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Manchester Metropolitan University School of Art

Manchester School of Architecture - Decant

Design & Access Statement - MTC

February 2022



CLIENT
Manchester Metropolitan University



PROJECT MANAGEMENT & PRINCIPLE DESIGNER
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QUANTITY SURVEYING
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ARCHITECTURE
Cassidy & Ashton



MECHANICAL, ELECTRICAL AND PLUMBING
Couch Perry Wilkes



FIRE ENGINEERING | ACOUSTIC ENGINEERING
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PLANNING
Deloitte LLP



ACCESSIBILITY, DIVERSITY & INCLUSIVITY
MAC Construction Consultants



APPROVED INSPECTORS
Ball & Berry

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Introduction

This Design & Access Statement accompanies the application for planning consent for the temporary change of use of the second and third floors of the Manchester Technology Centre for the Manchester School of Art, Manchester Metropolitan University.

This application relates to the essential decant works for the Grosvenor Lifecycle Refurbishment project approved (01st October 2021) for planning and listed building consent under application number 131811/FO/2021 & 131812/LO/2021

The Grosvenor Lifecycle Refurbishment project consists of essential fabric & internal works to a Grade II listed building.

The Grosvenor building is currently occupied by two departments (Department of Art & Performance and the Department of Design) within the Manchester School of Art which is the second oldest design school in Britain. Established to provide design training to the manufacturing industry, the Manchester School of Art offer undergraduate and postgraduate courses that are still very much influenced by the specialist needs of industry to provide their students with the essential skills and knowledge for their chosen career.

The essential works to the Grosvenor building require the building users, equipment and furniture to be temporarily decanted during the construction works, into an alternative premises to allow the continued teaching of the undergraduate and postgraduate courses.

Manchester Metropolitan University and the School of Art continued to explore a number of decant options to appraise their viability and feasibility.

The School of Art requires temporary space for continued teaching and provision of studio space for students, whilst the refurbishment works are undertaken, currently anticipated to take 3-5 years.

Manchester Metropolitan University have identified space within their Estate which is currently occupied by the Manchester School of Art and in part by one of their four departments, the Manchester School of Architecture (MSA) - operated jointly with the University of Manchester.

Manchester School of Architecture is an innovative collaboration between Manchester Metropolitan University and The University of Manchester currently placed 11th in the world in the QS 2021 Architecture rankings. They unite two schools with more than 100 years' experience, over 100 experts in their architectural fields and more than 1000 students from over 80 countries producing creative, challenging and academically rigorous work and research in the heart of Manchester.

The second and third floors of Manchester Technology Centre (MTC), on Oxford Road, have been identified as being suitable to decant the displaced department of the MSA.

Manchester Technology Centre is a four storey building which is owned and managed by Bruntwood and the University intends to enter into a lease agreement with Bruntwood for the entirety of the second and third floors. MTC is currently approved and utilised for 'commercial use'.

This decant forms the basis of this change of use application to the second and third floors to temporarily meet the growing and anticipated needs of the MSA and its students.

Document Structure & Supporting Information

This Design & Access Statement should be read in conjunction with the following additional and supporting information:

- Application Forms & Certificates
- Planning Drawings
- Planning Statement
- University Travel Plan
- University Waste Strategy



Manchester Technology Centre - Principal Entrance



Planning Context

Manchester Metropolitan University have appointed Deloitte to act as Planning Consultants for the temporary change of use of the second and third floors of the Manchester Technology Centre application.

A separate planning statement accompanies this application and should be read in conjunction with this Design & Access Statement.



Context

Site Overview

The site is located off Oxford Road and Brancaster Road adjacent to the A57 Mancunian Way and in close proximity to the existing Manchester Metropolitan University estates.

Site Context

Manchester Technology Centre is located within the immediate periphery of the Manchester Metropolitan University All Saints Campus, providing easy access to the remaining department facilities within the University and the Manchester School of Art as well as being only a short walk away from Manchester city centre and its immediate public transport infrastructure.

Connectivity

The MTC building is well connected by all means of transportation along key links to the city centre and cultural corridor.

