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THE MANCHESTER COLLEGE
WYTHENSHAW CAMPUS

CAMPUS REMODELLING INCLUDING RELOCATION OF HAIR & BEAUTY & ANIMAL CARE

D&A STATEMENT
2nd March 2022

Document Details:

Job Number: 2627
Job Title: Wythenshawe Campus - Relocation of Hair & Beauty & Animal Care
Document Title: D&A Statement
Revision: 2nd
Date of Issue: 11/03/2022
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1.0 INTRODUCTION

This document has been prepared by Ellis Williams Architects (EWA) on behalf of our client The Manchester College. EWA were initially asked to review the site currently occupied by the College and test the feasibility of relocating the existing provision for Hair & Beauty and Animal Care which is currently off-site, to this new location in Wythenshawe. This report is intended as a project overview, covering current progress through RIBA Stage 3 - 4.

This report outlines the general approach to the site and identifies the key opportunities for development. Following our previous meetings with the client team on 7th July 2021 (H&B End-user meeting), 13th July 2021 (Animal Care End-user meeting) & 5th August 2021 (H&B End-user meeting), - EWA have progressed the developed proposals for consideration by the project team. Following further consultation with the client and end users on the 18th Oct 2021 (Animal Care End-user meeting) & 21st October 2021 (Hair & Beauty End-user meeting) EWA have developed the internal layouts as per the resulting comments. These and the additional drawings aim to provide the basis for the subsequent planning application.

2.0 THE PROPOSAL

The proposed works at the Wythenshawe Campus form part of a much wider programme of works which affect all Manchester College sites across the city and include the construction of a new City Centre Campus. Consequently the spatial analysis and area requirements were driven from a central point and controlled by Bond Bryan Architects, with the needs of the individual campuses aligned and updated to suit the overall scheme.

Whilst Ellis Williams were appointed (for Wythenshawe) in early 2019, the main body of the works at this site needed to be held back, as attention had to be directed at other operations on this and other sites. In April 2021 Bond Bryan were able to release an updated review of Guided Learning Hours and Space Needs Analysis (see appendix 10.1 for excerpt relating to Wythenshawe) which retained some of the original aspirations around Hair & Beauty but now included a further curriculum area in the shape of Animal Care. In summary, the updated guidance from Bond Bryan suggested the following high level issues and requirements

- Currently insufficient amount of general teaching space
- Currently over-provision of workshop spaces
- Requirement for specialist Hair & Beauty facilities
- Requirement for specialist Animal Care facilities

Bond Bryan provided a Space Needs schedule for the site which acted as an excellent initial overall brief for the campus (see summary right). An initial set of proposed layouts for College review included the following key features:

- New Animal Care department within existing theatre space
- External spaces for Animal Care
- New general classroom and 3no. ICT rooms at ground floor
- Reduced LRC at ground floor
- Relocation of site security and archive
- New mezzanine within existing theatre to accommodate 2 large classrooms
- New general classroom and ICT classroom at 1st floor
- 3no. new Hair Salons and 2no. new Beauty Salons at 3rd floor
- H&B supporting spaces e.g. Staffroom, laundry and dispensary
- 4no. new classrooms at first floor in Block D

3.0 SITE ACCESS & CONSTRAINTS

This section reviews the site opportunities and constraints that have been identified and have influenced the concept development.

Location

The college site sits within a relatively high density residential area within Wythenshawe. The site was previously occupied by a Public House and several social housing units converted to a Construction Skills centre. The road junction at the head of the site has been remodelled to accommodate a 90 degree turn on the route of the Light Rapid Transit public transport system.

The current college was completed in 2009 by Walker Simpson Architects - a £24m scheme. Standing at a major road intersection in Wythenshawe, south of Manchester, the new College campus offers opportunities for Post-16 education to help improve literacy, numeracy, lifeskills and training for young people.



Access

Vehicular access to the site is off Hollyhedge Road to the North of the site. There is one access point for vehicles with a single point of egress. Buses and the Light Rapid Transit public transport system circulate the same route and utilise drop-off areas Hollyhedge Road and Brownley Road. Delivery access and egress is also directly off Hollyhedge Road.

Visitor and Disabled parking is accessed off Hollyhedge Road, situated a little walk from the main entrance of the college alongside the main staff car park. A main public right of way runs through the middle of the site from the North to the South/East (see site analysis).

Hard/Soft Landscape

With the site being so tight, hard/soft landscaping is really limited. With the college providing vocational courses, there was no requirement for any sports pitches or MUGA's. There are still areas of soft landscaping dotted around the site, including a large grass break-out space in the centre of Block's D/E/F. With the southern boundary backing onto a large residential area, a screen of now mature trees has been used to provide some privacy.

Ground Conditions

With no major works taking place externally, a ground survey was not required. EWA did however appoint Survey Systems to undertake a topographical and utility survey of the immediate area around Block F.

Acoustic Conditions

With the site being so close to residential neighbours, EWA appointed AEC to undertake internal and external noise measurements required for planning.

4.0 SITE ANALYSIS



- Major Road
- Car Entrance
- Main Entrance
- Public Right of Way
- Cycle Storage
- Car Park
- Bus Stop



1.



2.



3.



4.



5.



6.

The proposed site is a tightly sandwiched parcel of land of approximately 2.64 hectares, located directly South of the City centre. The site is surrounded by residential housing to the East and South boundaries, a primary school to the West and high street shops/businesses to the North boundary.

