

Design & Access Statement.

Xaverian College, Manchester
Remodelling of Firwood Building

Rev. 01

January 2021

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Note:

Unless otherwise stated, all diagrams & images are not to scale

1 Introduction.

1.1 Executive Summary.

This document is submitted to Manchester City Council (MCC) as supporting information for the Full Planning Application with listed building consent for proposed remodelling works at the **Firwood Building**, Xaverian College Campus. It outlines the key principles underlying the design to date and development proposal.

The application is being made on behalf of the Applicant - Xaverian College.

Reference: This document has been prepared in line with the principles set out in CABI's 'Design & Access Statements, how to write, read and use them'.

This document should be read in conjunction with the corresponding application drawings along with additional documents, which also form part of the planning application.

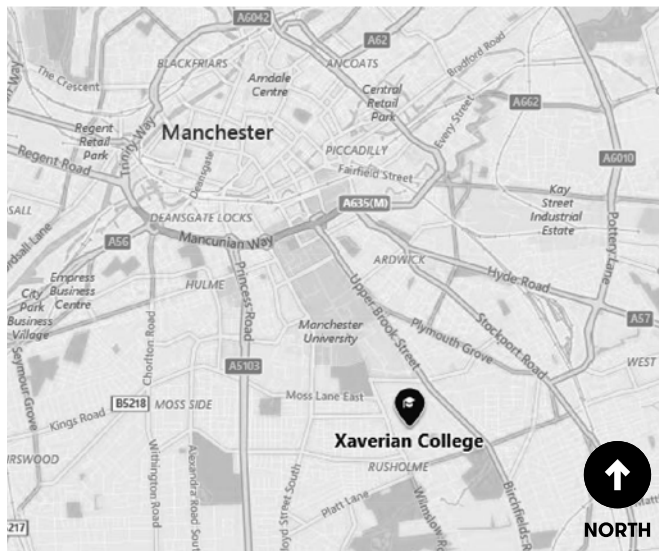
1.2 Introduction & Proposal.

Xaverian College (XC) is an existing Catholic College for pupils aged 16 - 18. The College Campus is located within the Victoria Park Conservation Area and contains 3no. Listed buildings as part of the college's school building portfolio: Firwood, Marylands & Ward Hall.

This application comprises remodelling works to the existing Grade II listed Firwood building, to provide the following:

- Remove non-original fire escape stair & replace with internal stair; repair the exposed facade reinstate a more original elevation appearance.
- Internal remodelling works to create large open plan dining space with associated new kitchen and new WCs.
- Lowering of existing window sills to provide new doors for fire escape & access from the new dining area to a rear courtyard.

College Location Map



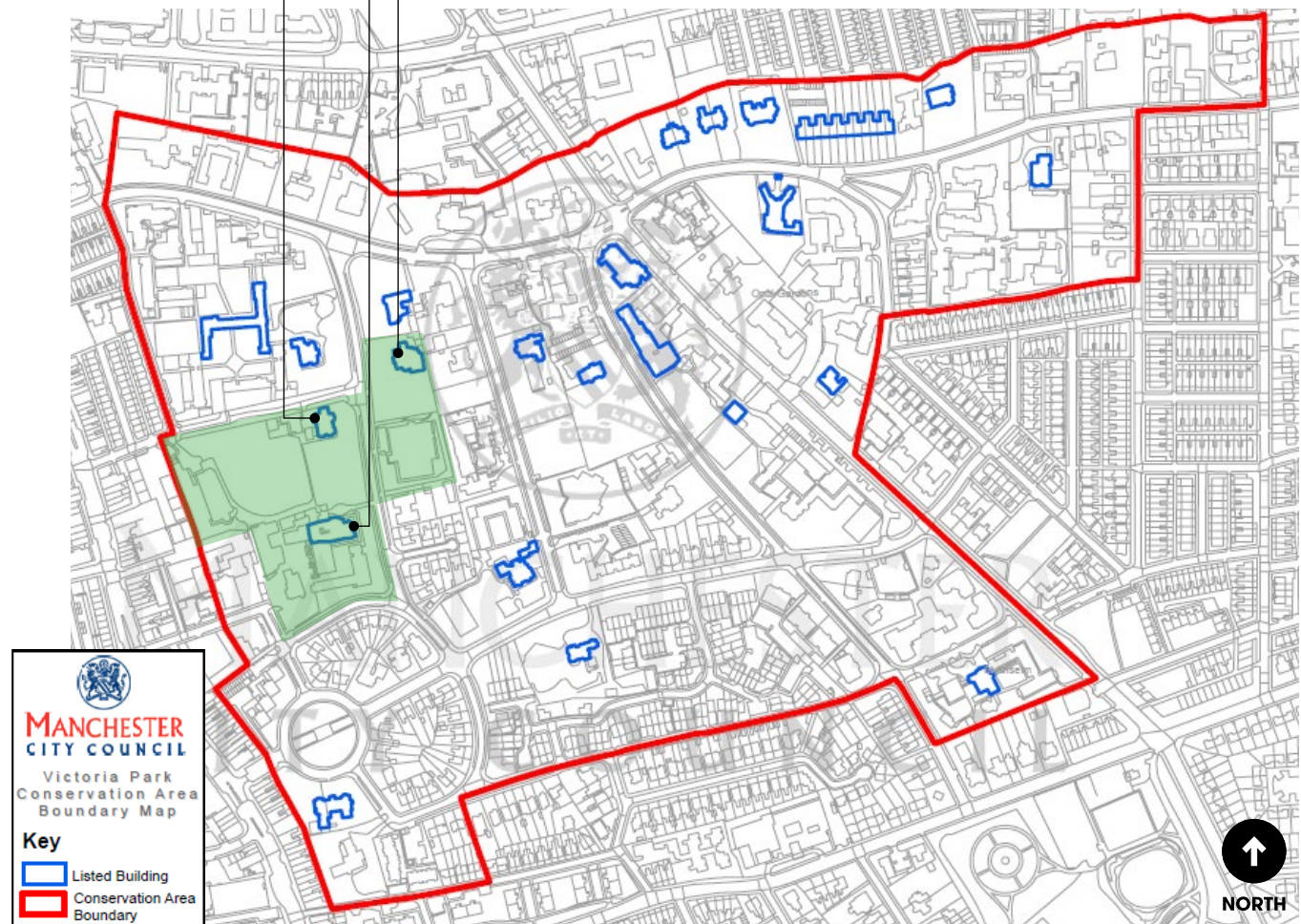
Ward Hall: Grade II Listed

Firwood: Grade II Listed

Marylands: Grade II Listed

Xaverian College Campus: 

Victoria Park Conservation Area Map



1.3 Campus Context.

Xaverian College campus occupies a number of newer purpose-built teaching blocks, as well as historic residential buildings which have been converted for education use.

The original part of the Firwood Building is Grade II listed (as can be seen on diagram below), however has been heavily extended and adapted over the years. One of these extension wings is proposed to be remodelled as part of this application.

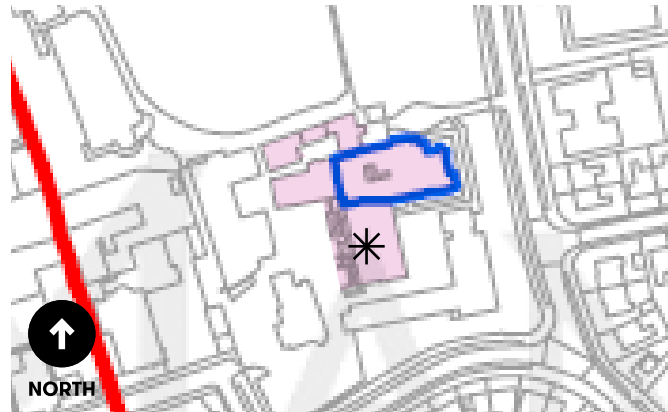
As the college makes use of a number of buildings not originally intended for education use, it lacks appropriate facilities for large spaces. One such space is the existing dining / kitchen area, which is not adequate for the number of college students which require this facility.

Key for Listed Building Diagram below:

Firwood building (total) 

Original Firwood Building (Grade II Listed) 

Firwood extension wing where remodelling works are proposed 



Xaverian College Campus Map



1.4 Reasons for development.

Provide appropriate dining space

The main driving force for this development is to increase social space and to provide catering facilities which can adequately service the growth the College has had and plans to have over the next few years

Xaverian college makes use of a number of existing historic buildings whose original purpose was not for teaching, as such, the College is limited to a small dining space with very under-sized kitchen space & is therefore currently unable to cater for all of its students.