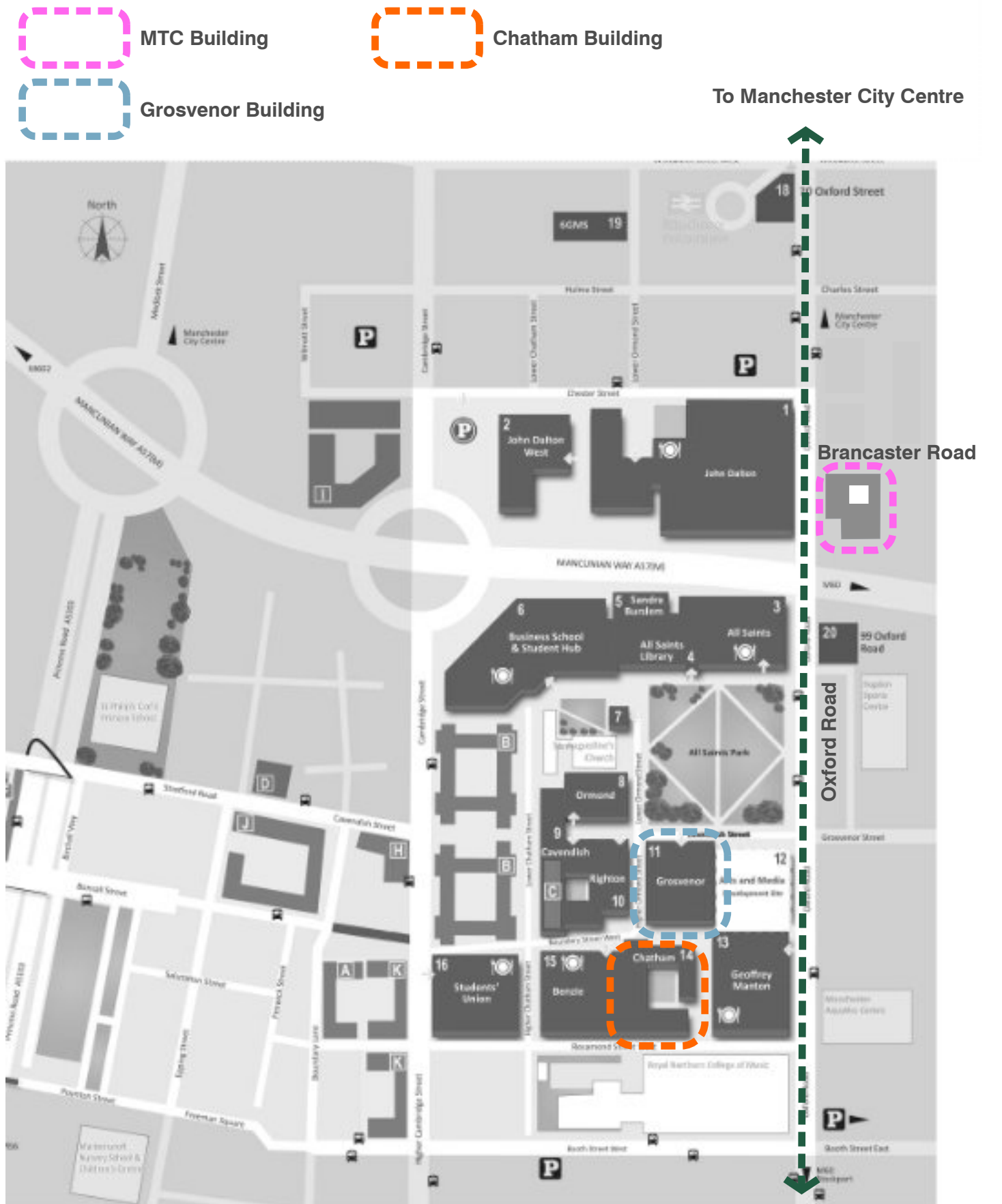
- Pedestrian Access is provided to the building via the surrounding public and private highways with multiple pedestrian access points at ground floor level accessed off Oxford Road and Brancaster Road. All access points will be retained for use by the MSA.
- Public transport is available to the immediate vicinity via Oxford Road. The nearest bus stops are directly outside of the main entrance (10m) to the West. The nearest train station is approximately 300m to the North (Oxford Road Station). The nearest tram stop is approximately 750m to the North (St Peters Square)
- No additional parking requirements form part of this application
- A travel plan has been provided by the University and is included as supporting information with this application.



