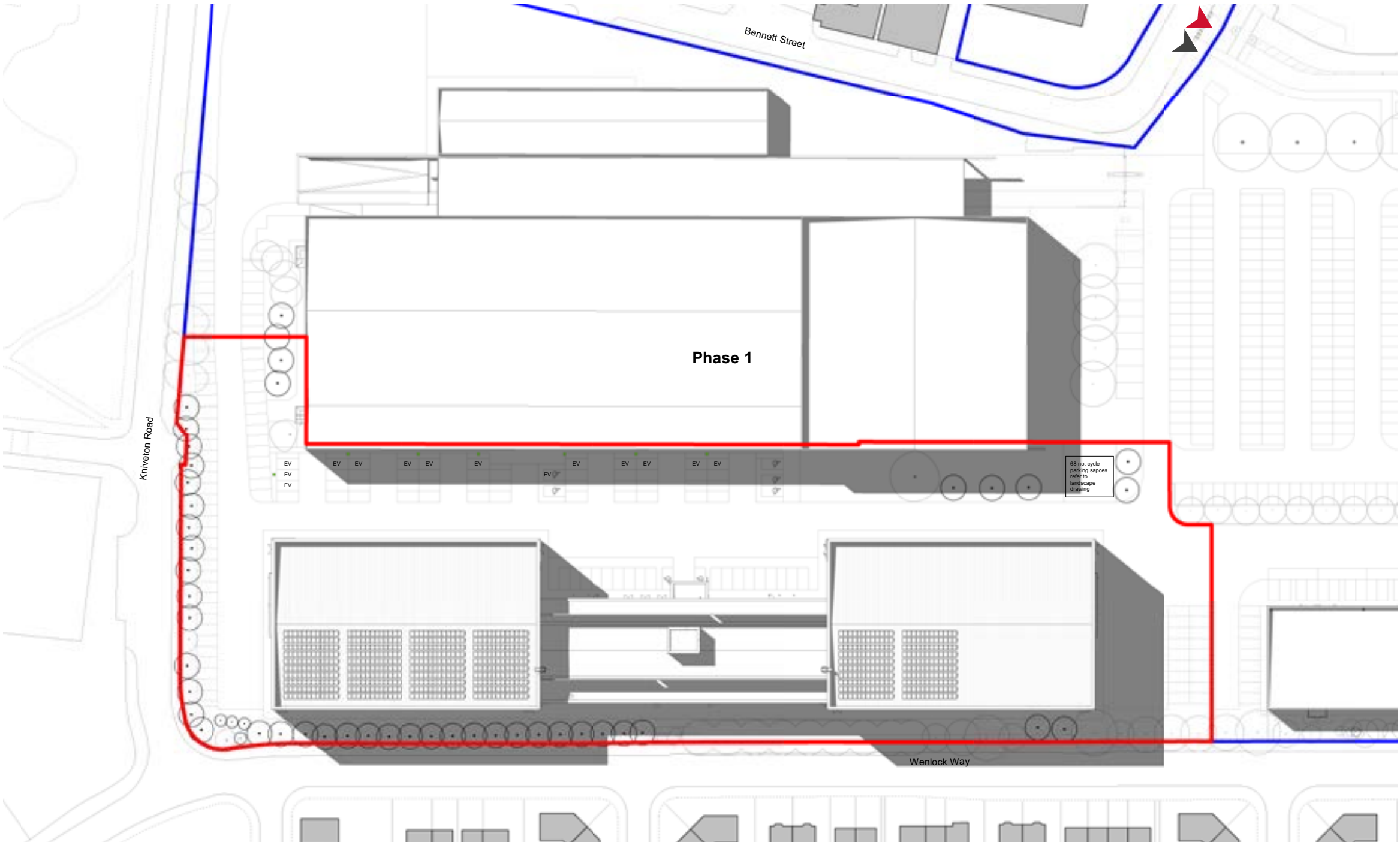


Phase 1 Proposed South Elevation

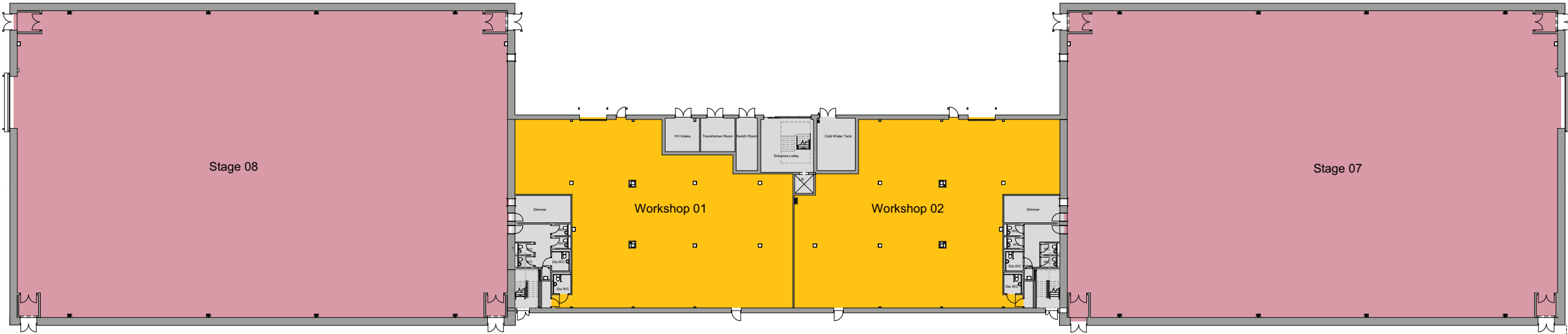
Proposed Site Layout - Ground Level



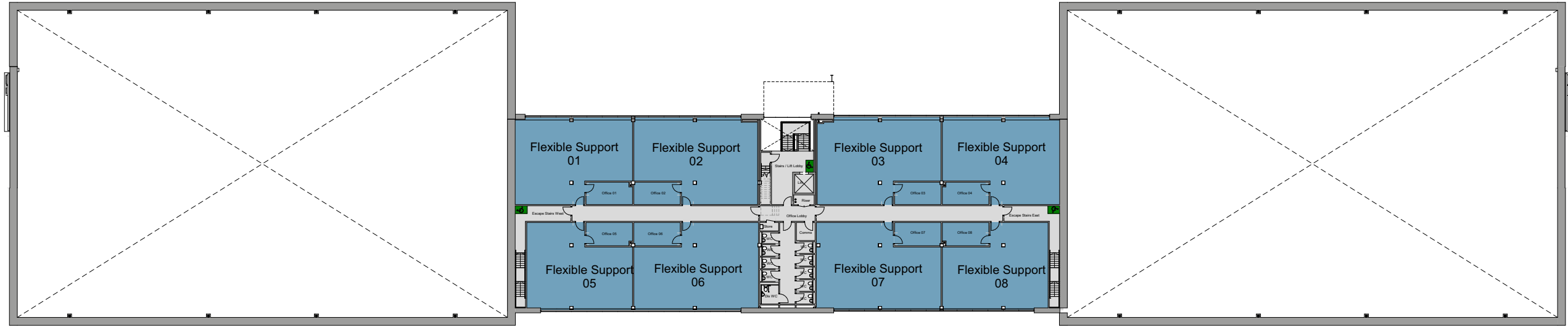
Proposed Site Layout - Roof Level



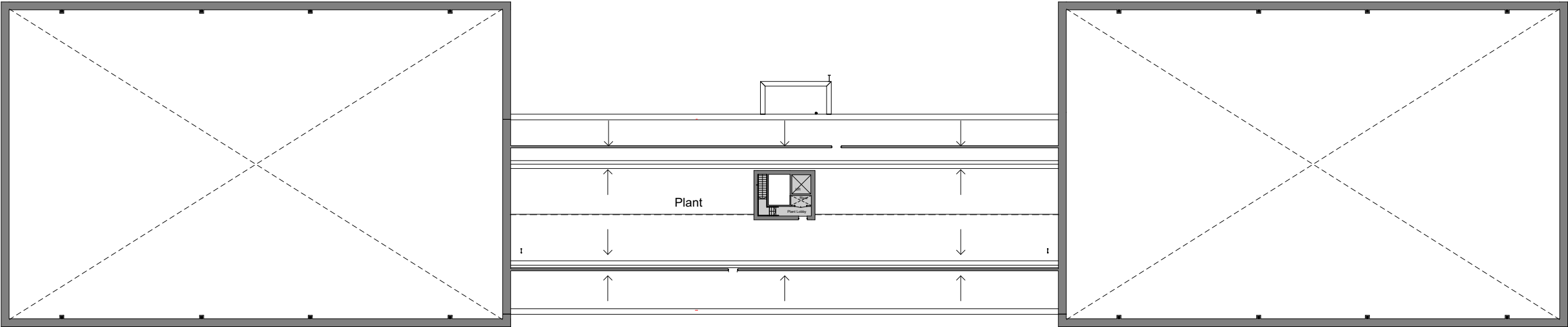
Proposed Building Plans



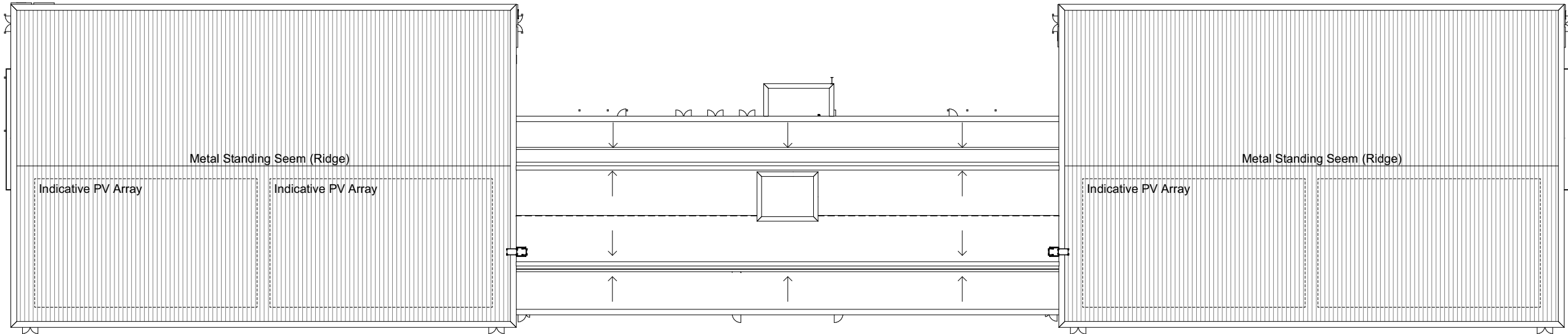
Ground Floor Plan



First Floor Plan



Roof Mounted Plant Plan



Roof Plan

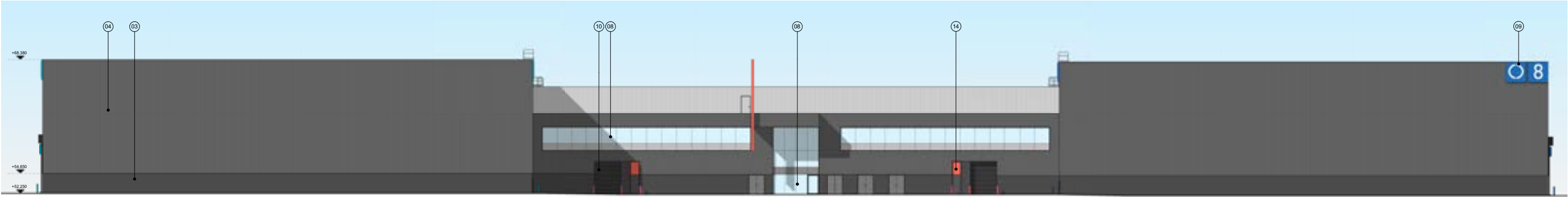
2.5 Landscaping

Mature landscaping on the site is to be retained as far as possible. The existing line of trees along Wenlock Way is to be extended to and returned around the corner of Kniveton Road, creating a visual buffer between the roads/residential buildings and the rear and side of the proposed phase 3 block. Additional new landscaping, all native species with low maintenance requirements, is shown on the Phase 3 