Responding to population growth

Demographic growth, as identified through the Greater Manchester area review, means that the College can reasonably expect moderate growth through to 2023 (and sustained thereafter) and as such efficient space utilisation will be required across the College's estate.

However, the College is now at capacity and will find it extremely challenging to accommodate additional students without increasing the dining area and improving kitchen facilities area.

Restoration of original building features

There is an existing fire escape stair which is not original to the Firwood building and has negatively impacted on the historic features of the facade here.

Xaverian College would like to use this development as an opportunity to reinstate a more original facade, remove the now dilapidated fire escape stair, and replace with an internal escape stair which doesn't impact the external appearance of the building.

Images of existing dining hall, which is split across two levels (poor equal access opportunities) - refer to next page for image key



1.4 Reasons for development *(continued)*.

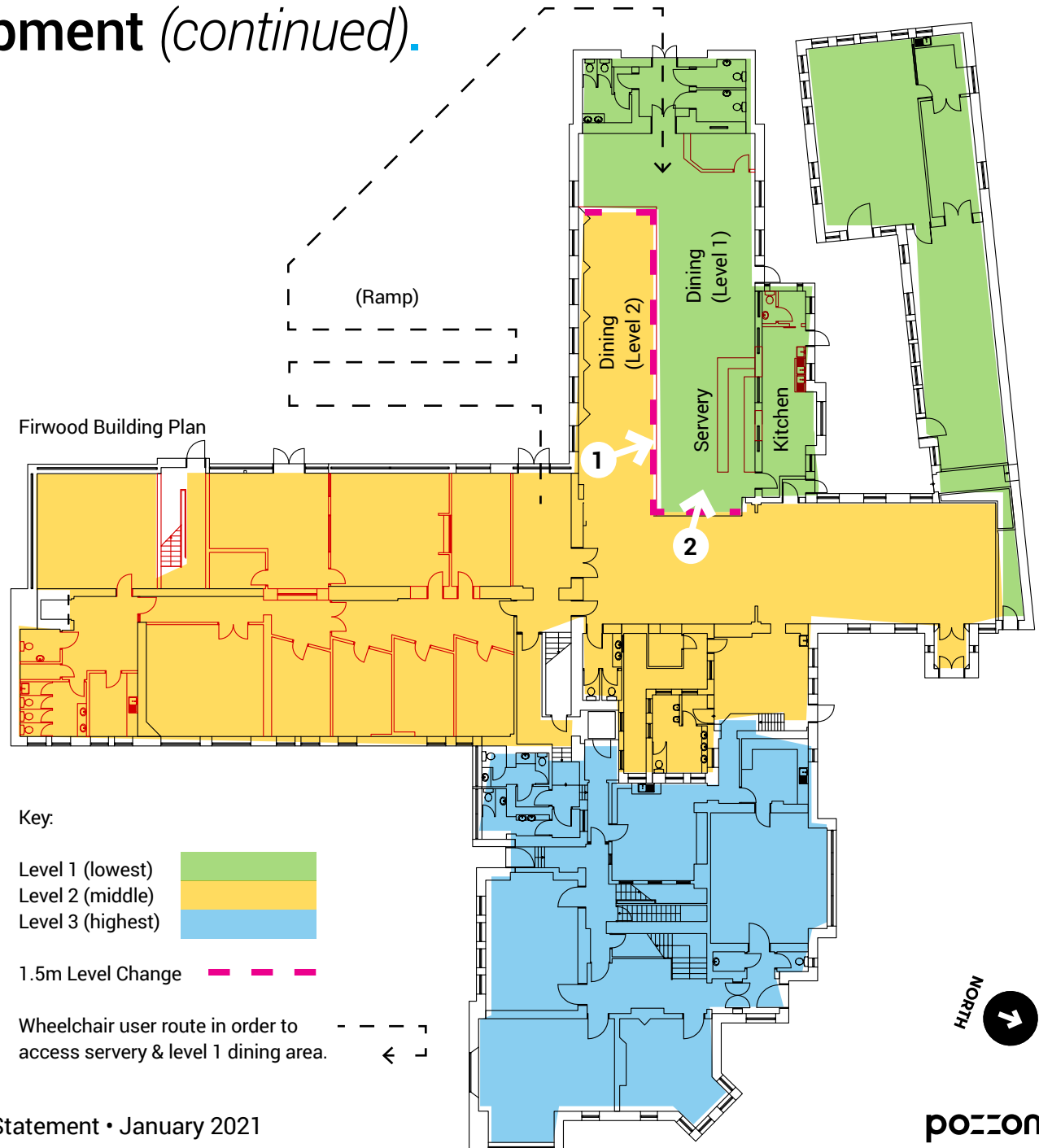
Offer improved level access

In order to protect the heritage features of the College's portfolio of buildings, many buildings are not DDA compliant, which restricts equality of accessibility for all pupils, staff & visitors.

There are 3 distinct floor levels across the Firwood Building, which offers poor level access opportunities. As can be seen from the diagram opposite, the current scenario requires wheelchair users and less ambulant building users to exit the building, then take a long route around the building if they wish to access the servery for food.

Xaverian College seek to improve the level access to dining through the proposed development.

Reference Plan highlighting Firwood Building



2 Context.

2.1 Firwood Building.

The Firwood Building

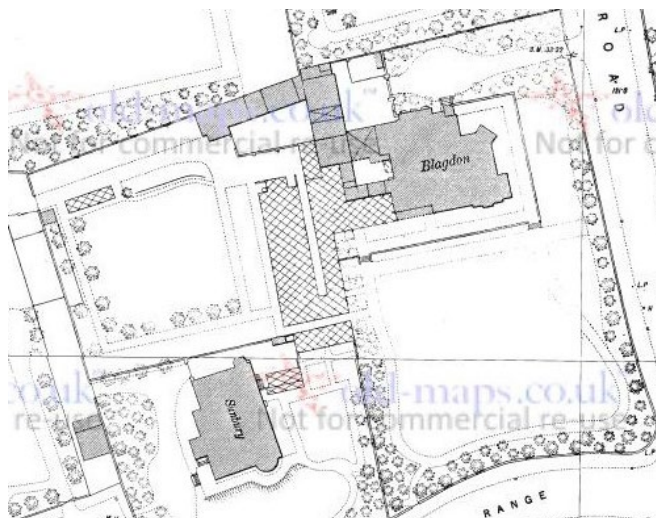


2.2 Historic Context.

The Firwood Building (doesn't exist yet): 1850



The Firwood Building (then named Blagdon): 1891



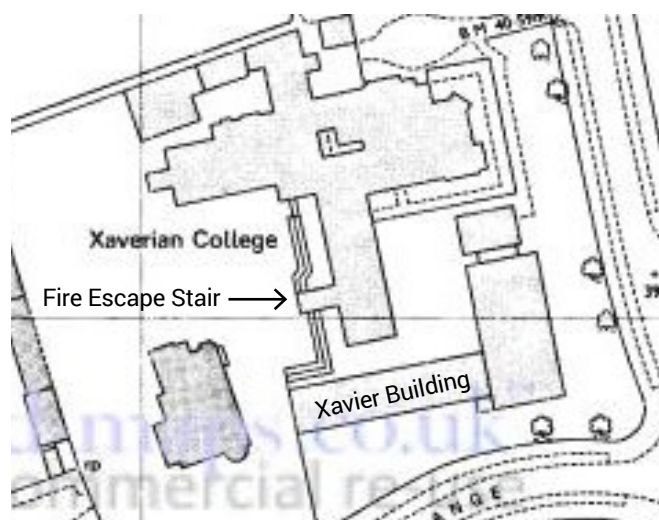
The Firwood Building: 1922



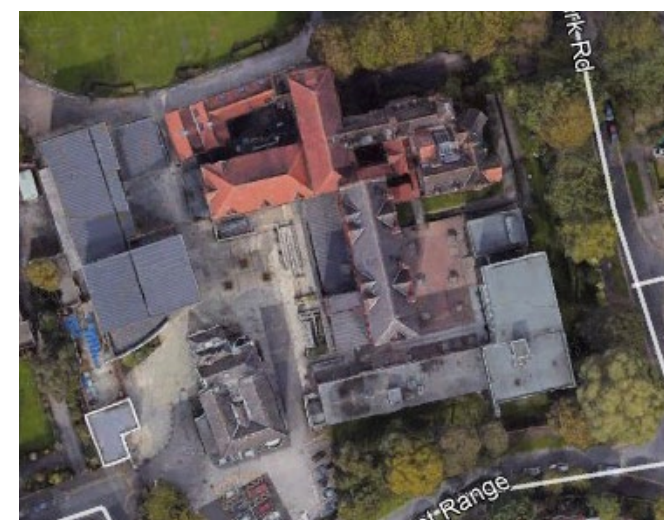
The Firwood Building (now part of Xaverian College): 1948