View North along Oxford Road towards Manchester Technology Centre



View west along Brancaster Road towards John Dalton Building

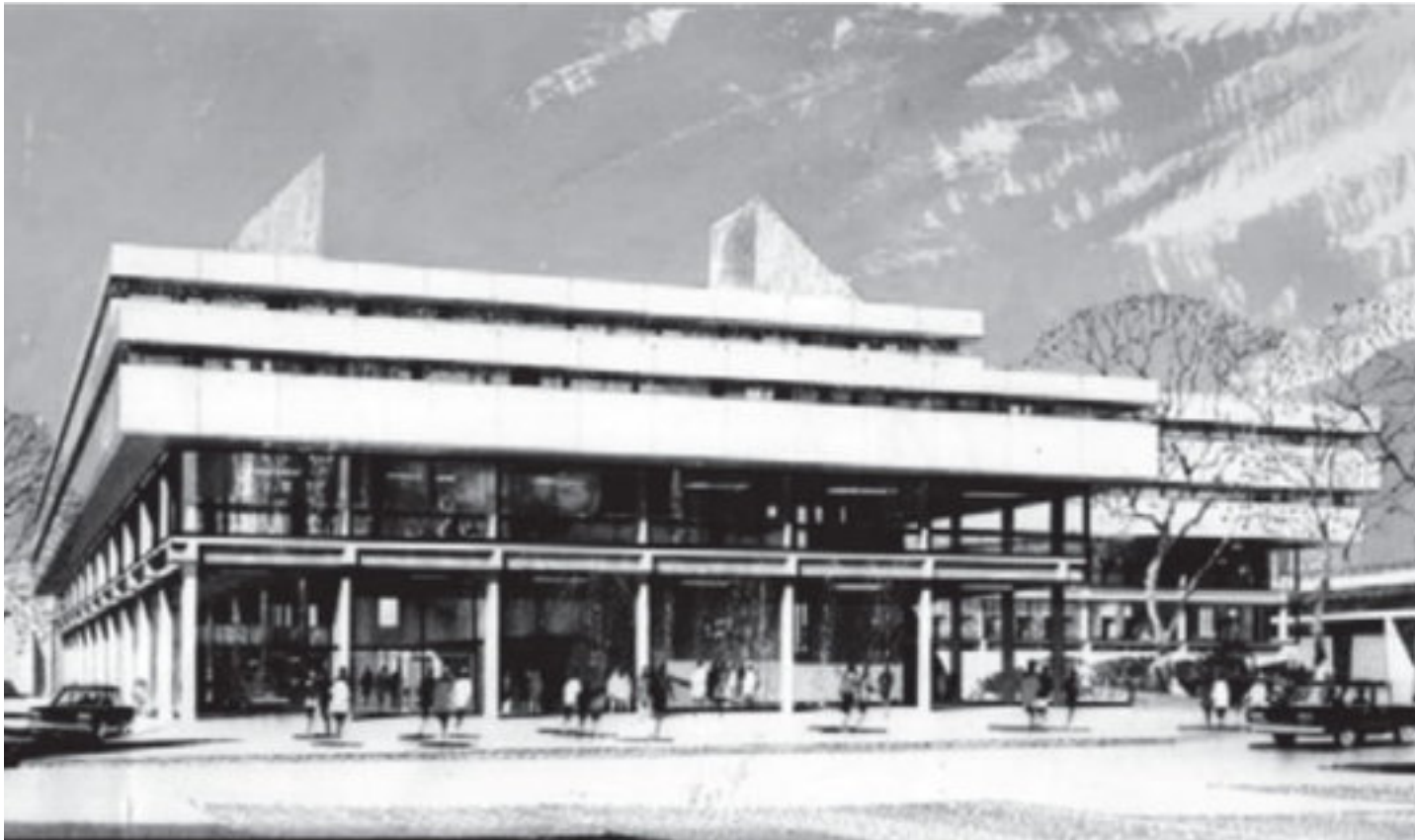


Site plan

Existing Building

The MTC building (previously known as the National Computing Centre) is a four storey building comprising mixed use (primarily commercial/business).

The building was designed and constructed circa 1974 by local Architect's Cruickshank and Seward and has recently undertaken and part completed, a series of internal refurbishment works by Bruntwood to the second and third floors.