Landscape Proposals plan, ref. UG_893_LAN_GA_DRW_001. Hard landscaping, is also indicated on this drawing. All landscape features are designed not to impede natural surveillance or reduce the effectiveness of CCTV. For proposals in relation to Landscape Management and Maintenance refer to UG_893_LAN-LMP_DOC_10.

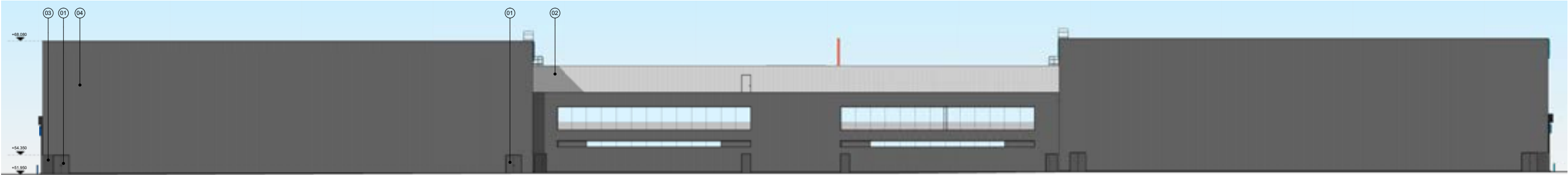
2.6 Appearance

The proposed buildings will be clad in black P.P.C. sinusoidal cladding panels to relate to the appearance of the main building of the Space Project and complimented with areas of blue engineering brickwork. The roof to the stages will be standing seam milled aluminium finishe for reasons of acoustic performance and the plant / support area will be a mix of paving and a visible waterproofing. Doors, curtain walling, canopies and industrial doors will be powder coated finish in complimentary colours to the cladding.