The Firwood Building : 1962



The Firwood Building: 2021



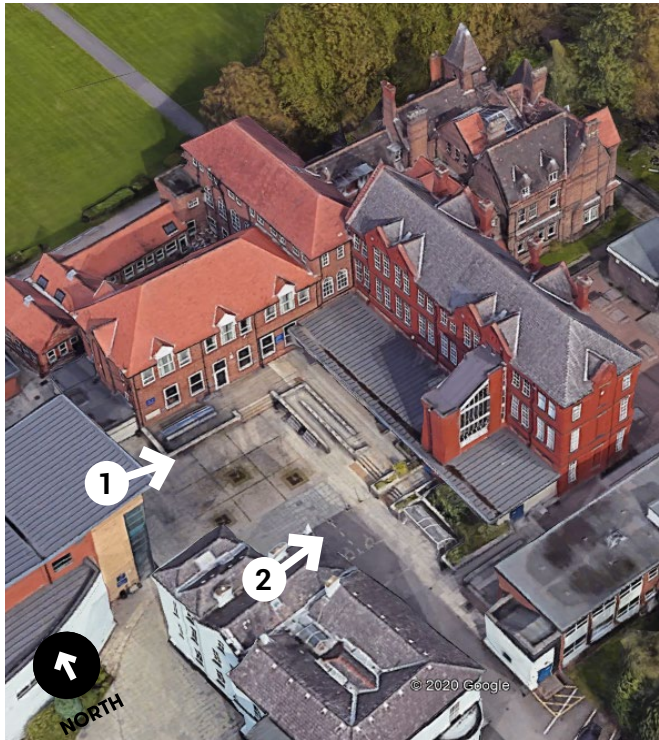
2.2 Historic Context *(continued)*.

Fire Escape Stair

As can be seen on the images opposite, installation of the fire escape stair removed some of the features present on the Firwood building.

This application proposed to reinstate the more original facade, as can be seen on the 1949 image.

Image Location Key



Firwood Building - 1949



Firwood Building - 1973

- New fire escape stair visible on right



Firwood Building - Present Day

- New 1 storey extension visible in foreground

2.3 Constraints & Opportunities.

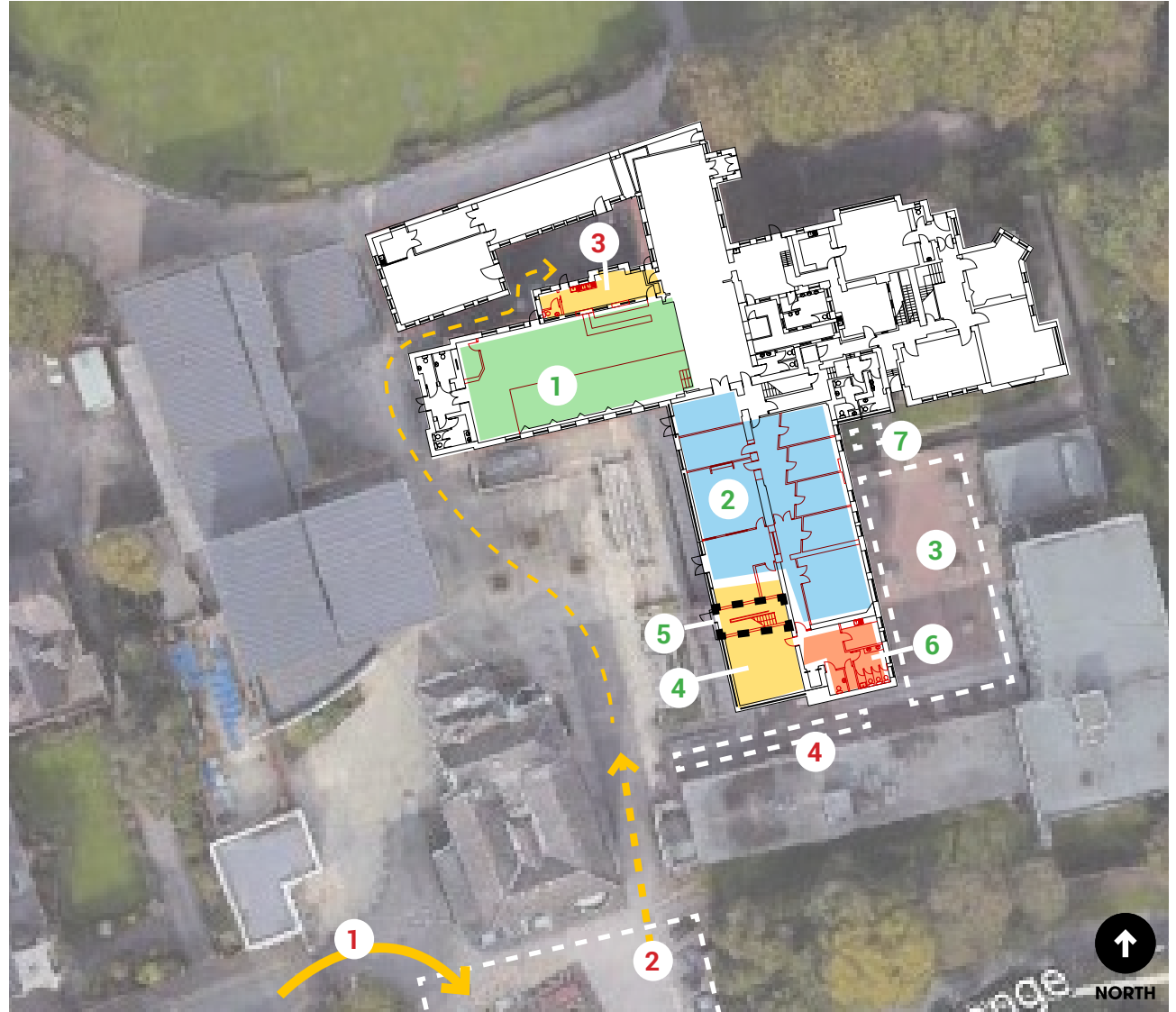
Constraints

1. Site Entrance (no access to kitchen for deliveries)
2. Deliveries are made by foot from parking area. (Convolutd route to existing kitchen)
3. Thin 'galley kitchen' not appropriately sized or shaped (extra area required to adequately serve pupils)
4. Existing ramps, ground level raises in this area.

Opportunities

1. Upper mezzanine level to be removed, ramps added to improve access to large lower level. Opportunity to use this space as large multi-function hall space / dining over-flow.
2. Existing redundant ground floor offices to be removed to make way for large open plan dining area.
3. Existing courtyard area not well used. Opportunity: New doors from new dining hall to bring more activity to this courtyard, which would be used as external dining area. Constraint: area has exposed Ventilation Units (not visually appropriate for dining courtyard).
4. New much larger kitchen, appropriately sized.
5. Remove fire escape stair & restore heritage features.
6. Remodel this area to provide new internal fire escape stair (improves external facade appearance)
7. Potential location to discreetly relocate ventilation units behind retaining wall.

Constraints & Opportunities Diagram



2.4 Existing Photos (External - East).

1 - windows which are proposed to be replaced with doors



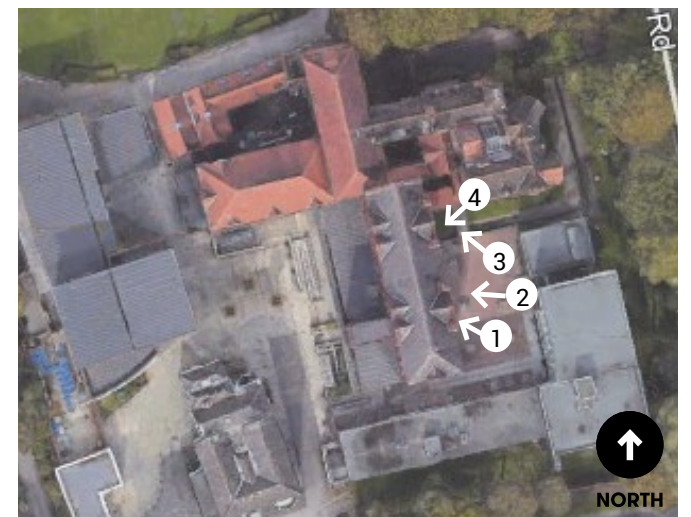
2 - east facing elevation



3 - retaining wall in courtyard corner



4 - view from raised land to rear of retaining wall



2.4 Existing Photos (External - South).

1 - existing single storey element with fire escape stair above



2 - alleyway between buildings



3 - window and brick recess proposed to be replaced with doors (required for fire escape)



