

Design and Access Statement

PMD3-01-0

**Manchester Metropolitan University
Ormond Building**

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Project Reference: 20608_P501_Rev-



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REVISION

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Site Location

The Application Site of the Ormond Building is located at the junction of Lower Ormond Street and Cavendish Street within the Manchester University campus in Manchester city centre. The site is bounded by St Augustine's Church to the north, All Saint's Park to the north-east of the building, Cavendish Street and the Righton Building to the south-east and Cavendish Halls of Residence to the south-west. The Ormond Building is a grade II listed building.



Aerial view showing the site of Ormond Building, Lower Ormond Street, Manchester
(Source www.bingmaps.com, accessed 18/03/21)

Planning policy

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in determining applications for development affecting listed buildings, to pay special regard to the desirability of preserving the building and its setting.

The National Planning Policy Framework (NPPF) 2019 sets out the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. (Ministry of Housing, Communities & Local Government, 2012)

As the Ormond building is a grade II listed building, this design and access statement has been prepared to be submitted with the application for listed building consent. It is to be read in conjunction with the application drawings and documents including the heritage statement.

DESIGN

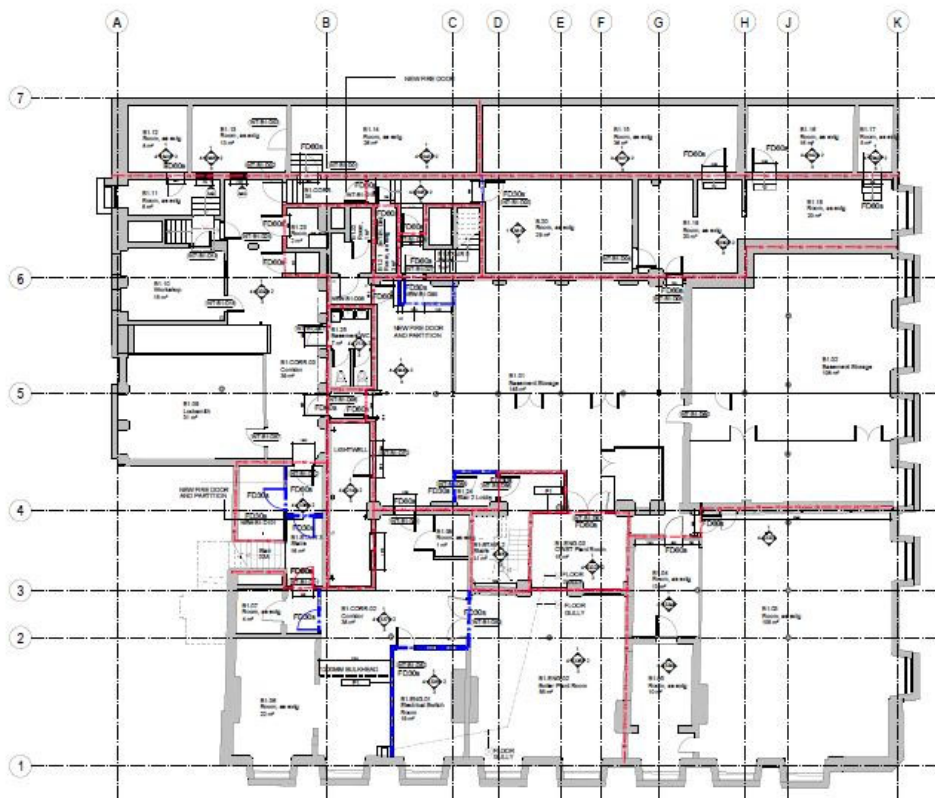
The aim of the project is to refurbish the Ormond Building basement to enhance the fire protection as close as possible to current standards. The key works are to fire protect the existing ceiling to achieve 60 minutes fire resistance and enhance existing partitions, walls and doors to meet the requirements of Warrington Fire.

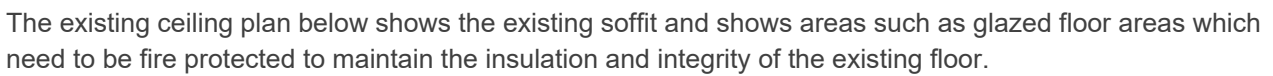
The Ormond Building is a grade II listed building and a separate heritage statement has been prepared, detailing the impact of the proposals on the significance. Please refer to 20608_P500_Heritage Statement for further information.