Perspective sketch of the National Computer Centre, 1967 by Peter Sainsbury for Cruickshank and Seward
Source: MMU Special Collections



Manchester Technology Centre, 2022



Example of Existing Third Floor Fit-Out



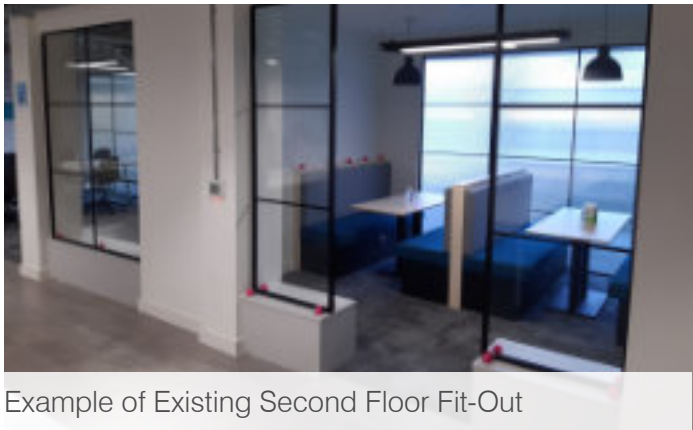
Example of Existing Third Floor Fit-Out



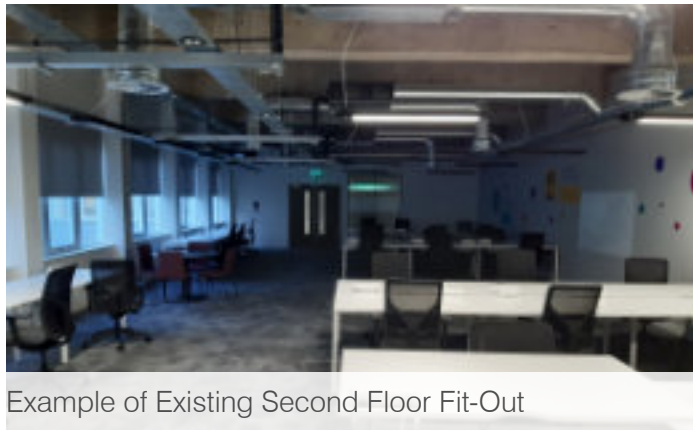
Example of Existing Second Floor Fit-Out



Stair 01 - Existing Entrance off Brancaster Road



Example of Existing Second Floor Fit-Out



Example of Existing Second Floor Fit-Out



Example of Existing Third Floor Fit-Out

Design

Manchester Technology Centre is a four storey existing 1970's building. The building is owned, let and managed by Bruntwood for mixed uses.

Ground to first floor currently accommodates a mix of leased commercial uses and is to a Category B fit-out.

Second floor currently accommodates a commercial tenant to a Category B fit out to approximately 50% of the floor plate. The remaining floor plate is vacant and developed to a Category A fit-out.

Third floor is currently vacant and ranges from Shell to Category A fit-out.

The roof currently provides access to external services.

The change of use application for the Manchester Technology Centre upper floors (02-03) will result in the following:

- Existing Class Use E(c)(ii);
 - "Commercial, Business and Service - Professional services"
- Proposed Class Use F1(a)
 - "Learning & non-residential institutions (Provision of Education)"

The following provides a description of these requirements:

Use

During the engagement process with the MSA, the project team identified the current uses and requirements as well as anticipated growth requirements for a proposed use and allocation within MTC. These uses consist of the following areas:

- Studio Workshops
 - Architecture Foundation Year
 - Architecture BA (Hons)
 - Master of Architecture (MArch)
 - Architecture & Urbanism (MA)
 - Master of Landscape Architecture (MLA)
 - Research Degrees
- Office Space
 - Academic & Administration
- Pastoral / Management Rooms
- Student Community / Engagement / Exhibition space
- Support Space / Model Making
- Building Services

Proposed Architectural Works

- External Scope of Works
 - Roof adaptations to service MEP scope of works
 - External Signage to Stair 1 accessed off Brancaster Road
- Internal scope of works;
 - Demolition - removal or remodelling of some internal partitions and doors including door widening on the third floor to escape staircases
 - Floors - self levelling screed to exposed concrete floors, retained and new floor finishes throughout
 - Walls - new internal or remodelled partitions, new doorsets and joinery items. New and retained wall finishes including addition of acoustic wall treatments. Vinyl / feature material branding to key spaces
 - Windows - additional secondary glazing and allowance for manifestation to the internal face
 - Ceilings - retain existing exposed finishes and integrate acoustic ceiling treatments
 - FFE - New and re-used furniture, fittings and equipment. Wayfinding & Statutory Signage
 - Welfare - Sanitary & Kitchenette Facilities to be retained. Any existing services not required are to be temporarily capped. New Accessible WC provided to the third floor