4 - alleyway between buildings



2.4 Existing Photos (External - West).

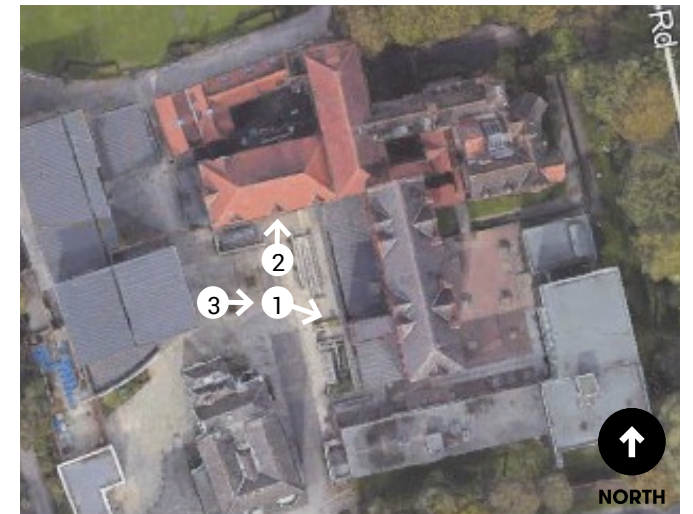
1 - fire escape stair



2 - side of existing dining hall; access ramps shown on right



3 - west facing elevation



2.4 Existing Photos (internal - GF).

1 - meeting room (no significant heritage features)



2 - Lift & WC area (no significant heritage features)



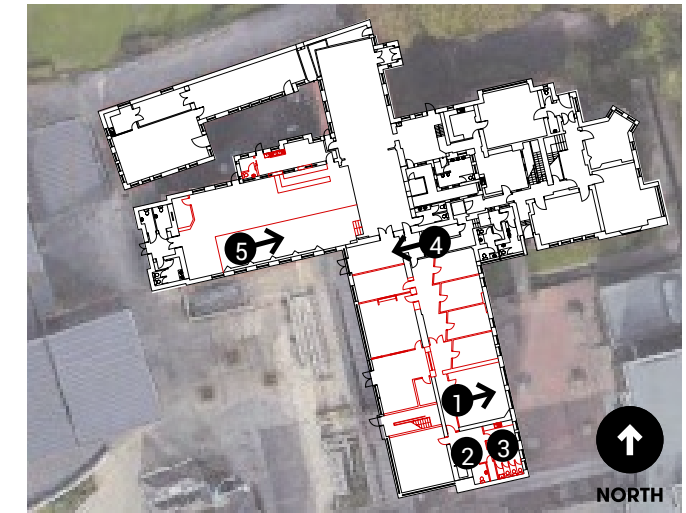
3 - WC area (proposed new internal stair location)



4 - pupil entrance

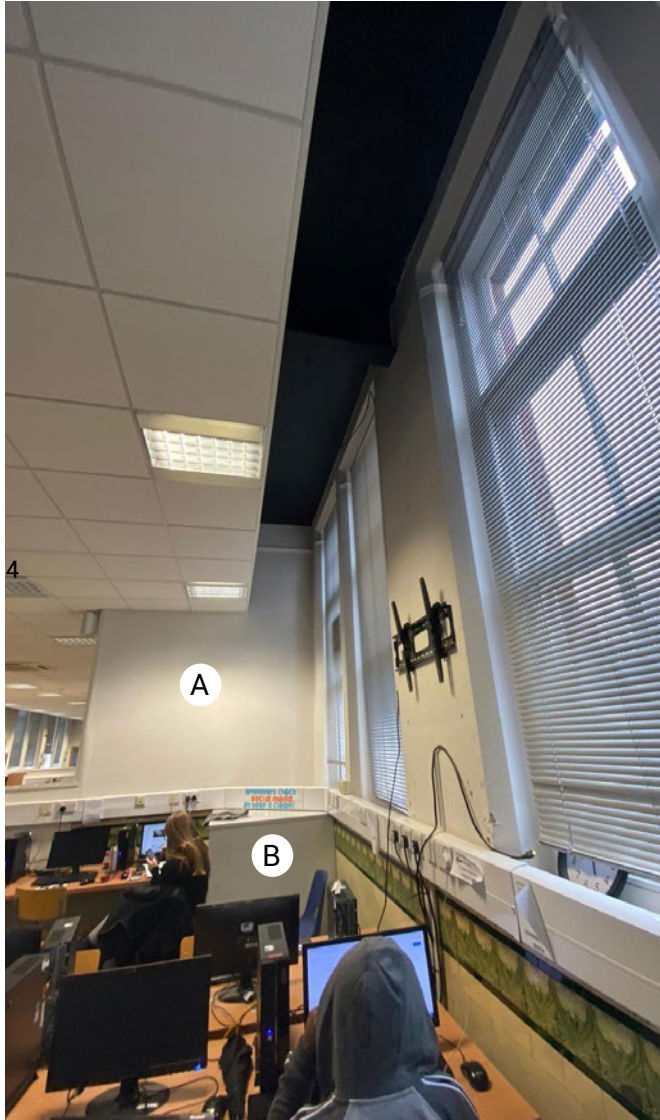


5 - existing dining with split levels

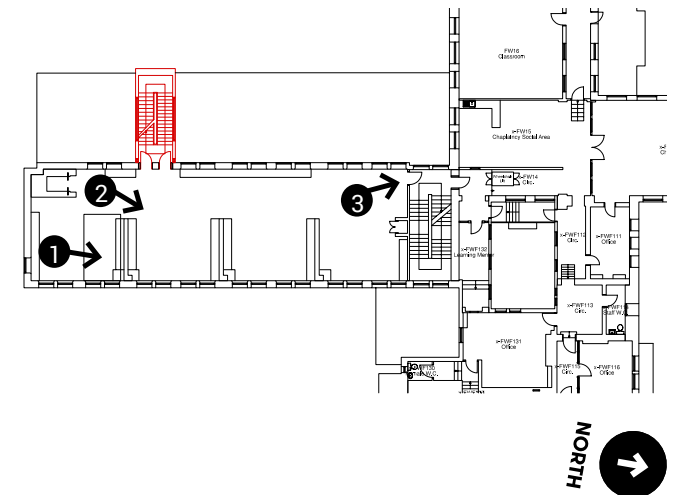


2.4 Existing Photos (internal - 1F).

1 & 2 - at the base of each of the wall 'nibs' (a) is a 'boxed in' fireplace (b), which originally heated the dormitories. The proposal seeks to remove the 'boxing' to reveal this heritage feature.



3 - 1F has exposed tiles, a heritage feature that will be retained as part of this proposal (except in new stair area)



2.4 Existing Photos (internal - 2F).

1 - view from inside of the fire escape stair; covered wall to be reinstated to match external brick wall with feature brick courses to match existing. New windows to match existing.



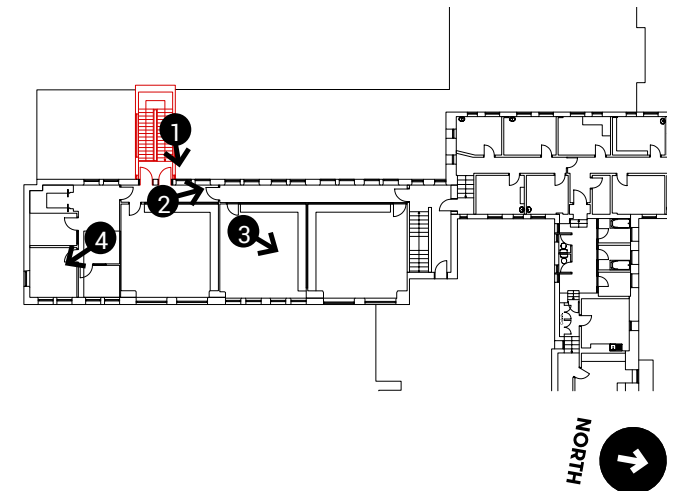
2 - no significant heritage features in 2F circulation