Existing access to the site is possible from Hollyhedge Road on the North boundary and a public right of way off

Woodend Road to the South/East boundary. The site is predominantly soft landscaping with a large car-park to the North/West. The topography is relatively even across the site, allowing easy accessible access.

(See previous page for photo locations)

6.0 PLANNING

The project will only be submitting a minor application with the majority of works being internal. As part of this application, the following surveys will be completed:

- Acoustic Survey
- Drainage Survey
- Topo & GPR Survey
- Tree Survey

The scheme also pays attention to the current local planning policies for the Wythenshawe area. The following extracts have been taken from Manchester City Council’s Core Strategy Development Plan 2012 -2027.

Policy EC 10

Wythenshawe

Wythenshawe is expected to provide 55ha of employment land within B1a offices, B1b/c research and development and light industry and B8 logistics and distribution. The majority of economic development will be focused on:

1. Manchester Airport and specifically Manchester Airport Strategic Site and Airport City Strategic Employment Location are suitable for aviation related development and a mix of economic development uses including offices, high technology industries, logistics, warehousing and airport hotels.
2. University Hospital South Manchester suitable for growth related to the healthcare and biosciences and ancillary offices.
3. Existing employment sites along:
 - West Wythenshawe Development Corridor - Oaks Business Park (B1) and Roundthorn Industrial Estate (B8);
 - East Wythenshawe Development Corridor - Sharston Industrial Estate (B8), Atlas and Concord Business Parks (B1) and Ringway Trading Estate (B8).
4. The district centres of Wythenshawe, Northenden and the proposed centre at Baguley will all be suitable for mixed use local employment provision serving their catchment area.

Development and infrastructure provision will be supported which strengthens transport connections between Roundthorn Industrial Estate, University Hospital South Manchester, Airport City and Manchester Airport. The Council will seek to maximise the opportunities to enhance this spatial cluster of key employment uses.

Proposals which improve the connectivity of Roundthorn Industrial Estate to the Airport and Motorway network will be encouraged.

Development proposals and planning applications should have regard to:

- Ensuring employment opportunities are made accessible to local communities, particularly those at Manchester Airport;
- Locations with good access to the national motorway network M56 and M60 and their suitability for logistics;
- Proposed extension to Metrolink and new stops plus improved bus routes;
- Delivery of low and zero carbon decentralised energy schemes and energy projects within Strategic Employment Locations.

Delivery Strategy

Policy	Project/Programme	Responsible Agency	Source of Funding	Timescale
EC 10 Wythenshawe Delivery of 55ha of employment land	Planning Development Management Wythenshawe Strategic Regeneration Framework	MCC, Developers Private Sector	MCC, Developers Private Sector	2010-2027
Policy	Indicator			
EC10	Total employment land developed in Wythenshawe		55ha in total by 2027 • >3ha per annum	
	Employment rate in Wythenshawe		Moving towards City average	

7.0 DESIGN CONCEPT & PRINCIPLES

Design Development

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- H&B supporting spaces e.g. Staffroom, laundry and dispensary
- 4no. new classrooms at first floor in Block D

Appearance

With the project being mostly internal remodelling of existing facilities, no new construction works are proposed. There will however be small works such as new windows added to Block F and an external hard surface area for animal pens.

These new windows will be PPC Aluminium to match the existing. These external openings are to be powder coated aluminium sections, these will be dark grey in colour.

Total Works Areas

Block D:

Ground Floor - 208m²
First Floor - 294m²
Total GIFA - 281m²

Block E/F:

Ground Floor - 726m²
First Floor - 307m²
Second Floor - 0m²
Third Floor - 618m²
Total GIFA - 1651m²

Access

Vehicular access to the site will be as existing from Hollyhedge Road, there is no proposal to provide any further parking on site as part of this development as the scheme is not increasing on current staff/student numbers.

The existing design provides access by wheelchair users to all parts of the building. Level access is provided throughout the building, including entrances/exits.

8.0 BLOCK D

8.1 PROPOSED GF PLAN

Design

The existing ground floor plumbing space will be sub divided into 4 general teaching classrooms and circulation space.

Amount

The project intends to comply with BB103 internal space standards and ensure they are met or exceeded where possible.

- Accommodation upgrade GIFA – 281m²
- Footprint of proposed works at first floor level is - 199m²