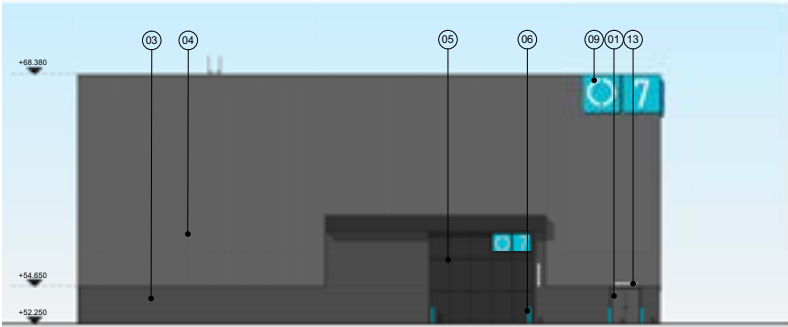
Proposed Building Elevations



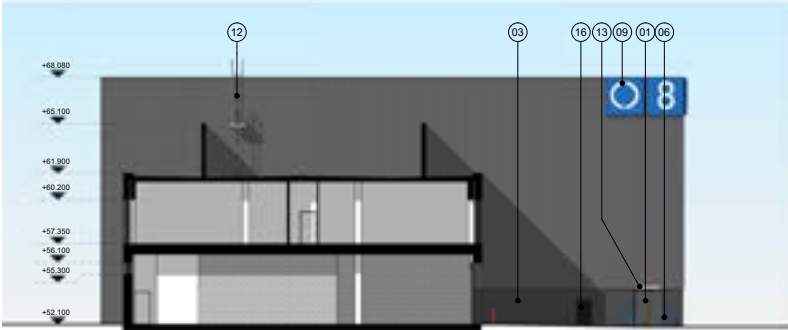
North Elevation



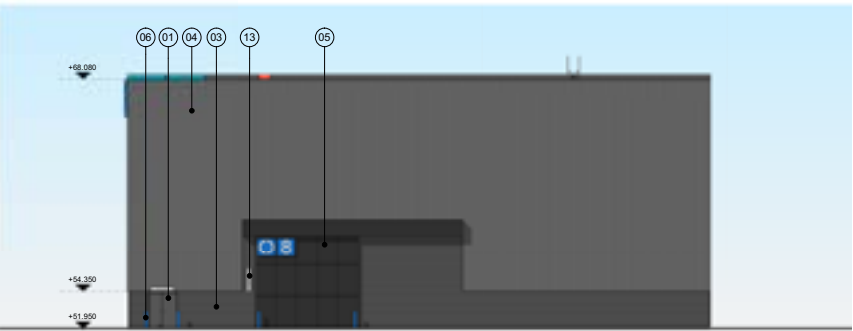
South Elevation



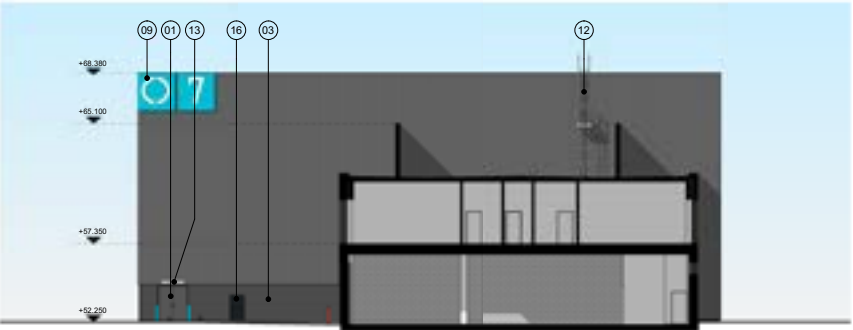
East Elevation



Internal East Elevation



West Elevation



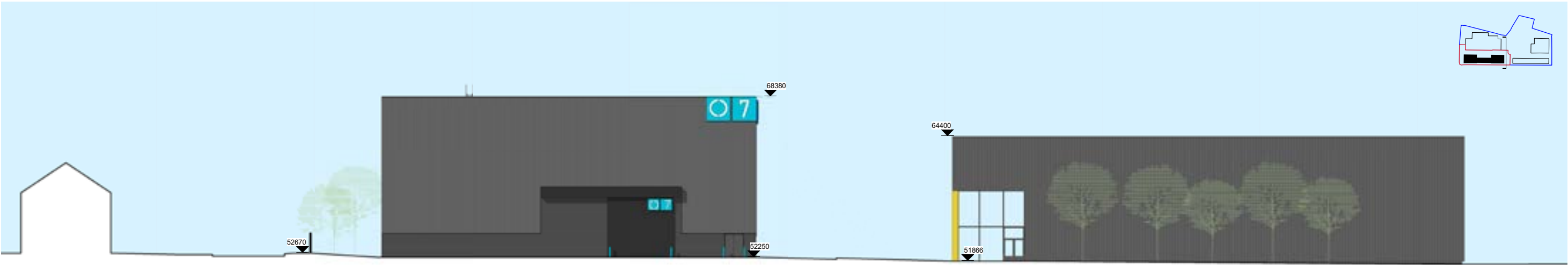
Internal West Elevation

- Key
- 01 PPC insulated acoustic stage personnel door
 - 02 PPC louvred plant screen
 - 03 Black brickwork
 - 04 PPC colour coated profiled metal cladding
 - 05 Colour coated metal, acoustic, sliding stage door (approx 6m x 6m) with applied wayfinding signage
 - 06 Painted steel bollards
 - 07 PPC flush metal door
 - 08 Silicone jointed (frameless) curtain walling
 - 09 Illuminated signage
 - 10 PPC sectional overhead door
 - 11 PPC coated metal coping
 - 12 Maintenance access Ladder
 - 13 Stage in use light fittings
 - 14 PPC flush metal door with overhead panel
 - 15 Feature Beam

Context Elevations / Site Sections



Site Section A (Wenlock Way facing North)