Proposed Services - Mechanical Services

Mechanical services works to facilitate this application include for the following:

- Installation of new VRF heat-pump systems to serve fallow 3rd floor accommodation and remodelled 2nd floor accommodation.
- Modification to existing VRF at 2nd and 3rd floor to suit the revised layout.
- Redistribution of existing ventilation ductwork distribution to support the fit-out arrangement where practical.
- Installation of 2no. new Air handling units to the roof to serve the 3rd floor fallow areas.

- Installation of 1no. new void mounted heat recovery unit to improve ventilation provision at 2nd floor.
- Minor modifications to existing above ground drainage and domestic services to support the provision of 1no. new accessible toilet.
- Controls modifications to suit

Proposed Services - Electrical Services

Electrical services modifications / alterations to facilitate this application include for the following:

- Modification of existing LV distribution board circuitry and protective devices to suit the proposed layout.
- Installation of new circuits and associated protective devices within the fallow area of level 3.
- Installation of new structured cabling systems throughout.
- Modification of existing lighting, emergency lighting and lighting control systems installation to suit proposed layout.
- Installation of new luminaires, emergency lighting and controls to match the existing system within the fallow area of level 3.
- Modification of existing small power outlet provision of suit proposed layout with existing outlets and circuits being retained where possible.
- Installation of new small power outlets within the fallow area of level 3.
- Installation of new CCTV and access control systems.
- Installation of new fibre network connection back to MMU site wide IT infrastructure.

Amount

Gross Area Summary

The proposal under this application is for the temporary change of use of the existing Manchester Technology Centre building upper floors (02 & 03).

The application does not seek to increase the amount of gross internal floor space.

•Existing & Proposed Gross External Area:

- Circa 2120sqm (Third Floor)
- Circa 1,934sqm (Second Floor)

◦Circa 4,054sqm (Total GEA)

•Existing & Proposed Gross Internal Area:

- Circa 2034sqm (Third Floor)
- Circa 1,832sqm (Second Floor)

◦Circa 3,866sqm (Total GIA)

Parking Summary

The proposal under this application does not constitute a change in proposed occupancy to the Manchester Technology Centre, or to the MSA, therefore the intention is to retain the existing car parking and cycle parking quantities across both MTC and All Saints Campus. These are referenced within the supporting Travel Plan.

Access

Accessibility

Manchester Technology Centre current provides an accessible entrance off Oxford road which will be made available to the applicant.

From within the foyer, reception space and suitable wayfinding are provided to direct users.

Vertical circulation to the second and third floor is provided by a single staircase (also directly accessed off Brancaster Road) and 2no. adjacent passenger lifts. Fire evacuation from the second and third floor is provided by 3no. separate staircases.

Welfare facilities (sanitary and kitchenettes) are provided on the second and third floor, with communal shower and changing facilities on the ground floor being made available to the University. An accessible WC is provided to the second floor. As part of the works, it is proposed to install an additional accessible WC to the third floor.

The proposed schedule of accommodation includes for a number of varied breakout spaces and informal learning spaces to improve student wellbeing and methods of working. 1:1 Meeting Rooms are included for student/academic engagement as well as student mental health.

Vehicular & Service Access

Vehicular and service access is to remain as existing, with service access provided to the south and west.

Refuse & Recycling

Refuse and recycling capacity and operation is to remain as per existing MTC provision. This has been deemed suitable for the proposed use by Manchester Metropolitan University.

As part of the works, recycling points will be provided throughout the internal spaces to align with University standards and their commitment to reducing waste.