8.2 PROPOSED FF PLAN

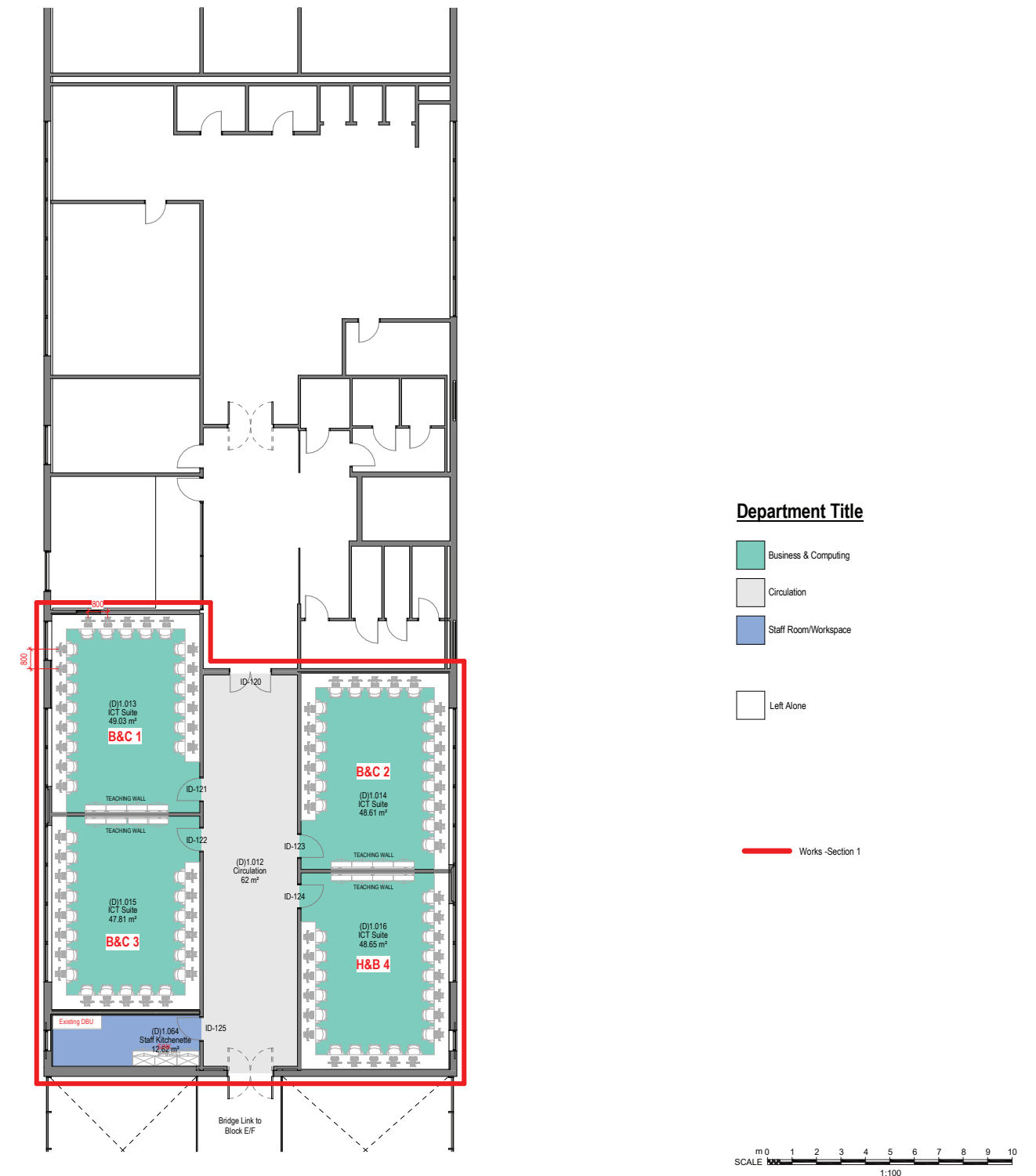
Design

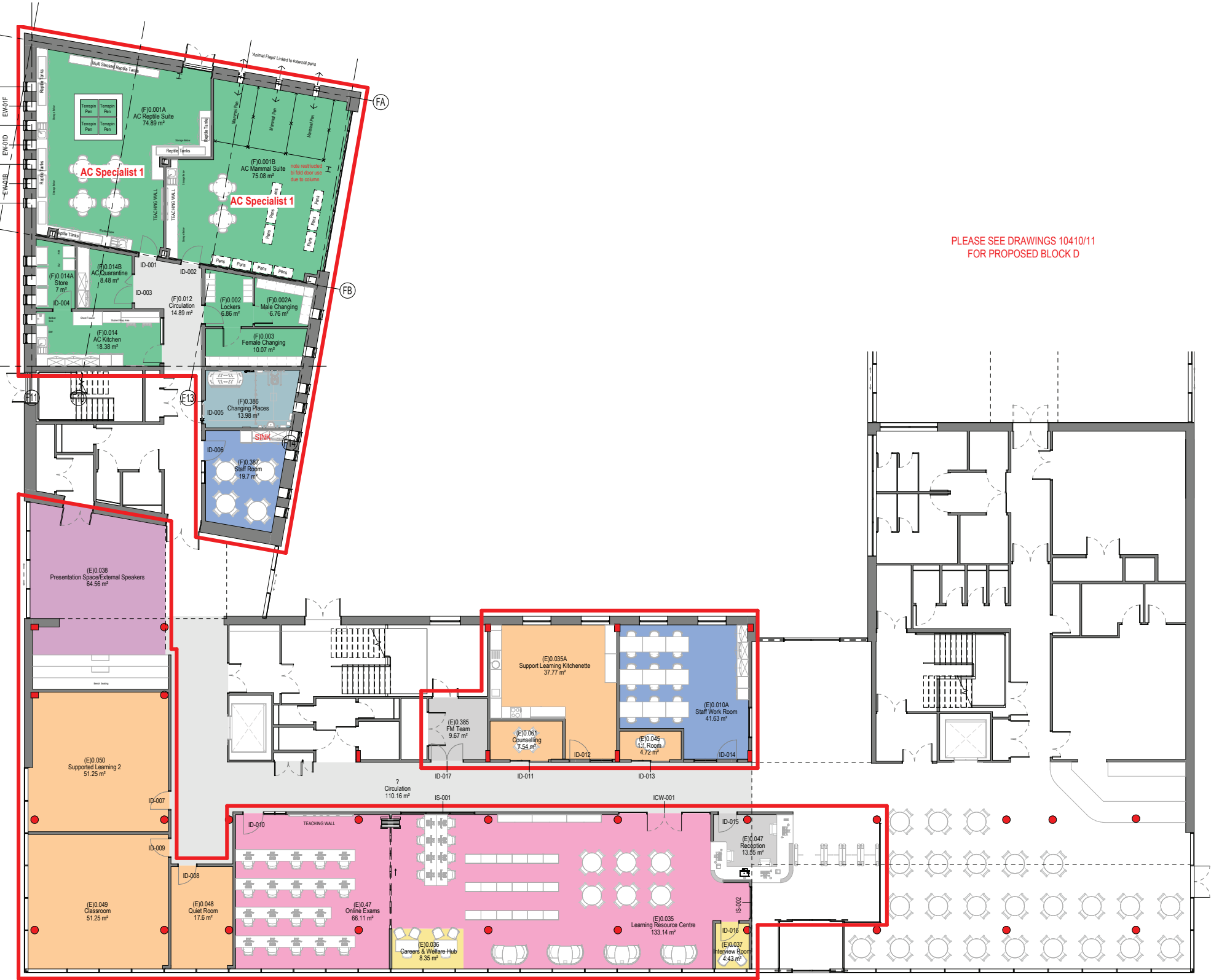
The existing first floor painting and decorating space will be sub divided into 4 general IT classrooms and circulation space.