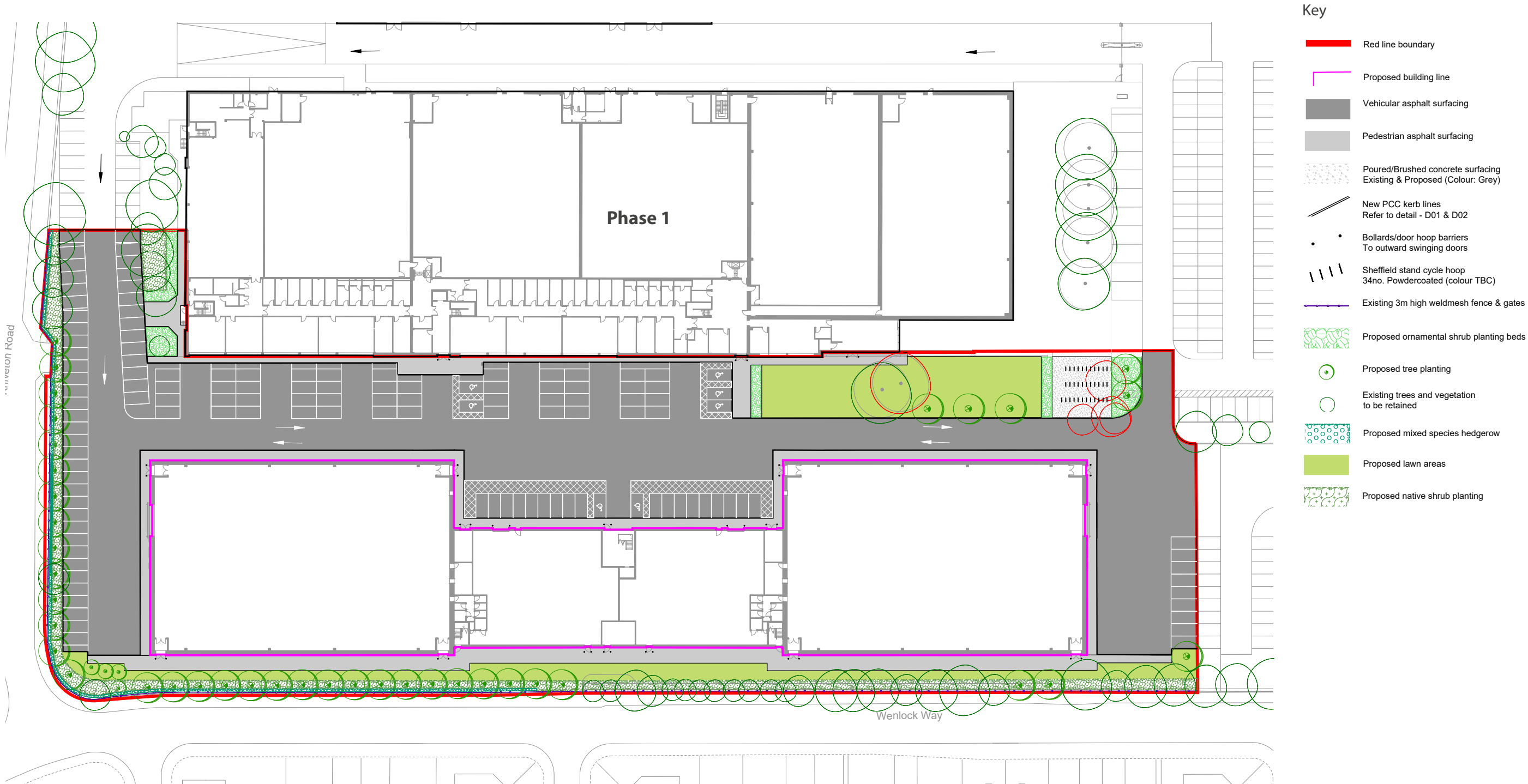


Site Section B (Facing West)

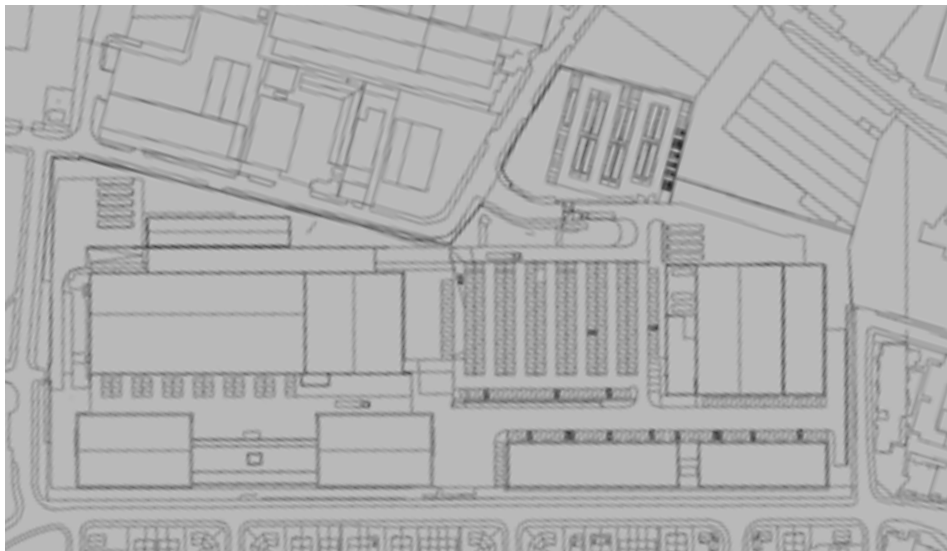


Site Section C (Kniveton Road facing East)