Plans

The change of use space considerations are as follows:

Key: Space Adjacencies

Space Key:	
101 (5)	Room (Room Occupancy)
	Studio Space
	Office: Head of School
	Office: Support
	Office: Deputy Head
	Office: Professor / Reader
	Office: Programme Leads
	Office: Senior Lecturer
	Office: Lecturer
	Welfare
	Storage
	Breakout/Collaboration/Crit Space
	Mix Space: PhDs/Hot Desk
	Services/Plant



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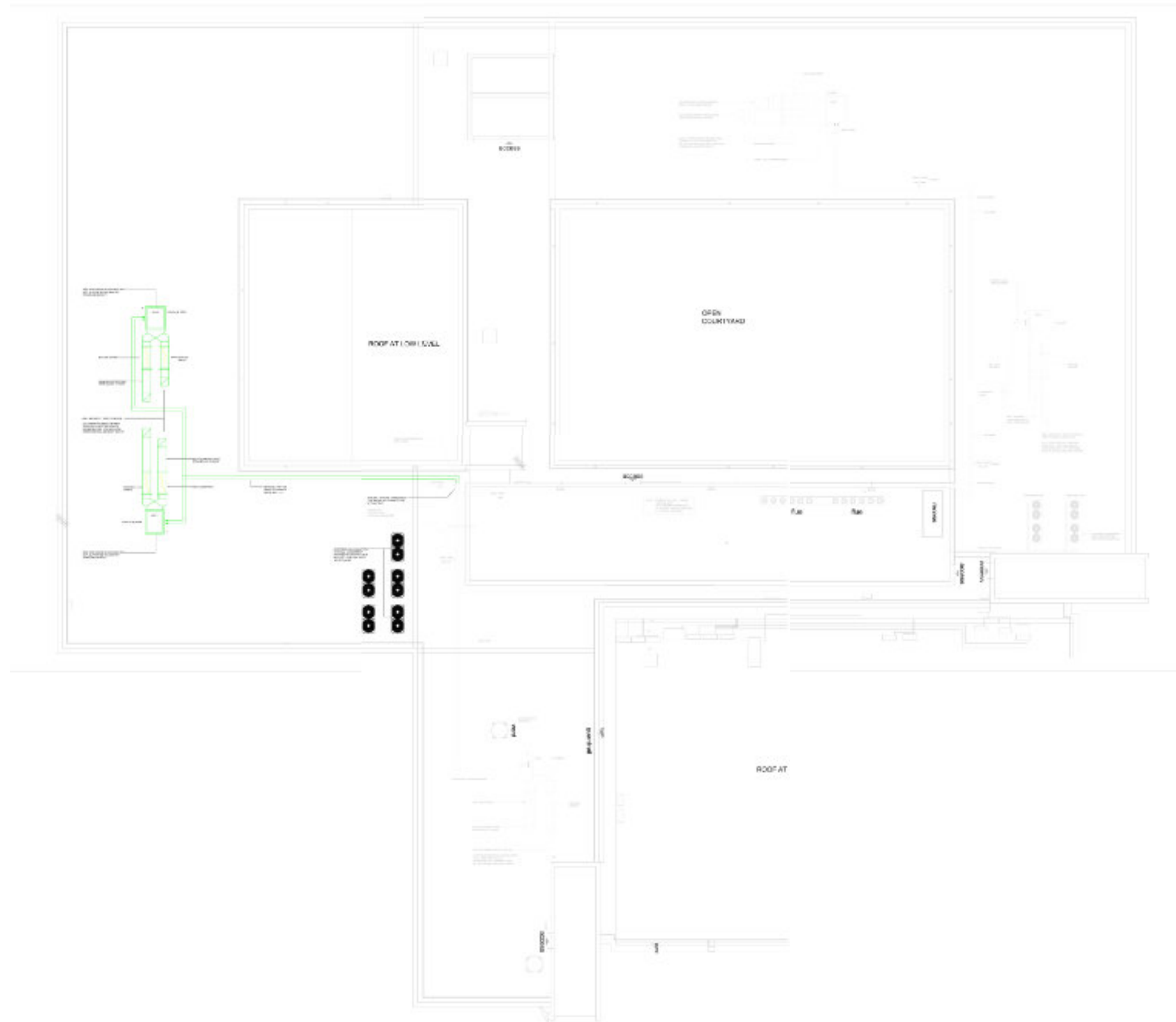