Amount

The project intends to comply with BB103 internal space standards and ensure they are met or exceeded where possible.

- Accommodation upgrade GIFA – 294m²
- Footprint of proposed works at first floor level is - 266m²





PLEASE SEE DRAWINGS 10410/11
FOR PROPOSED BLOCK D

9.0 BLOCK E/F

9.1 PROPOSED GF PLAN

Design

Following discussions with end users the ground floor LRC will be sub divided to provide 3 new ICT Suite's with the LRC being reduced in size. The existing theatre space will be sub divided into the Animal Care Suites. Associated ancillary spaces will be formed to the remaining areas as shown within the plans.

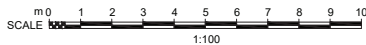
Amount

- Accommodation upgrade GIFA – 726m²
- Footprint of proposed works at first floor level is - 647m²

Department Title

- Admin
- Animal Care
- Basic Teaching
- Careers & Welfare Hub
- Circulation
- FM Team
- Learning Resource
- Presentation Space
- Sanitary
- Staff Room/Workspace
- Supported Learning
- Left Alone

Works - Section 1



9.2 PROPOSED FF PLAN

Design

A new mezzanine floor will be inserted within the theatre space and will provide level access into the existing building. 2 New General Teaching classrooms will be formed within the new space with a third formed within the existing space along with a ICT Suite.

Amount

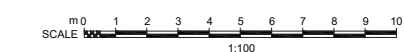
- Accommodation upgrade GIFA – 307m²
- Footprint of proposed works at first floor level is - 256m²