3 - no significant heritage features in 2F classrooms



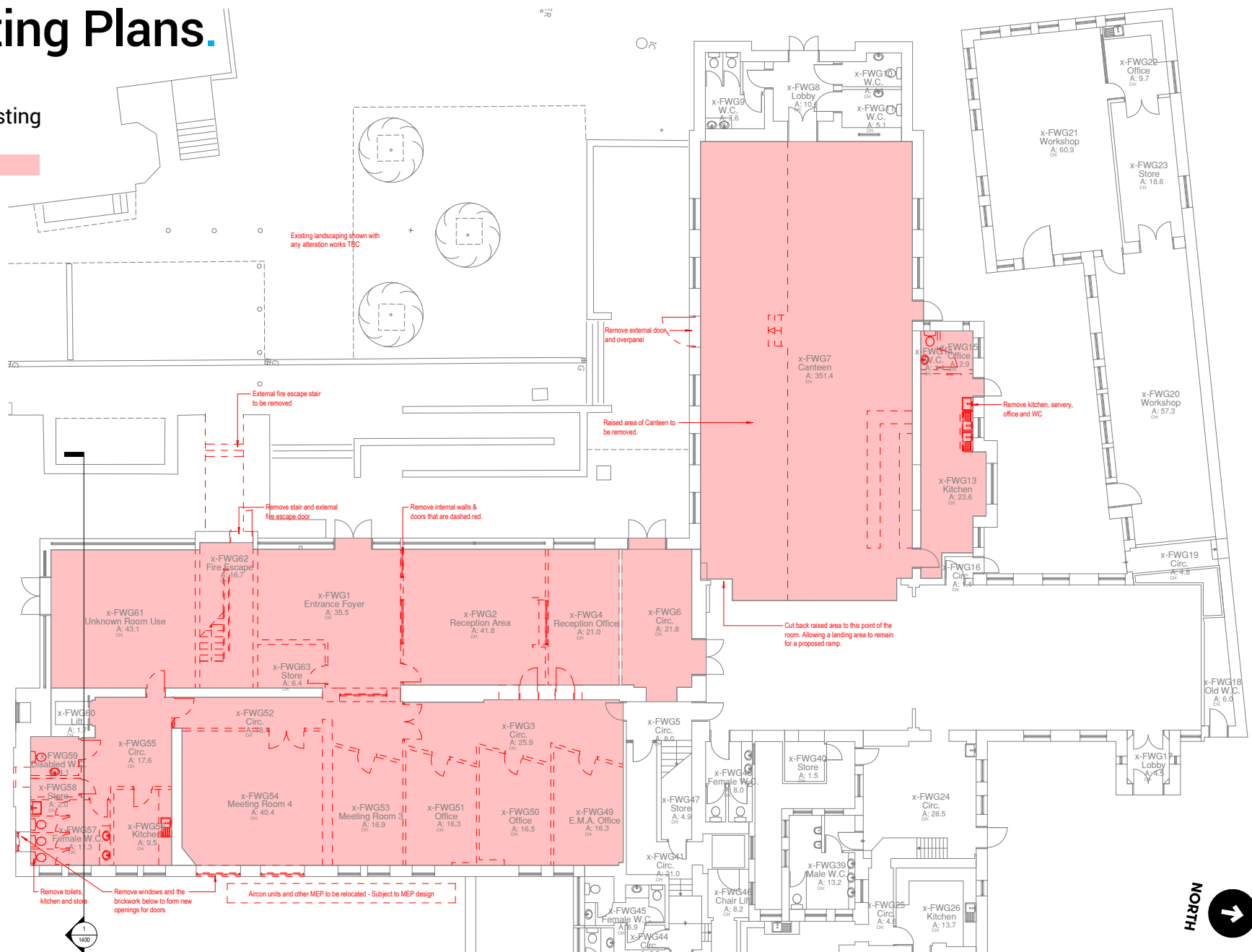
4 - no significant heritage features in 2F office



2.5 Existing Plans.

Ground Floor Plan; Existing

Proposed Works



2.6 Existing Elevations.

Key features to note

- Fire escape stair not in keeping with original facade.



West Facing Elevation - Existing

2.6 Existing Elevations (*continued*).

Key features to note

- Exposed refrigerant pipework is externally mounted & 'dog-legs' across the gabled element; gives poor aesthetic.
- Exposed Air Conditioning units at base of wall gives poor aesthetic.
- Existing windows are altered (vents set within glass, opaque glass panel replacement / vinyl glass backing stickers, louvres installed to replace windows panes, etc).



East Facing Elevation - Existing

2.6 Existing Elevations (*continued*).



Key features to note

- Door to existing dining is at upper mezzanine level; when this level is lowered internally then the door requires replacing with window instead, to avoid risk of falling.
- South facing gabled element sits against an 'alley' directly adjacent to a 1960's teaching block, therefore is not particularly visible.



South Facing Elevation - Existing

3 Design & Strategies.

3.1 Pre-application Advice.

24 September 2020:

Planners informed of principal of development

Email correspondence where R. Griffin confirmed:

- Firwood is Grade II listed, therefore a Full Planning & Listed Building application required for the proposed works.
- Acknowledged that Firwood has varying levels of heritage value (due to later additions to the building); proposals to these later additions would be seen as less contentious, but works to the historic fabric would be of planning concern.
- Xaverian College were advised to consult with appropriate heritage consultant.

09 December 2020:

Initial design drawings shared with planners

Email correspondence where R. Griffin consulted with Paul Mason (conservation Officer) to give the following comments:

- Removal of **fire escape stair** on west elevation is welcomed; facade should be reinstated on like-for-like basis
- **New doors on east facing facade** not welcomed; justification required to understand if these doors are 'needed'. Doors would require more design work if they are required to mitigate harm to the elevation.

January 2021:

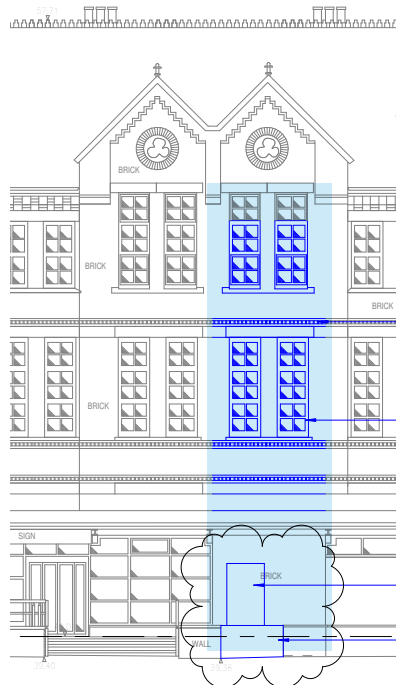
Planning Application Submitted

New Fire Escape Stair & associated Doors

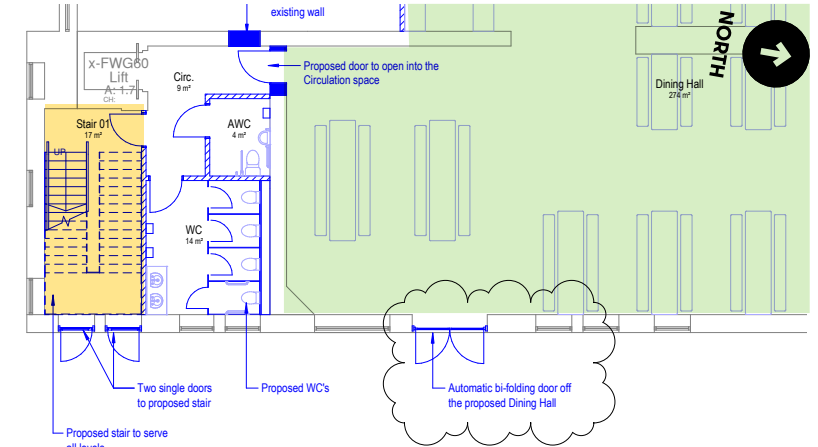
New Dining Hall & associated Doors

Reinstated facade following removal of existing escape stair

09/12/2020 initial west elevation excerpt



09/12/2020 initial plan & east elevation excerpts, indicating new doors.



3.2 Design Development.

Dining Hall

Occupancy calculations of the dining hall will require 3no. Double fire escape doors from this space, in accordance with Building Regulations Approved Document B (Fire Safety). In order to be compliant, the three egress points should be spaced apart, to give multiple options of escape, and none should not pass through other internal spaces.

There are two existing doors on the west elevation and the only remaining elevation to place the third door on is the east elevation. There are 3 options for new doors here: 3A, 3B & 3C.