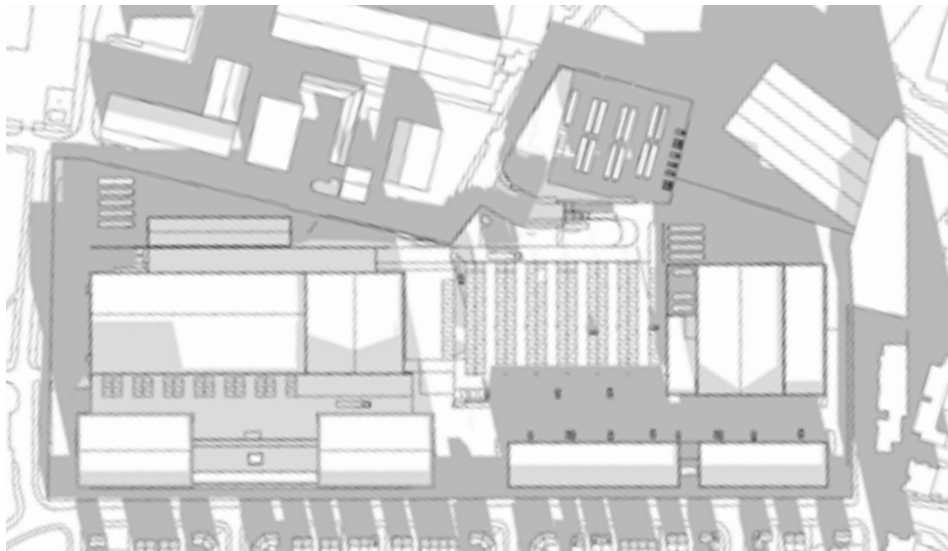
Landscape Plan



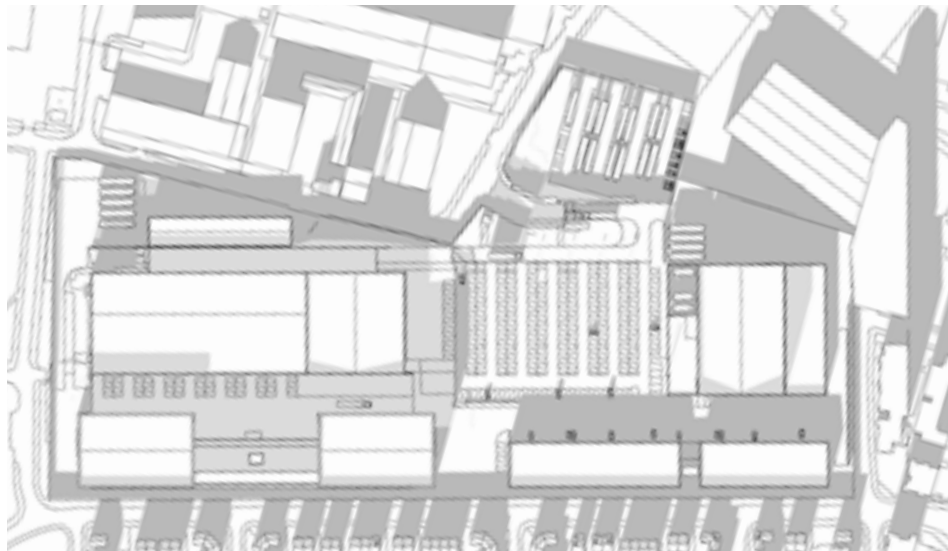
Sun Path Study



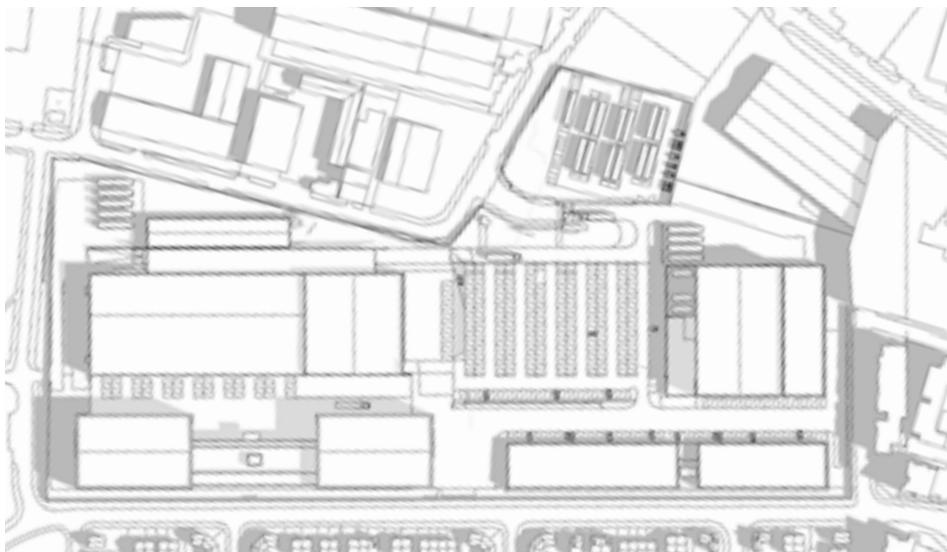
21st December - 08:00 (before sunrise)