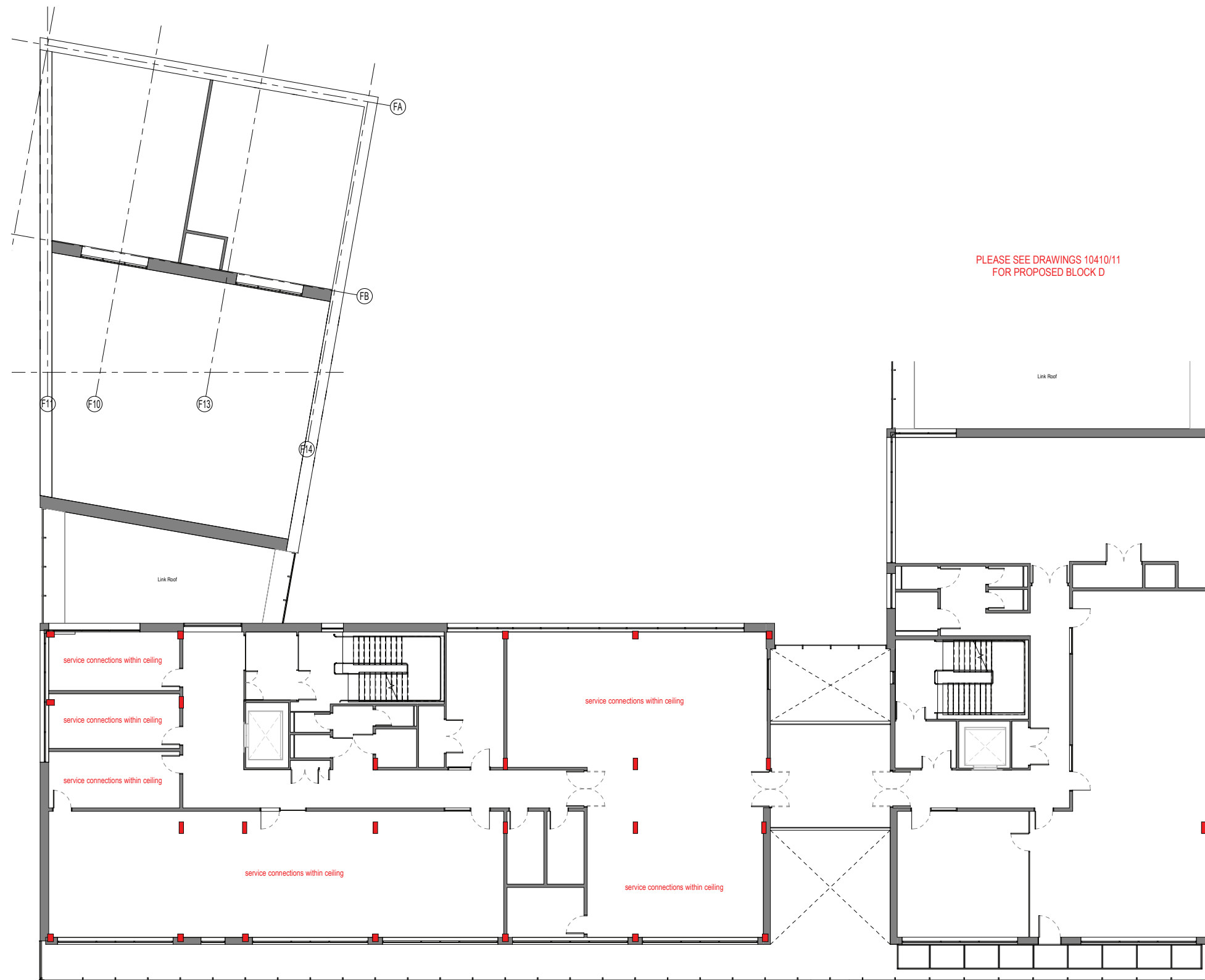
Department Title

-  Animal Care
-  Business & Computing
-  Circulation
-  EEEM
-  Hair & Beauty
-  Hospitality & Catering
-  Server
-  Staff Room/Workspace
-  Travel & Tourism

☐ Left Alone

Works - Section 1





PLEASE SEE DRAWINGS 10410/11
FOR PROPOSED BLOCK D

9.3 PROPOSED SF PLAN

Design

There are currently no plans to carry out any construction works within the second floor of Block E.