All the works are contained within the basement. There are no works to the exterior of the building, external works or landscaping proposed.

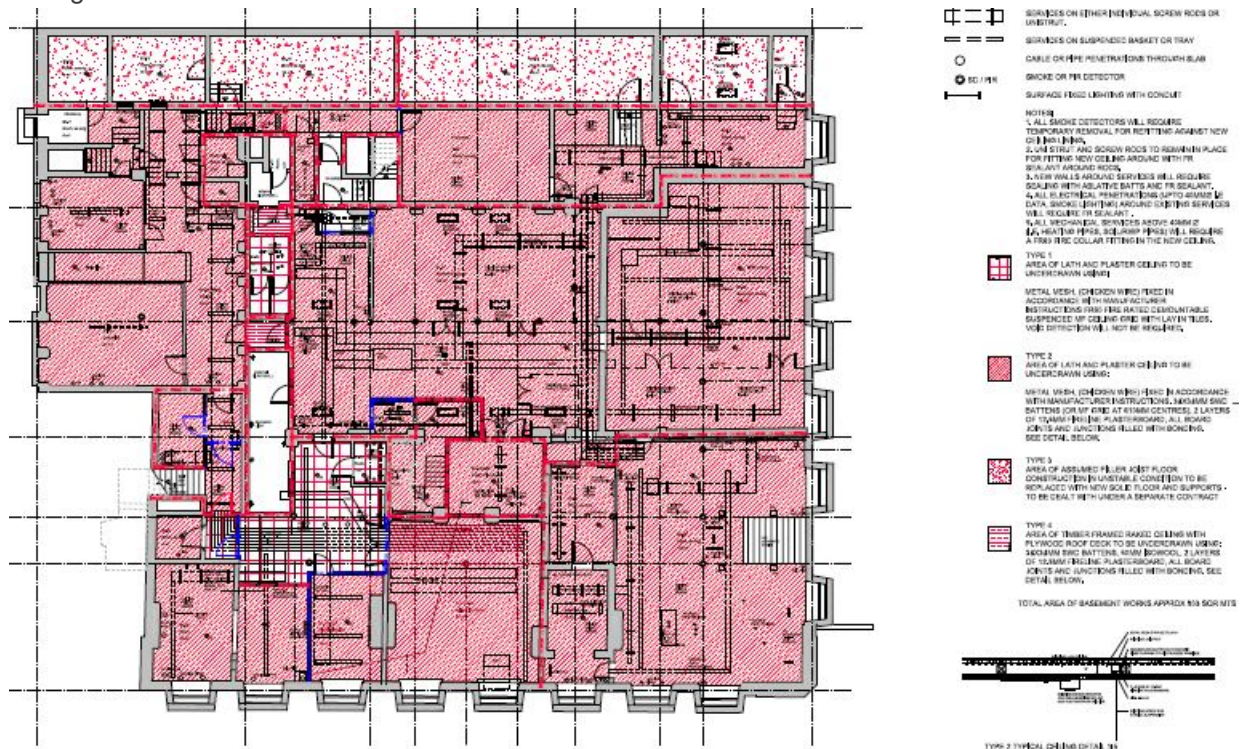
Use

The Ormond Building basement is currently used as a workshop space for the University Estates team, locksmith room, storage for estates equipment and archive storage. It also houses the main plant room, tank room and electrical room for the Ormond Building. The usage will remain unchanged following the works to the building, with the addition of introducing lobbies to two of the staircases, the usage will remain the same. The works will enable a potential increase in occupancy to a maximum of 60 persons. The actual occupancy envisaged is 14 people. The proposed basement layout is shown below illustrating the usage of each room in the work area.





The proposed ceiling plan below depicts the proposed fire protection to the basement soffit to achieve 60 minutes fire resistance. The soffit is underdrawn with fire protection in terms of new linings and fire rated ceilings.



Scale

The works take place within the existing Ormond Building basement and there are no interventions that affect the external appearance of the building.

Landscaping

All the works are contained within the basement there are no external works or landscaping proposed.

Appearance

The existing external appearance of the building is maintained on completion of the project as all works are internal to the basement area. Internally the basement soffit appearance will have new plasterboard ceilings and fire rated lay in grid ceilings. There will be new wall linings with a plasterboard finish to fire wall locations.