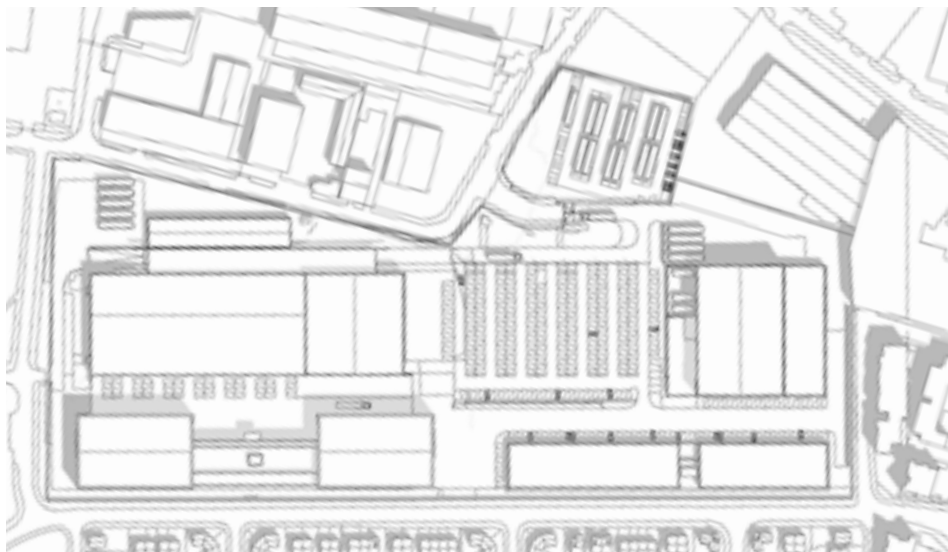
21st December - 10:00



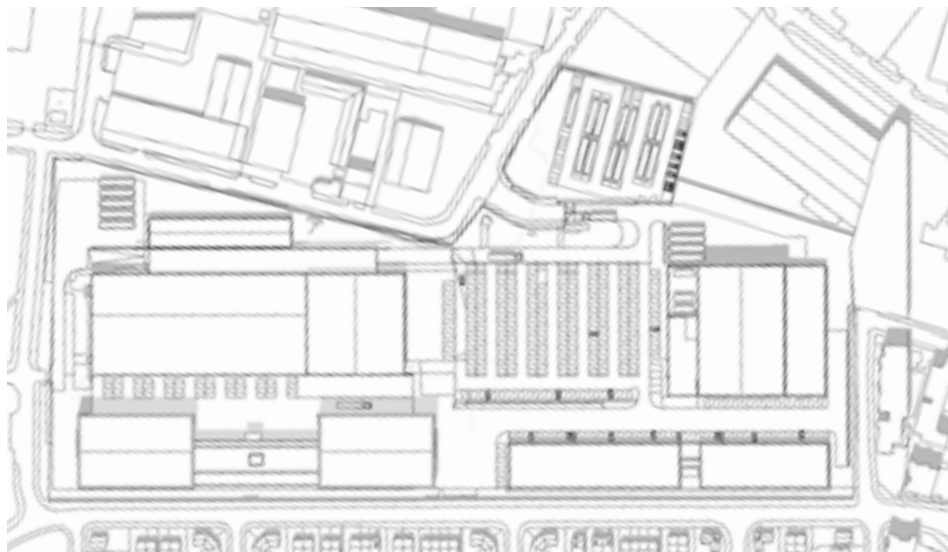
21st December - 12:00



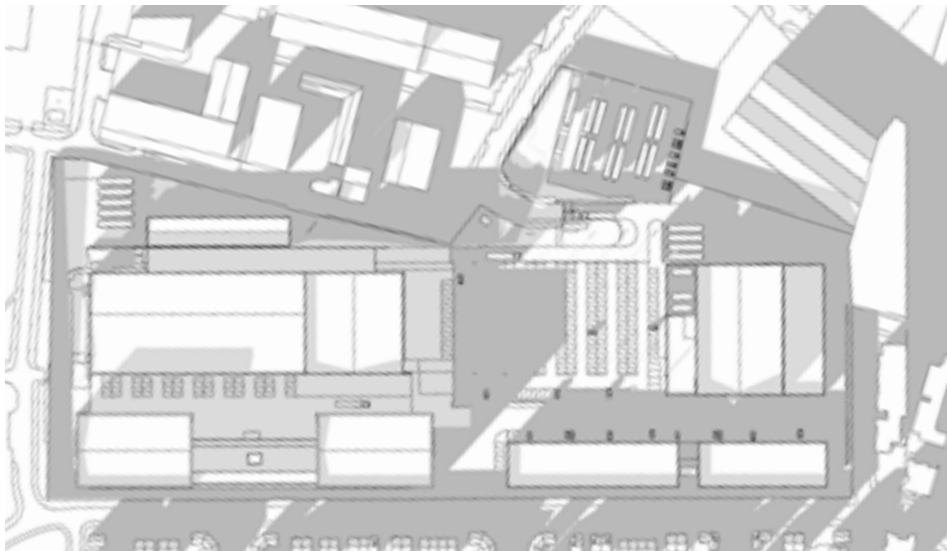
21st June - 08:00



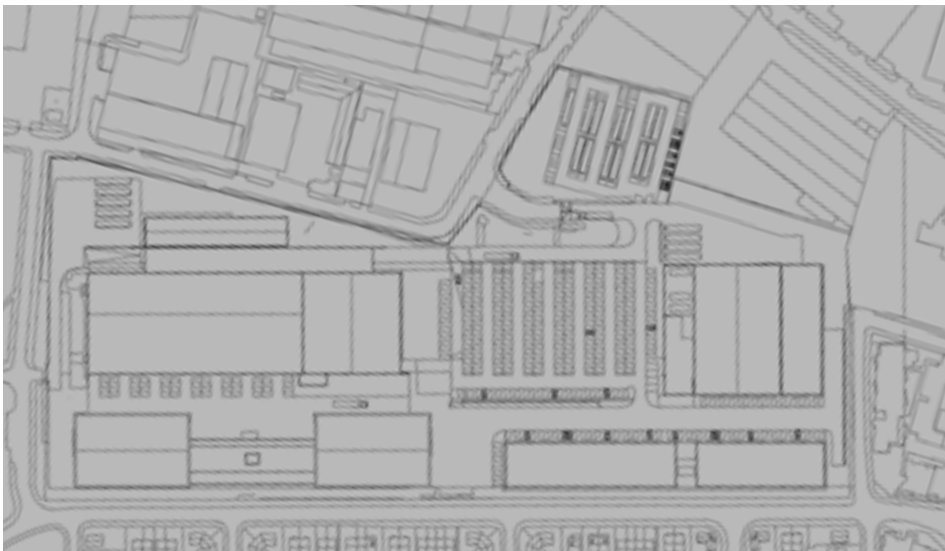
21st June - 10:00