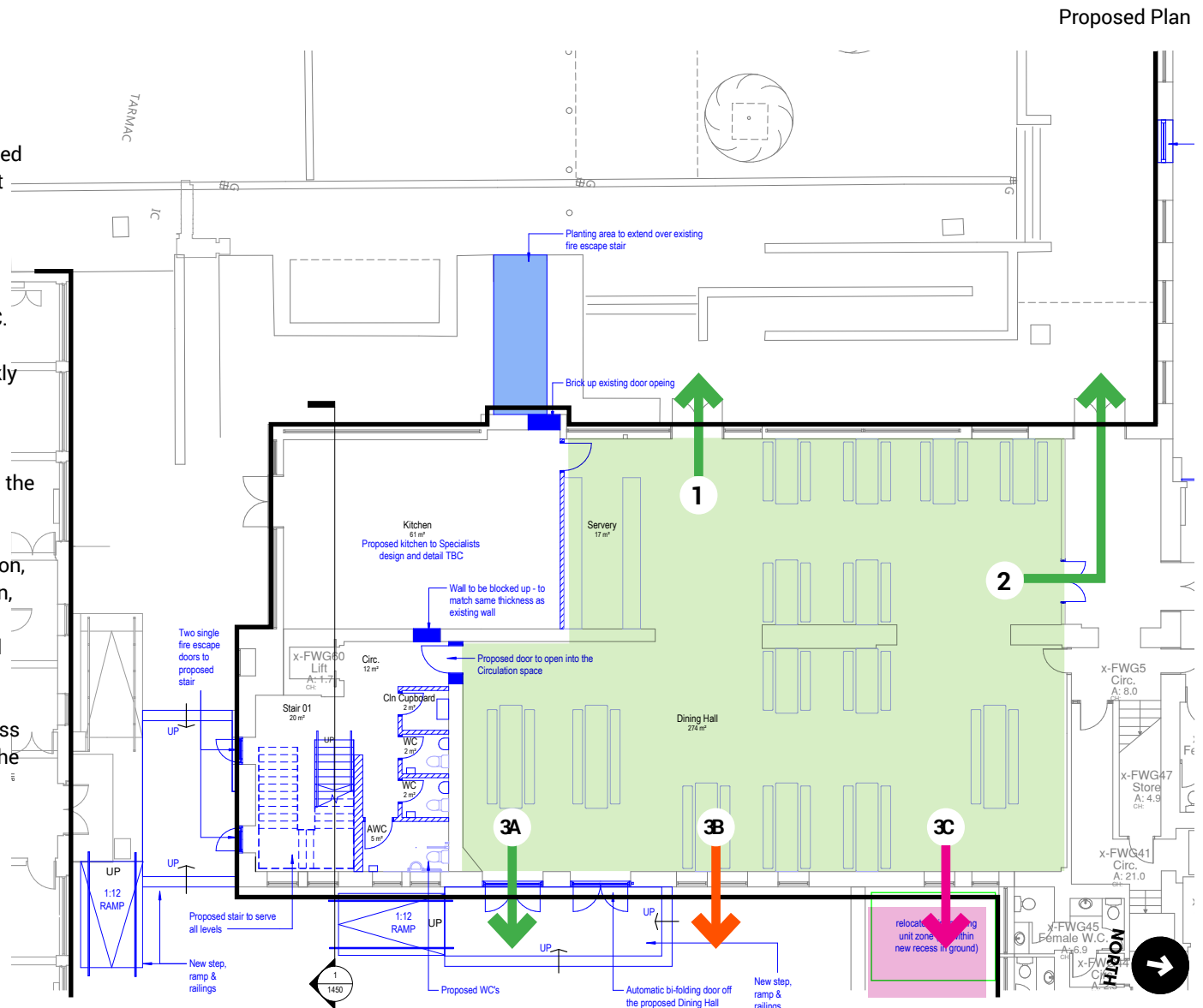
When viewing all options in context of the elevations, it quickly becomes clear that options 3B & 3C are un-viable due to:

- Changes in external ground level (3C)
- Wide brick columns between windows, which impairs the ability to install a double door without negatively impacting the original elevation rhythm. (3B & 3C)

3A is ideal for conversion to a double door due to a slim mullion, however as it forms part of a prominent gable on the elevation, we are suggesting that 2no. Doors be installed here, to give balance and symmetry to the elevation. The new doors would be fully glazed and set within a minimal slimline frame. The doors would retain the original chamfered brick reveals, and stone lintel, therefore offering a solution to providing fire egress doors whilst remaining sympathetic to the heritage value of the building (whilst not being a 'pastiche' replica).

 New Dining Hall (high occupancy area)

-  THREE Fire Escape direct escape doors required,
- Green = proposal doors
 - Orange / pink is alternative options considered.



3.2 Design Development (*continued*).

Proposed Elevation showing doors for option 3A in green, 3B in orange, 3C in pink.



Green gable is highlighted opposite; 2no new doors are proposed for option 3A, which respects the symmetry and aperture pattern which is integral to the existing facade design.

Image of windows for door option 3A:

- Chamfered brick reveal detail at sides
- Stone lintel
- Slim mullion detail



3B & 3C have wide brick columns separating the paired windows; removal of this brick to create a double door would have a larger impact on the elevations than if the 3A slim mullion were to be removed.

3C exits to a raised floor level, which is not ideal for fire escape purposes.

3.2 Design Development *(continued)*.

Fire Strategy Requirements

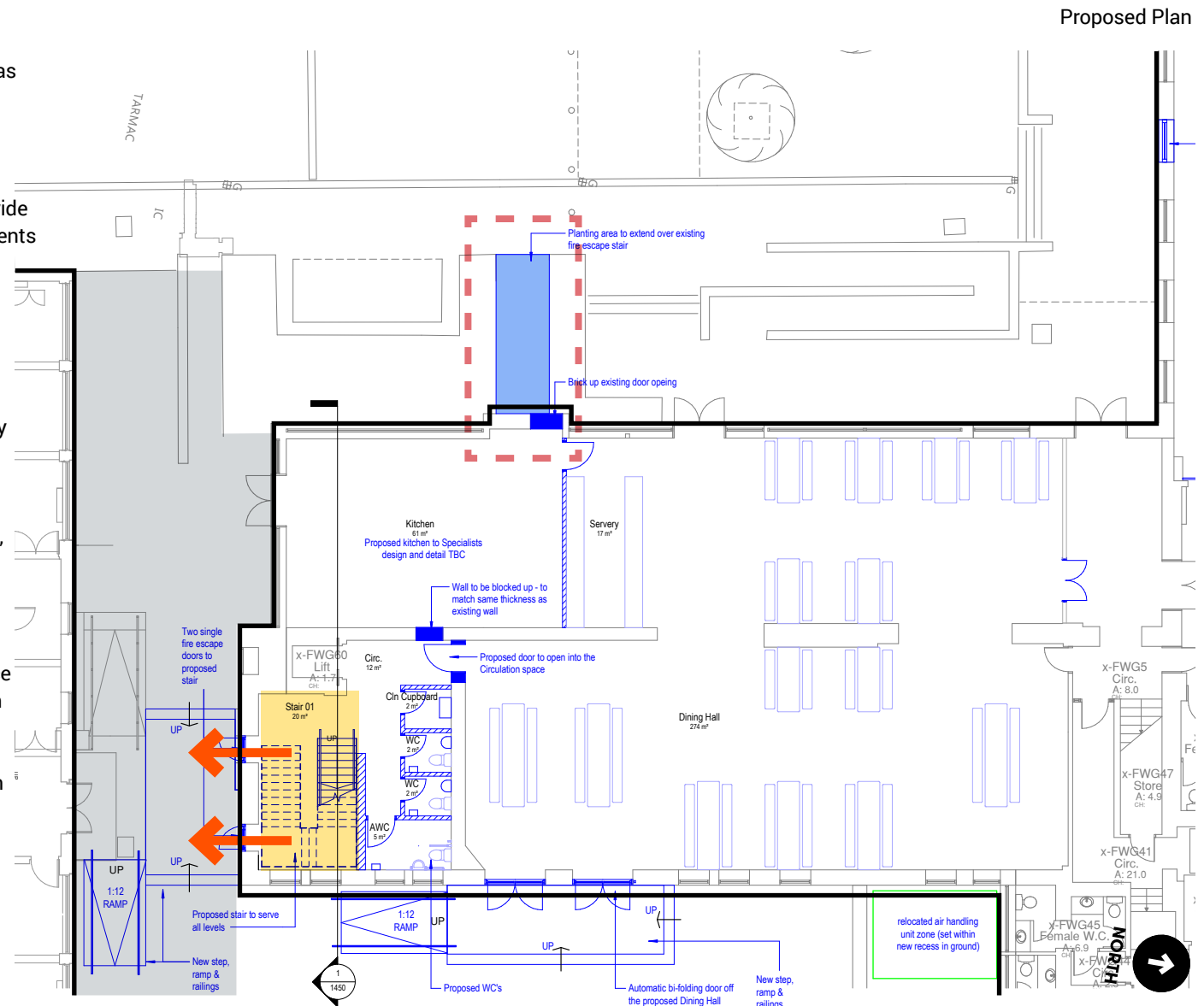
Due to the proposed removal of an existing fire escape stair, as well as change to internal occupancy numbers (dining hall), Building Control advice was sought in relation to Building regulations approved document part B (fire safety).