Left Alone

Works - Section 1

SCALE 1:100
m 0 1 2 3 4 5 6 7 8 9 10

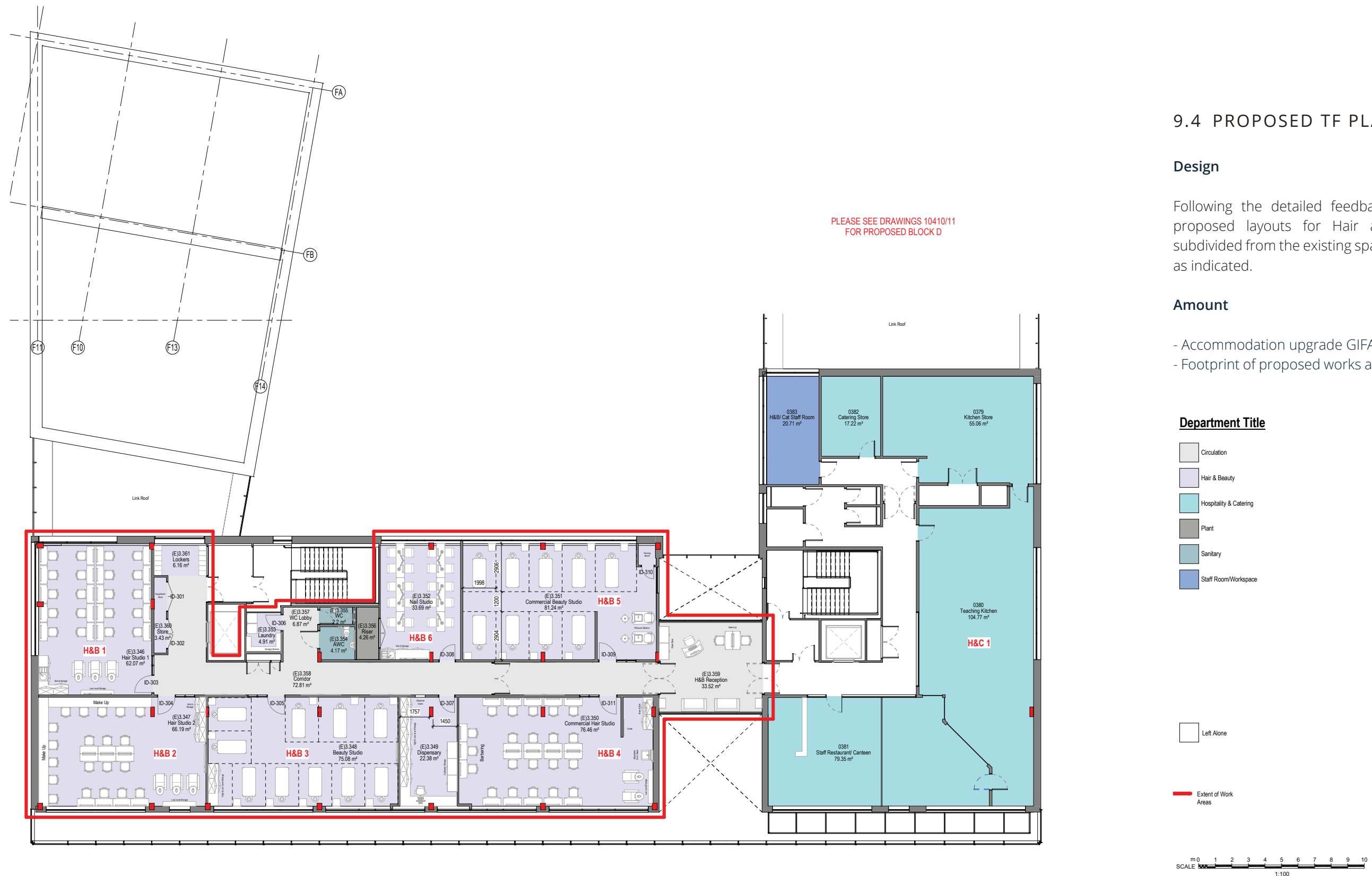
9.4 PROPOSED TF PLAN

Design

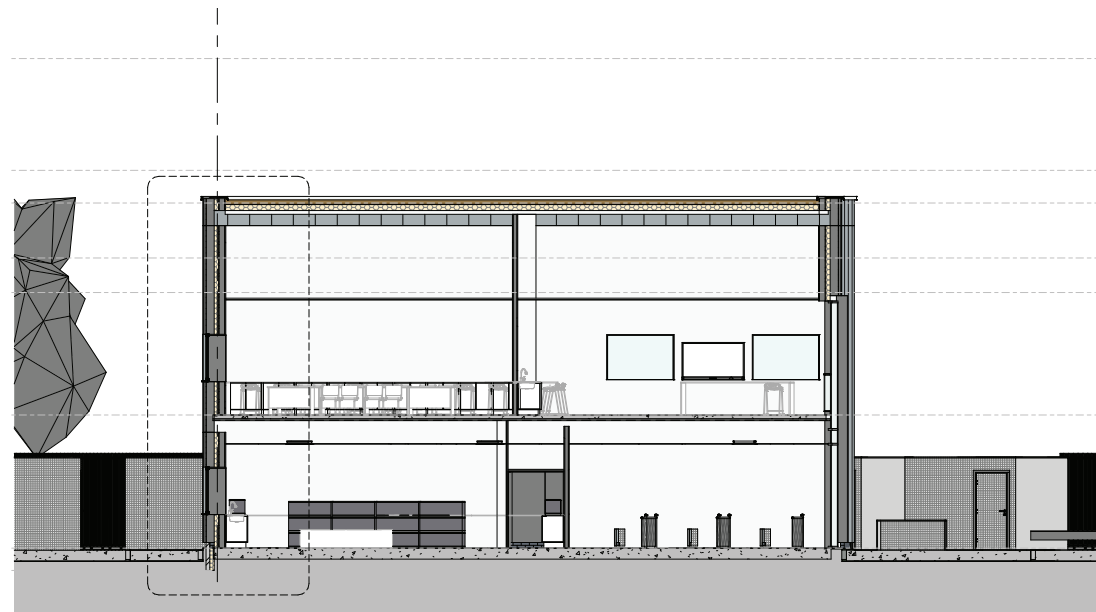
Following the detailed feedback from end users the proposed layouts for Hair and Beauty have been subdivided from the existing spaces within the Third Floor as indicated.

Amount

- Accommodation upgrade GIFA – 618m²
- Footprint of proposed works at first floor level is - 556m²