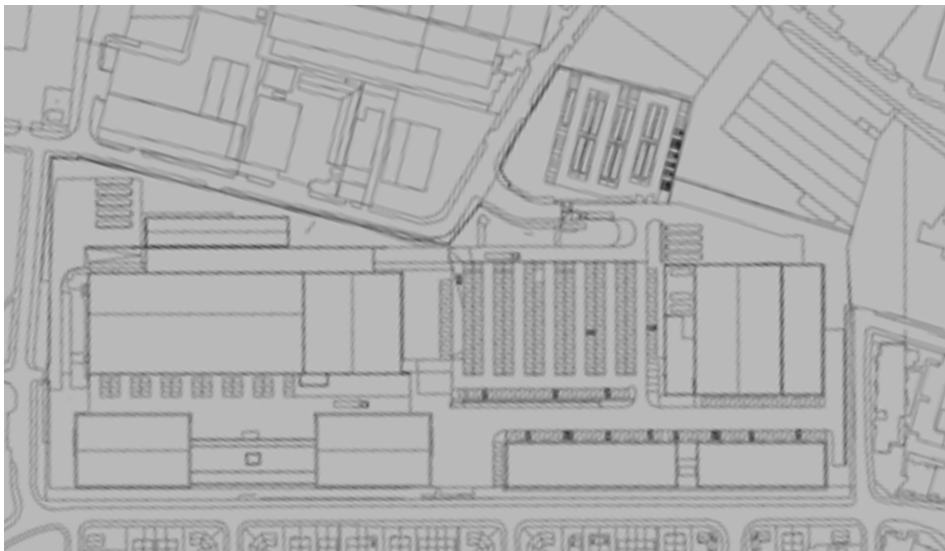
21st June - 12:00



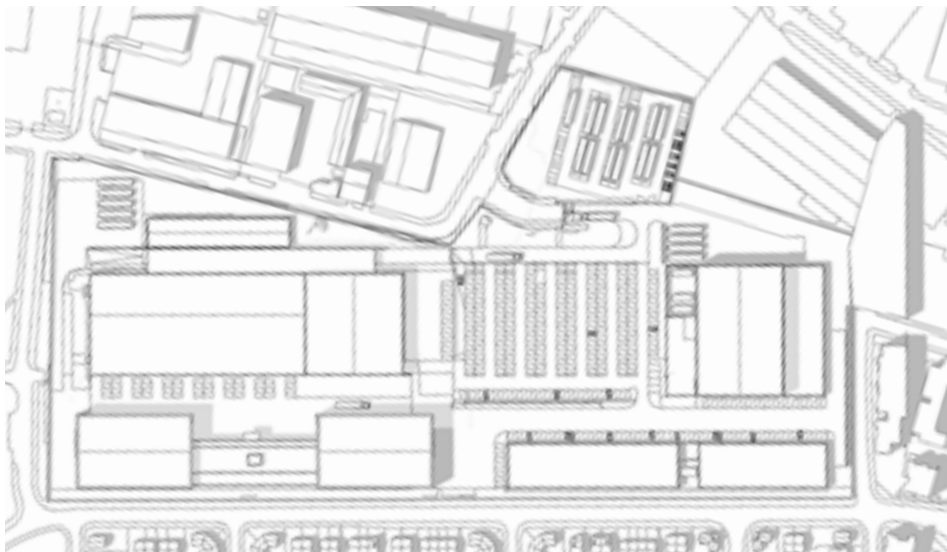
21st December - 14:00



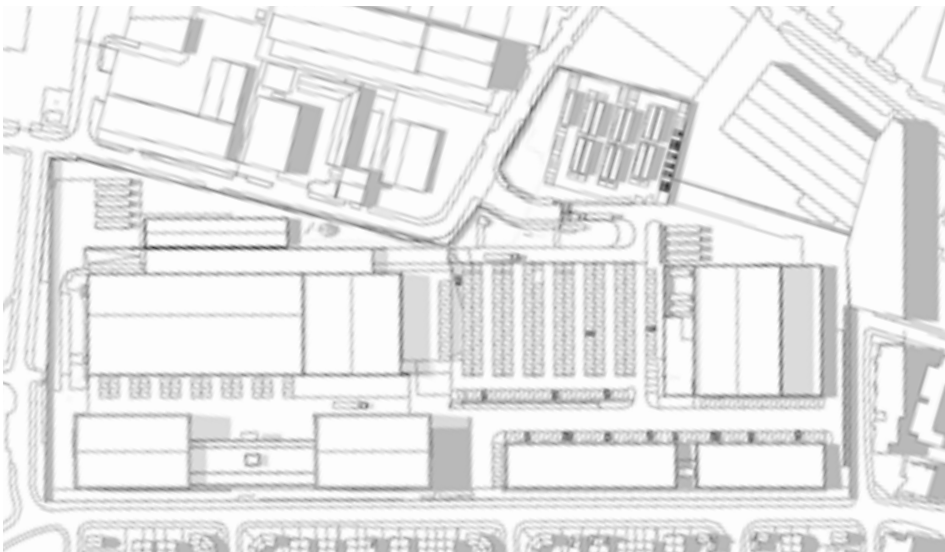
21st December - 16:00 (after sunset)



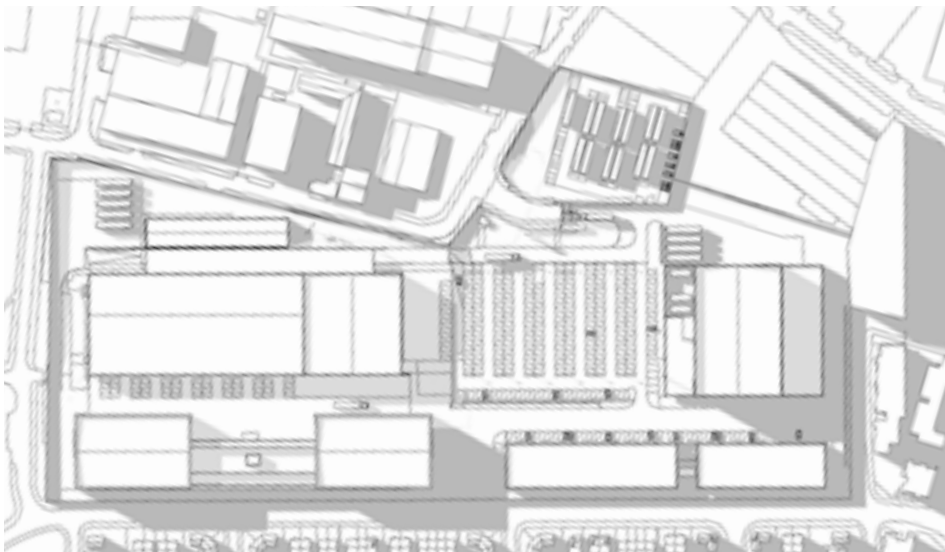
21st December - 18:00 (after sunset)