New doors in the existing facade are required in order to provide safe means of escape in emergency situations; the requirements have been summarised below and on diagram opposite.

Escape Stair

-  Existing Fire escape removed
 - Replacement stair and egress doors are required by building control, for safe emergency evacuation.
-  New internal fire escape stair
 - Stair width of 1100mm required by building control, based on calculation of upper floors occupancy.
-  New fire escape stair doors
 - Min. 1100mm clear opening required from at least one fire escape door for building control compliance (requirement is to match the stair width, dimension based on occupancy calculations)
 - Each existing brick opening size is approx. 900mm wide, giving approx. 750mm clear opening between proposed door frames.
 - Therefore, TWO doors are required to cumulatively give over 1100mm clear opening, if existing openings are to be utilised. OR: one larger door would be required, however this would disrupt the listed elevation (see next page).

Alley between Firwood & adjacent teaching block



3.2 Design Development *(continued)*.

Fire Escape Door Options

To achieve 1100mm clear opening door directly from the new stairwell:

- EITHER 2no. Door opening are requires set within existing brick reveals (options 1A & 2),
- OR, 1no door opening is required in a widened brick reveal (option 1B)

South elevation;

yellow = 2no. New door openings (option 1A)

blue = 1no. New door opening (option 1B)



Proposal

- Option 1B was discounted though consultation with our heritage advisor (negative impact to historic opening patterns of building).
- Option 2 was discounted as their presence on the east elevation conflicts with the proposed dining hall doors & gives an unbalanced appearance.
- Option 1A is located in a concealed alley, therefore mitigates impact to heritage features; this is therefore the proposed option.



Proposed South Elevation (Option 1A)

East elevation; yellow = 2no. New door openings (option 2)
green = proposed door openings for the dining hall

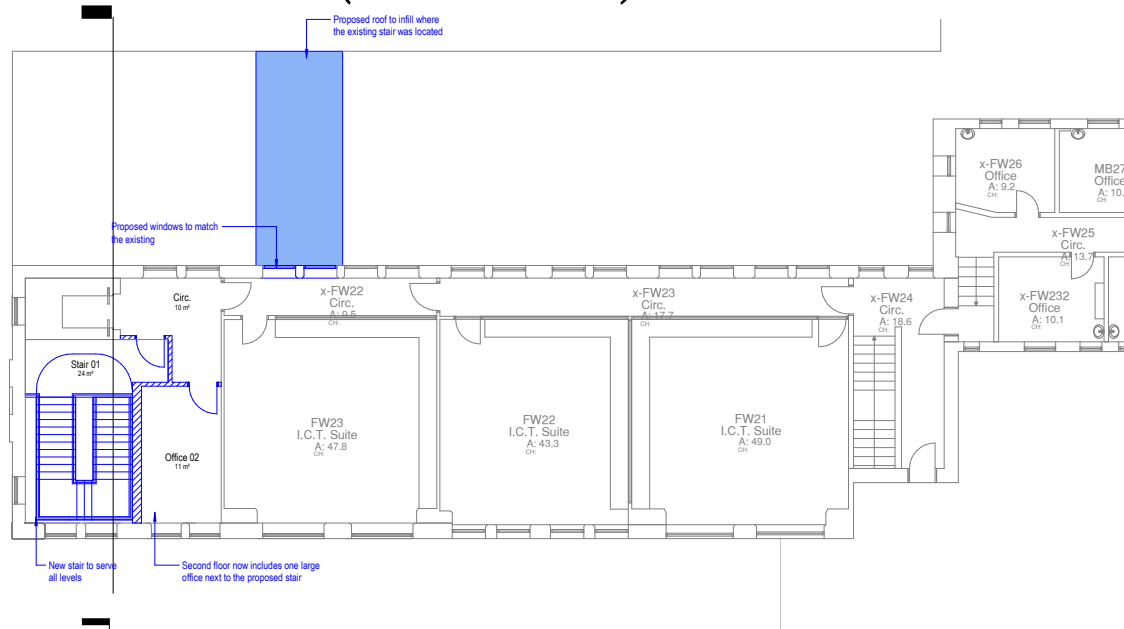


Proposed Works

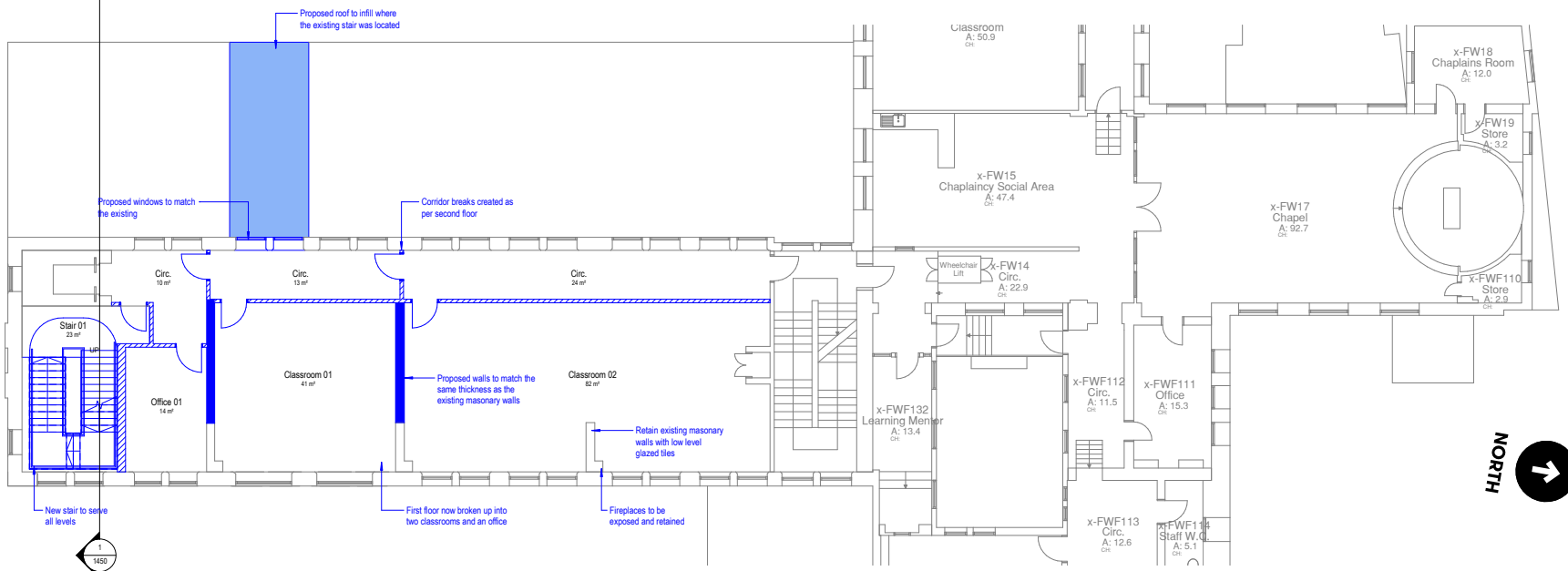


3.3 Proposed Plans *(continued)*.

First Floor Plan;
Proposed



Second Floor Plan;
Proposed



3.4 Proposed Elevations.

Key features to note

- Following removal of the escape stair, they revealed facade will be surveyed for suitability for restoration.
- All original elements that are reasonably restorable / repairable shall be restored to match the adjacent facade.
- If the facade is beyond repair, or where original elements have been removed (for example, the original windows), these shall be replaced on a like for like basis.



West Facing Elevation - Proposed

3.4 Proposed Elevations *(continued)*.

Key features to note

- Refrigerant pipework rerouted to a single vertical drop, to improve facade aesthetic.
- Air Conditioning units to be relocated to a more discreet location so as to improve the facade appearance
- Some ground floor windows to have sills dropped & slim mullions removed in order to provide adequate fire escapes. Some louvres to be replaced to suit M&E strategy internally.
- New glass doors & glass over panels to be installed; modern & minimal slimline design, to complement & not detract from heritage value of existing building.



3.4 Proposed Elevations (*continued*).



Key features to note

- New window to replace door into previous dining hall.
- New fire escape doors set within existing window reveals / recessed brick reveals; appearance to match style of existing windows (white, with multi-paned opaque glazing above).



South Facing Elevation - Proposed

1 : 100

3.5 Materiality.

Restoration

All restoration works will use materials & workmanship to match existing, such that façades are restored on a like for like basis. On the west facade, all irreparable / missing facade element will be replaced on a like-for like basis (for example, white painted timber windows, stone sills & lintels, red brick in bond to match existing, dental course to match existing, etc.)