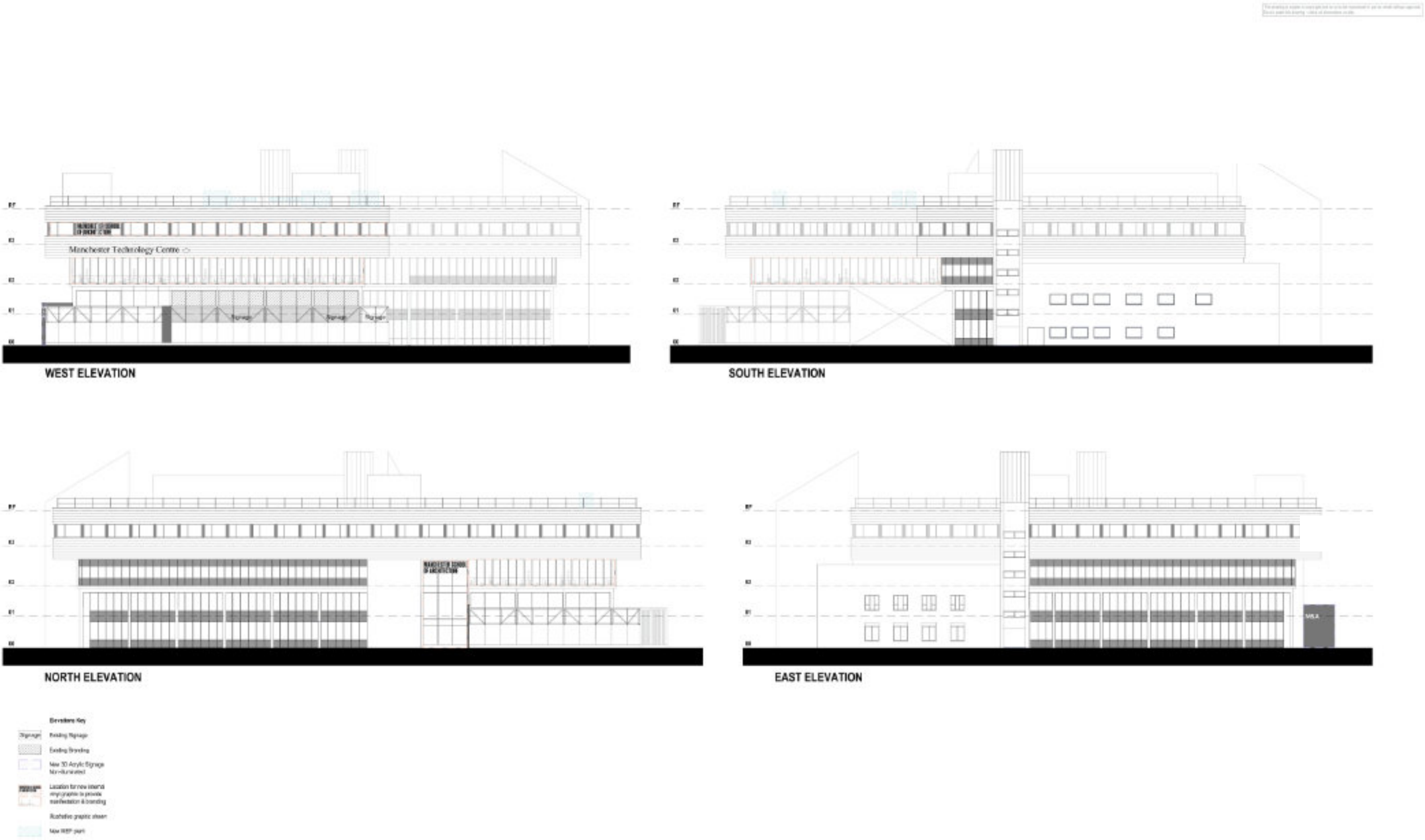
MTC - Proposed 03rd Floor Plan

Proposed works to the roof include the following:

- 2no new roof mounted air handling units supported on unistrut frame and bigfoot system, complete with side attenuator to minimise background noise levels. Units required to complete the shell and core works to the 3rd floor and service the Manchester School of Architecture needs.
- Air handling unit dimensions: 3000mm (L) x 2000mm (H) x 1500mm (W)
- Existing Roof Parapet/Railing - circa 1500mm (H)
- Fully sealed duct penetrations through the roof to service the spaces below
- New external condensers mounted on unistrut frame and bigfoot system to support the existing air condensers

Indicative elevations included in the planning submission.





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