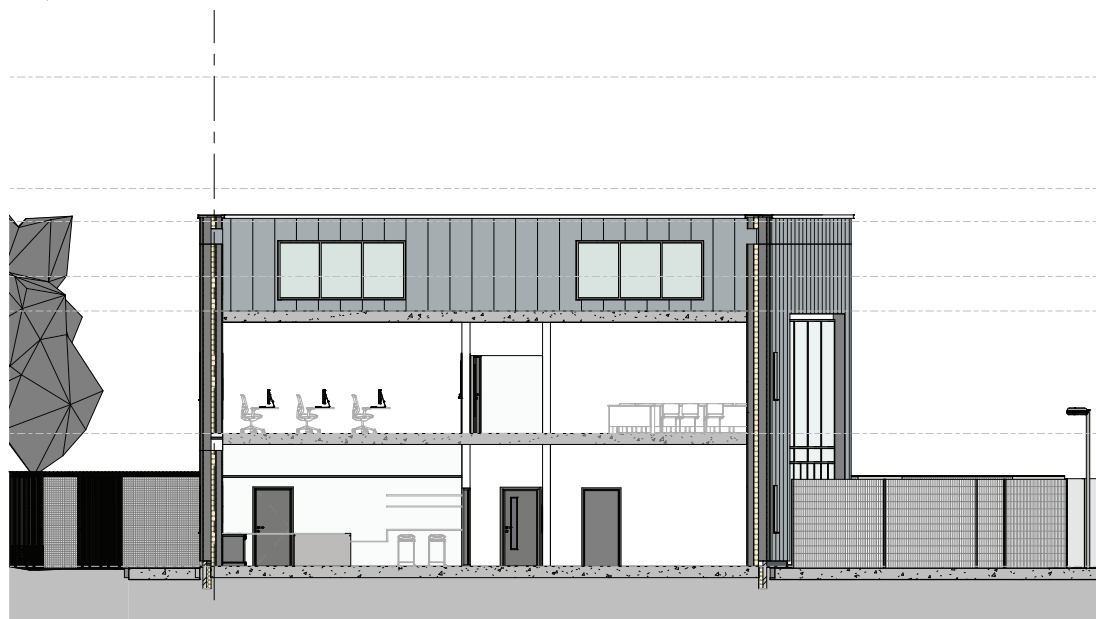
9.5 PROPOSED SECTIONS - BLOCK F



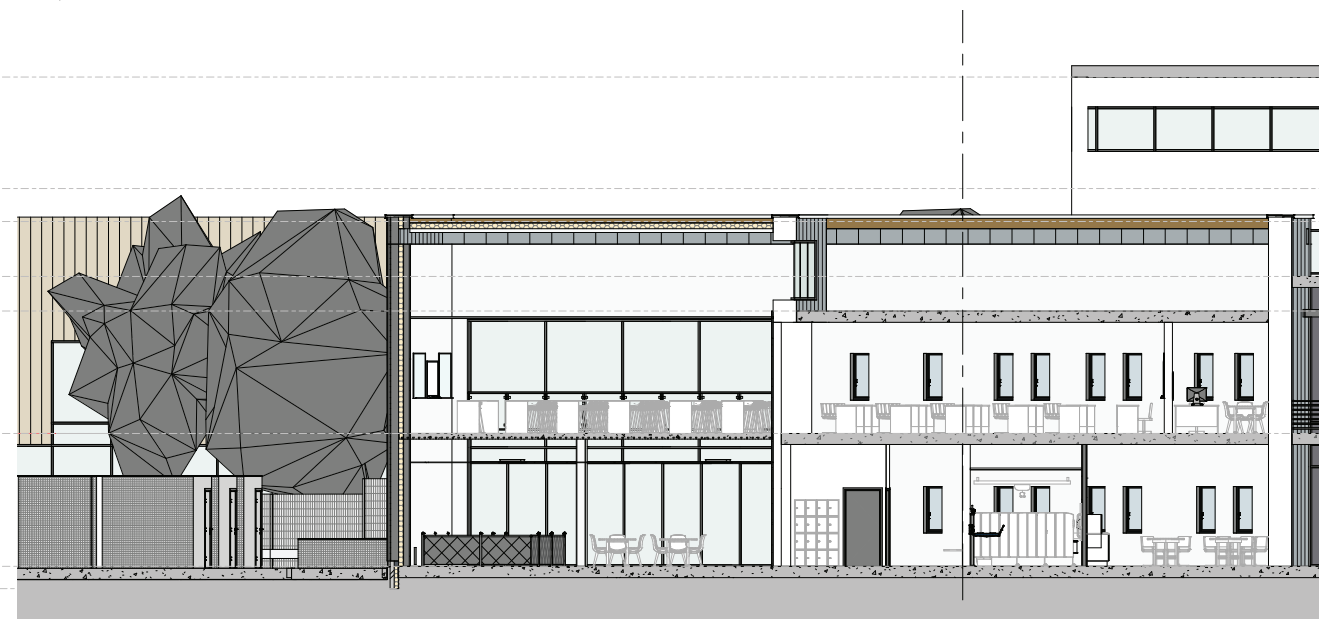
A | (06)_SectAA



B | (06)_SectBB



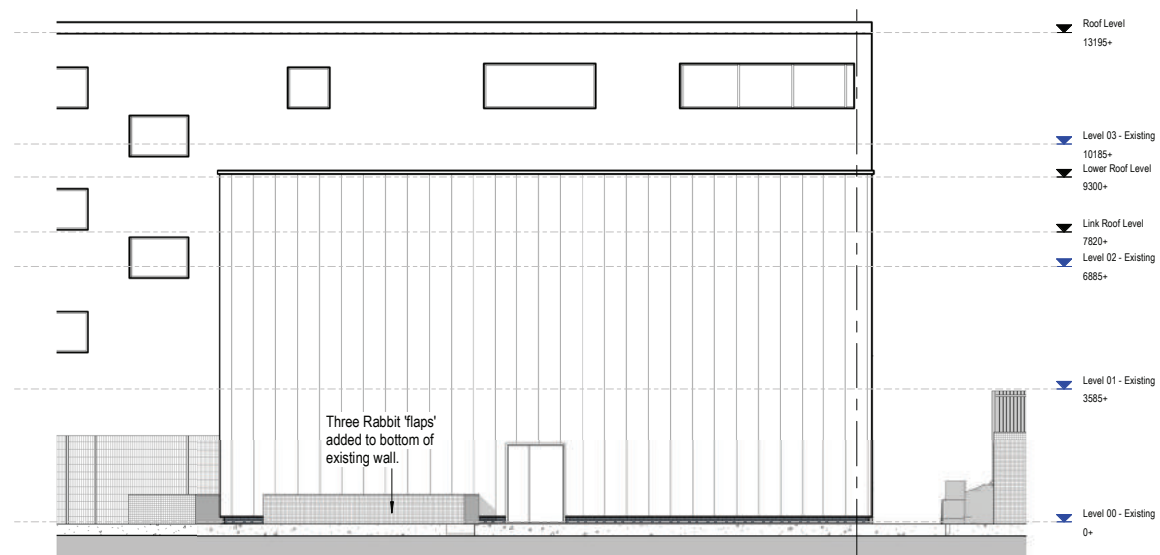
C | (06)_SectCC



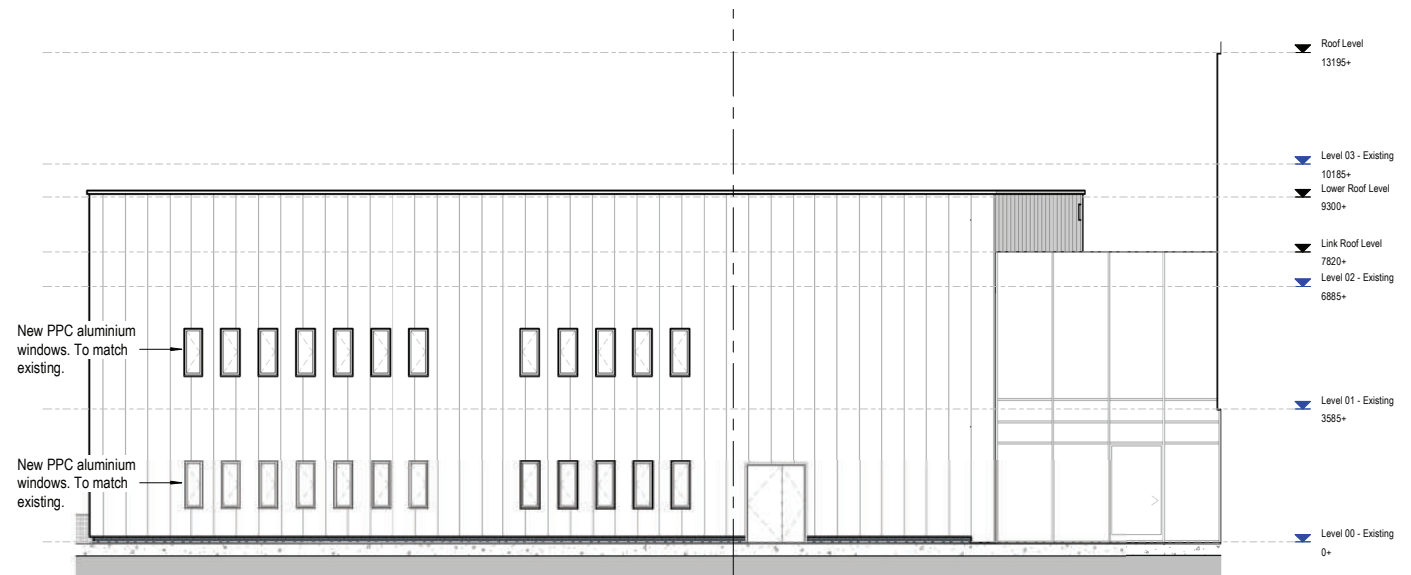
D | (06)_SectDD

SCALE 1:100

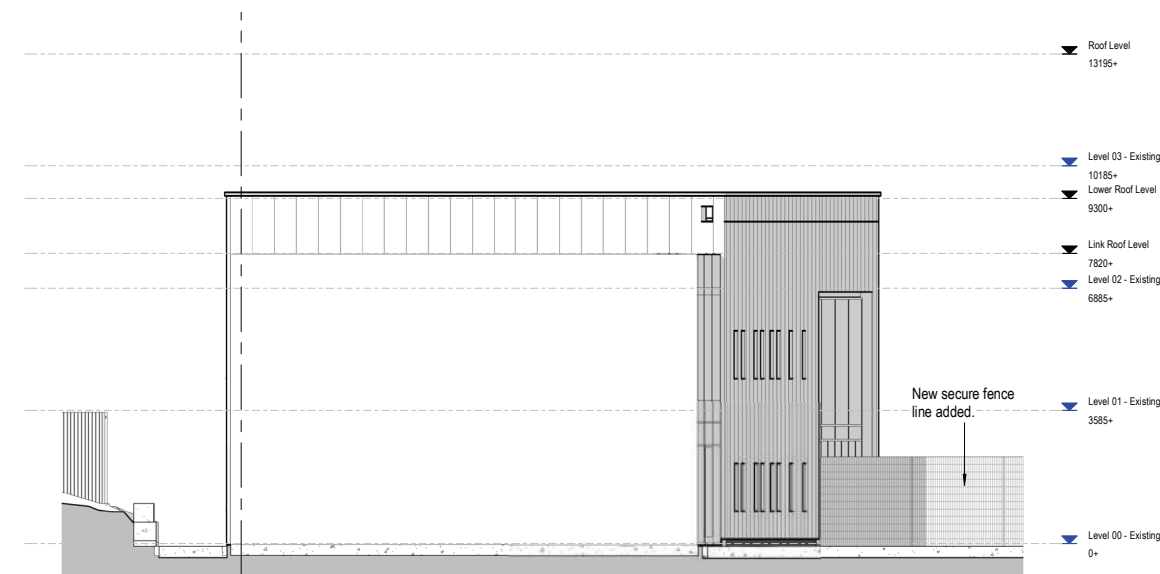
9.6 PROPOSED ELEVATIONS - BLOCK F



A | Elevation - North



B | Elevation - West



C | Elevation - South



D | Elevation - East

SCALE 1:100

9.7 PROPOSED LANDSCAPE PLAN - BLOCK F



Block F (Care Compound)

The planned external care compound has been carefully planned following detailed end user feedback. This has lead to certain animals being relocated away from each other to avoid stress to the animals.

Further detailed design will be carried out to ensure that a connection between the internal and external compounds can be realised as per the scheme aspirations.

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