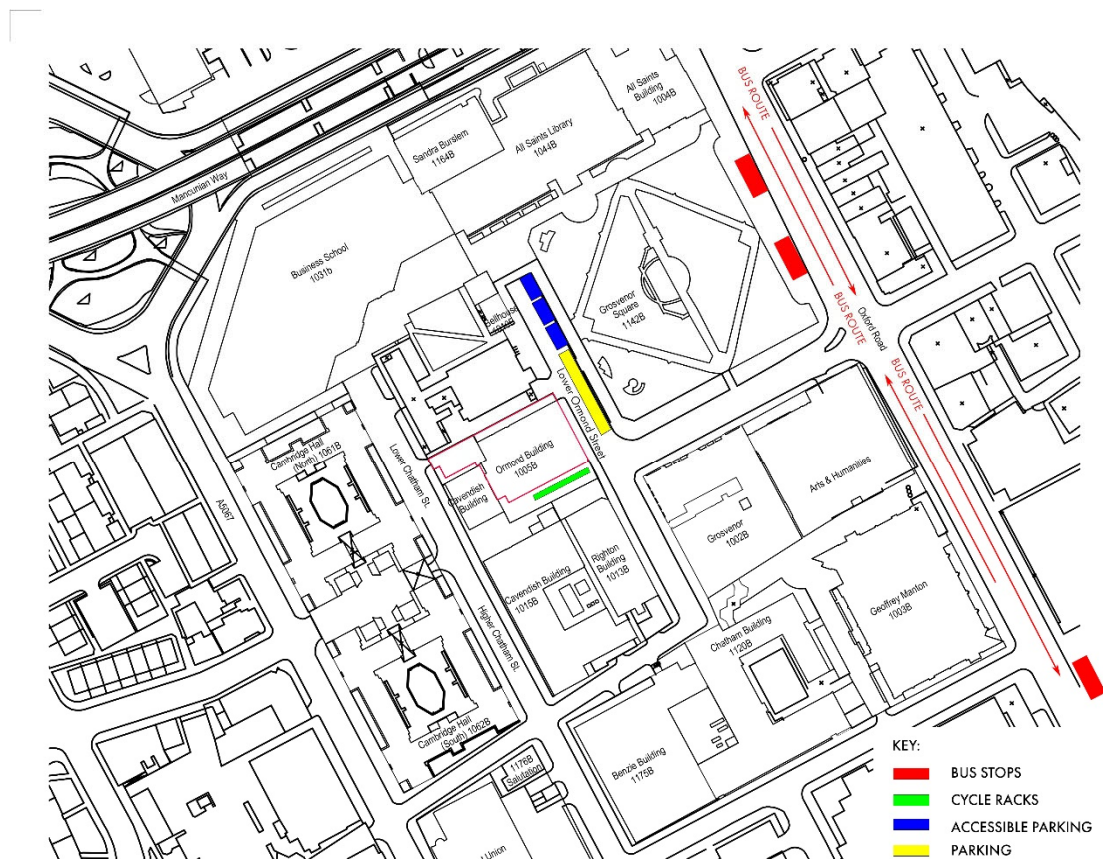
The Ormond Building external appearance will be maintained on completion of the project. The existing cycle racks are shown to the left-hand side of the building.

ACCESS

Vehicular and transport links

The Ormond Building is well served by public transport with key bus routes into the city centre and out to South Manchester stopping at All Saints park on Oxford Road opposite the Ormond Building. Cycle racks are provided right outside the front door of the building in the external landscaping and the building is situated in the heart of the All Saints campus with ease of access to most University Buildings. There is limited waiting street parking on Lower Ormond Street directly outside the building for 7 cars Mon- Fri- 8am – 6pm 2 hours, no Returns within 1 hour. There are 3 accessible car parking spaces also on Lower Ormond Street. Vehicular and transport links remain as existing following completion of the basement refurbishment.