21st June - 14:00



21st June - 16:00



21st June - 18:00

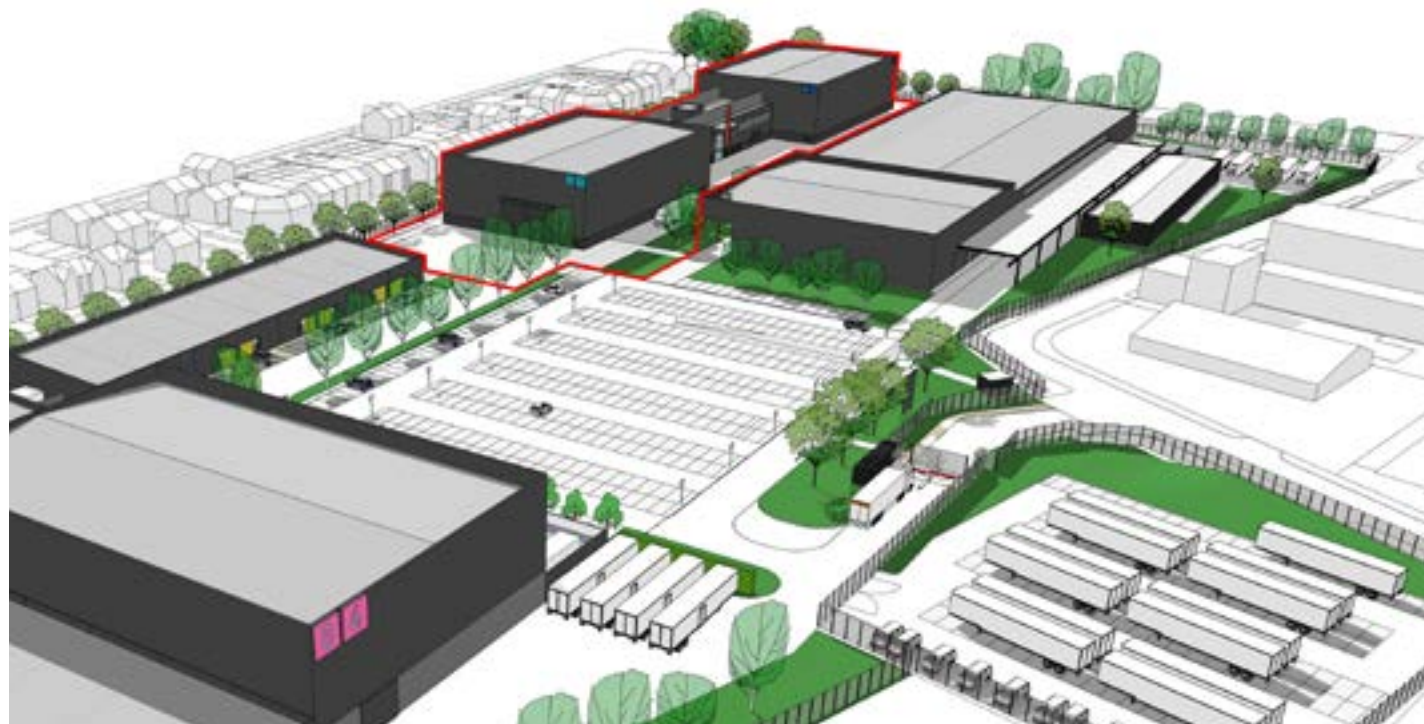
3D Images



Aerial View from North West



Aerial View from South West



Aerial View from North East



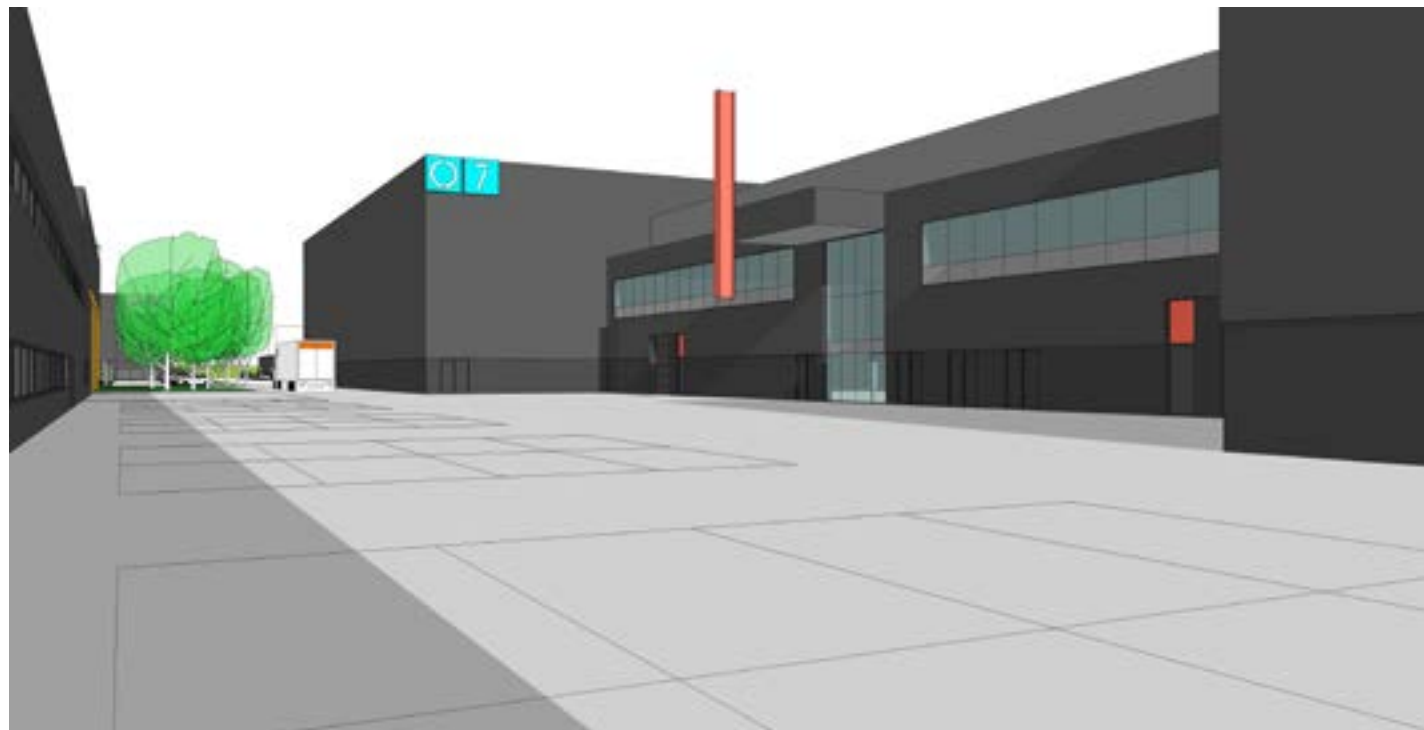
Aerial View from South East



Street View along Wenlock Way facing West



Street View from within Site



Street View from within Site Facing East



Street View junction with Wenlock Way and Kinveton Road

3.0 Access

3.1 Vehicular

Vehicular access to the site is provided via the existing entrance to The Space Project at the junction of Vaughan Street and Bennett Street. Vehicular accesses on Wenlock Way and Kniveton Road are to be closed to allow for the introduction of a green edge / boundary screening.

Cars are admitted from Vaughan Street onto the site by a security guard in the existing security cabin. The existing internal road configuration allows for segregation of cars and service delivery vehicles. Cars will be directed to the existing parking area and towards the correct building entrance.

Service delivery vehicles to stages 1-5 currently enter via the Vaughan Street entrance and are directed west along a service access road which will be the main vehicular access for the proposed stage 7 and 8. Similarly, service vehicles associated with stage 6 enter from Vaughan Street and be segregated from the main vehicular traffic, but directed east to access the stage and prop store/set building via an access controlled barrier to the north service yard. The access road and loading area between Block 1, Block 2 and Block 3, which are also accessed from the Vaughan Street entrance, have been configured to provide delineated space for pedestrians, parked vehicles, and a pedestrian route fronting Block 1 and Blocks 2&3.

Details in relation to travel including parking, cycle spaces and public transport are covered within the Transport Assessment.

3.2 Pedestrian & Cycle

The existing quantum of parking will be maintained within The Space Studios boundary throughout the construction period. Existing pedestrian access to the site is limited to the main vehicular entrance on Vaughan Street. Pedestrian access to the proposed phase 3 will utilise this existing access. A demarcated route between the main building entrances encourages users to safely travel between buildings on site.

Cycle access is currently provided off Vaughan Street. Once on site, cyclists have access to cycle parking in the existing location at the existing Phase 1 entrance main building entrance which will be re-purposed as part of the Phase 3 to accommodate an extra 38 cycle parking to face the growing demanding or the cycle hoops located adjacent to the Stage 6 principal entrance..

PARKING PROVISION

Existing Parking Spaces Relocation	16
Standard Parking Spaces	100
Disabled Spaces (Min. 5% of total)	7
EV Spaces (Min. 10% of total)	14
Total	137

CYCLE PARKING PROVISION

Existing Cycle Parking Relocation	30
Proposed Cycle Parking	38
Total	68

4.0 Site Security

The wider site has a well-defined and secure site boundary treatment formed by P.P.C. metal palisade fencing and tall brickwork walls, which provide a robust site edge along the MCC ownership boundary. This is being improved by min 3.3. high P.P.C. weld mesh fencing (type 358) to define the perimeter of The Space Project site. Further protection is provided by site wide CCTV. Further implemented CIS recommendations include:

- Secure by Design compliant personnel doors, windows and sectional overhead shutters. In addition, bollards are located to protect areas potentially exposed to vehicular movement.
- Adequate lighting provided, with particular attention to external pedestrian routes and car parking areas, ref. Supporting Document 12.
- A managed access control system will provide a system of progressive security within the support and stage areas, with office areas overlooking the principal entrance.
- Clear signage / wayfinding will be provided throughout the site.

A private security firm under Manchester City Council's control provides a security presence on site. All vehicles and deliveries access the site from Vaughan Street, where they are surveyed at the manned security cabin before being granted access. Vehicular visitors will be received by the same security guard and directed to suitable on-site parking location. Production staff will be directed to the appropriate back of house locations, including the stage, set build/prop store.

5.0 Site Waste Management

The proposed office building (C1) waste storage facilities are based on the existing site facilities and have been calculated following MCC Waste storage and collection guidance for new developments Appendix C as;

- 02no. 1100l general waste
- 01no. 1100l paper recycling
- 01no. 1100l metal/plastics recycling

General waste will be collected twice per week and recycling once per week, as per the existing waste collection schedule. An existing waste management area is located to the west of the site to serve the existing buildings. An area of hard standing for the location of skips, should they be required, is sited between existing Block 2 and 3 and also to the north west corner of Phase 1. The management team have reviewed this provision and confirmed this meets their operational requirements.