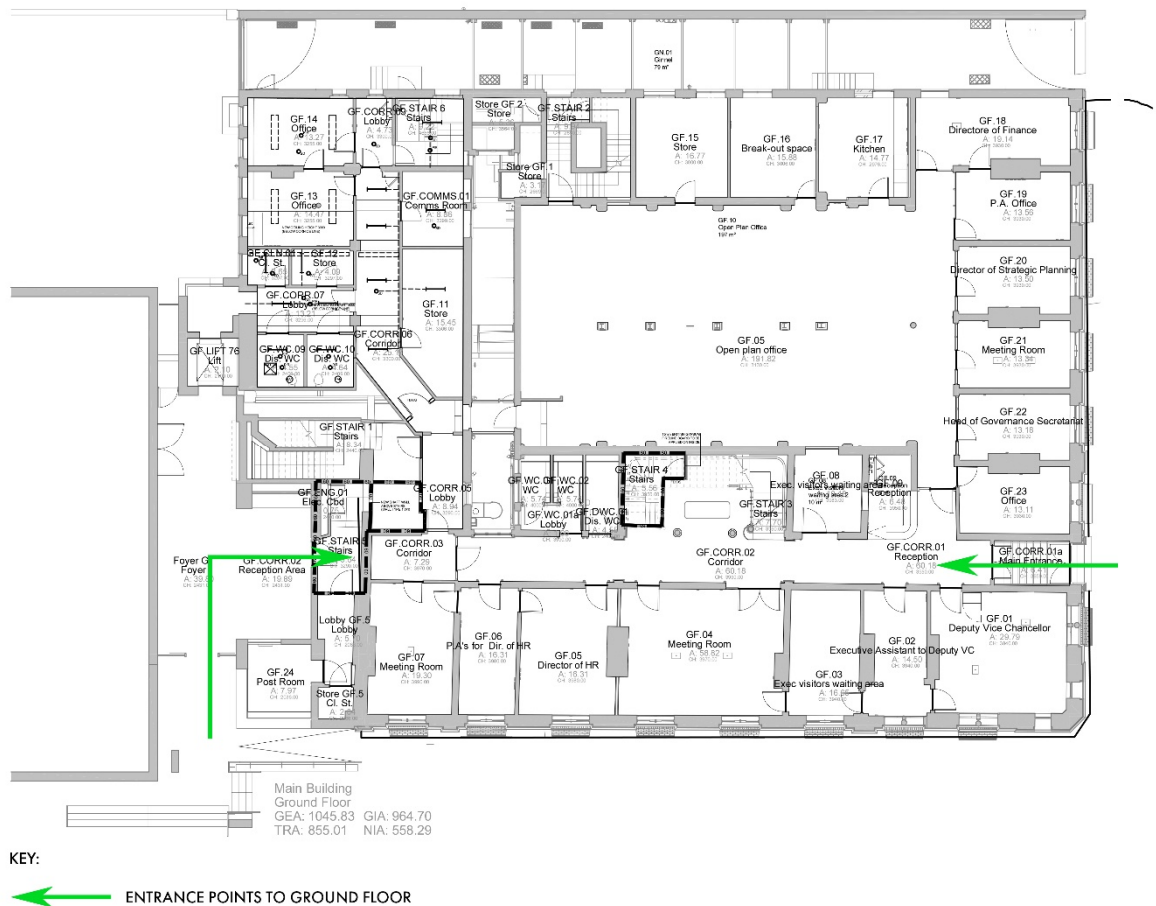
The plan below depicts the bus route, bus stops, accessible parking, on street car parking and cycle racks in close proximity to the Ormond Building.



Inclusive Access

The basement is accessed via three existing staircases. Two connect to the ground floor of Ormond Building and one connects to the ground floor of the Cavendish building behind. A steep non-compliant ramp provides access from the basement to the Cavendish service yard. There is no lift that accesses the basement level so there is no inclusive access.

The proposed ground floor plan below illustrates the main access points to the basement area. The Ormond main entrance is on the right-hand side and the rear access through Cavendish reception area is on the left-hand side.



The proposed basement floor plan shown below illustrates the access points to the basement from the main stair cores within the Ormond building. The yellow arrow depicts the entrance from the Cavendish service yard to the rear down the non-compliant ramped access.



Refuse storage and maintenance access

The Ormond Building is serviced to the rear from the Cavendish Building service yard. This is where all refuse storage is located and the ramped access to the basement is accessed from.

Maintenance access to the facades of the building via the existing hard standing to the perimeter of the building. The roof top plant decks in the lightwell are accessed from the upper portions of the building and remain as the existing strategy.