New Elements

All new external ground surface elements (new external paving / ramps / railings) will utilise materials to match existing. In the case of railings, the existing railings are galvanised metal (industrial look), therefore the proposal offers an improved materiality which is more in keeping with the heritage value of the building.

- Access ramps to receive double strips of concrete paving with black setts edging detail (to match existing & provide wheelchair appropriate flat surface)
- General non-ramp surfaces to receive red / black setts, material and laying pattern to match existing.
- New railings to be PPC metal, modern & slimline design: Dark grey colour to match engineering brick colour.

New Doors from the dining will be white PPC metal framed with clear glass panels; frame colour to match existing windows adjacent but frame material to be modern to reflect contemporary & minimal nature of this element.

New fire escape stair doors to be white PPC metal frame & door leaf, with multi-paned opaque glass above styling to be replicated from the existing windows in this area for continuity.

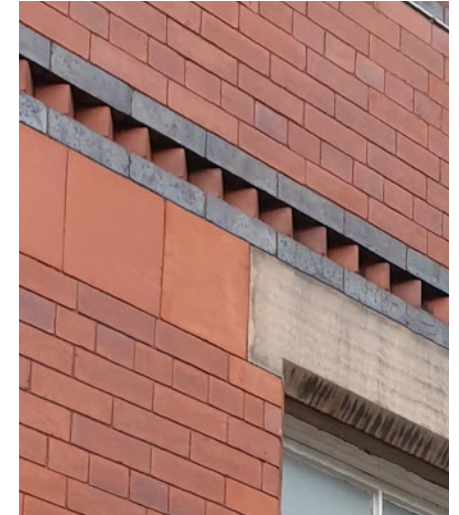
Red imperial brick; slim mortar joints



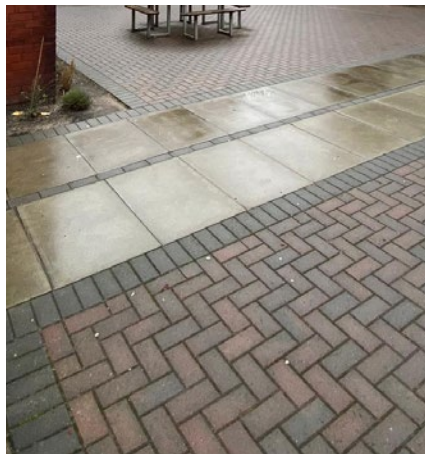
Chamfered brick; timber windows



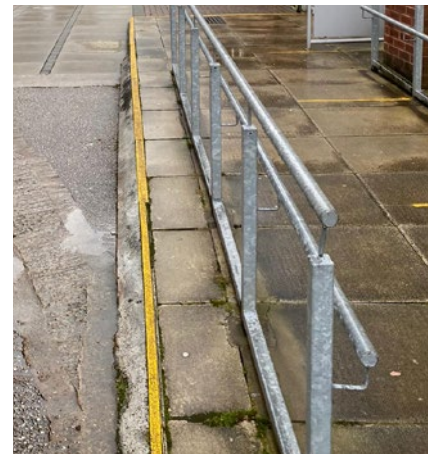
Feature dental course; engineering brick



Mix of wide concrete paving 'strips', red setts in herringbone pattern & black setts as border details



Existing galvanised metal railings (poor aesthetic)



Timber window, multi-paned glass (made opaque through dilapidated vinyl) - location of new fire escape stair door.



3.6 Pedestrian & Vehicular Access Strategy.

Access Generally

As an existing building, the access & maintenance strategy, as well as vehicular / emergency vehicle / cycle / pedestrian access & parking strategy is for the most part unchanged. The two distinct differences lie in the kitchen deliveries (new kitchen location in easier to access position) and improved level access opportunities for pedestrians.

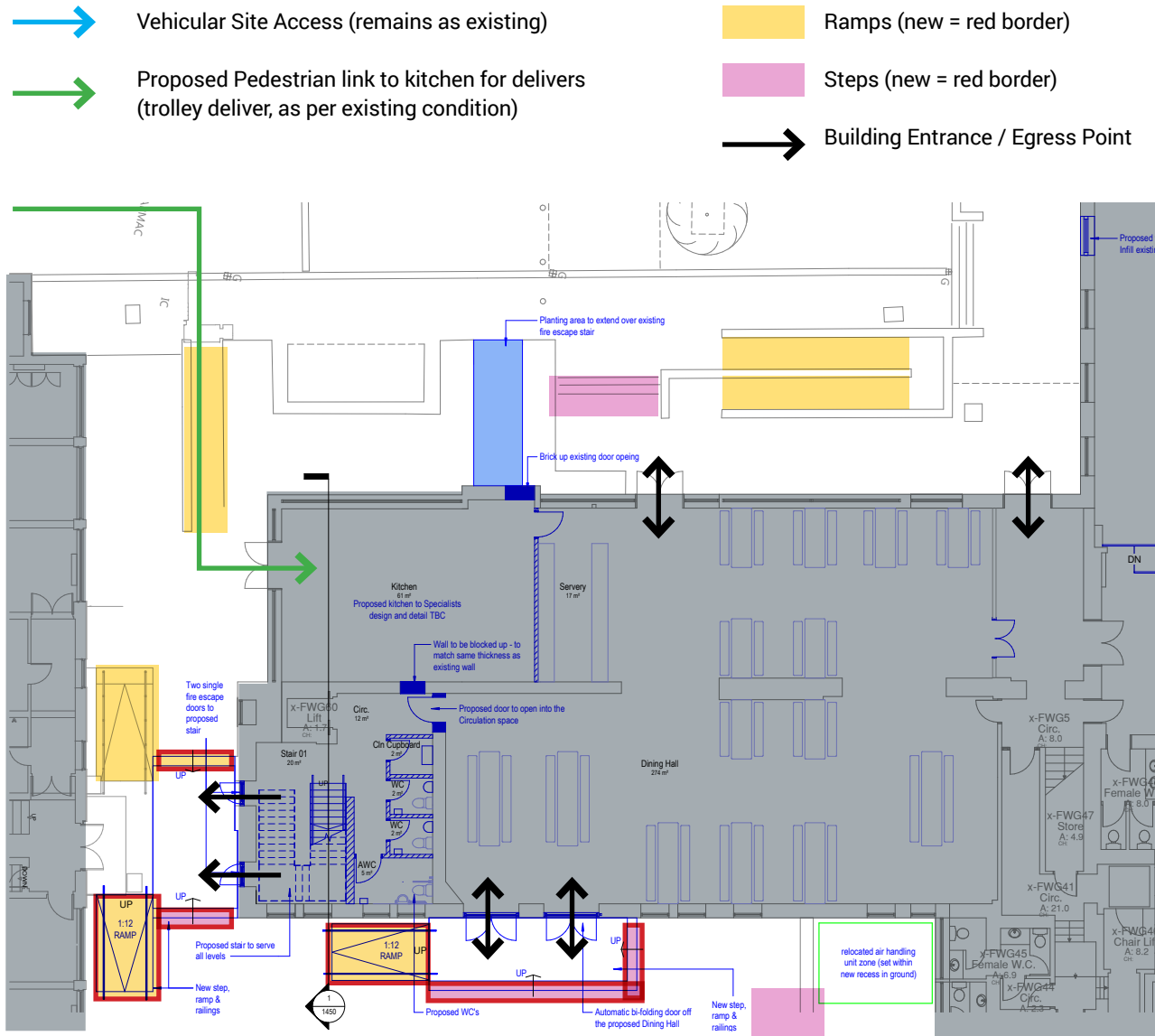
Kitchen Deliveries & Equal Access

Vehicular deliveries remain unchanged (access to car park, then pedestrian link to kitchen entrance), however the new pedestrian link is significantly less convoluted than previously & therefore improves pupil safeguarding.

New ramps & handrails are provided, as they are required in order to comply with Building Regulations Approved Document Part M & the Equality Act. There are a number of existing steps and ramps to gain access into Firwood, due to level changes, therefore the new elements are in keeping with the existing scenario.



Access strategy diagram



3.7 College Waste Strategy.

No. Of bins existing / proposed

26 x 1100 litre multi-purpose waste bins and 7 paper only waste bins exist in the large bin store, which serves the overall campus. There are existing supplementary 2 x 1100 litre bins in each of the 2 bin holding areas, which directly serve the Firwood Building. (Note: there is no proposed increase to the number of bins on site). (Note - this is the number of bins required for this entire area of the campus, not just for the firwood building)

Bin storage area

- ➊ Short term 'bin holding area' (kitchen waste)
- ➋ Short term 'bin holding area' (general waste)
- ➊ Large Bin Store (serves overall campus)

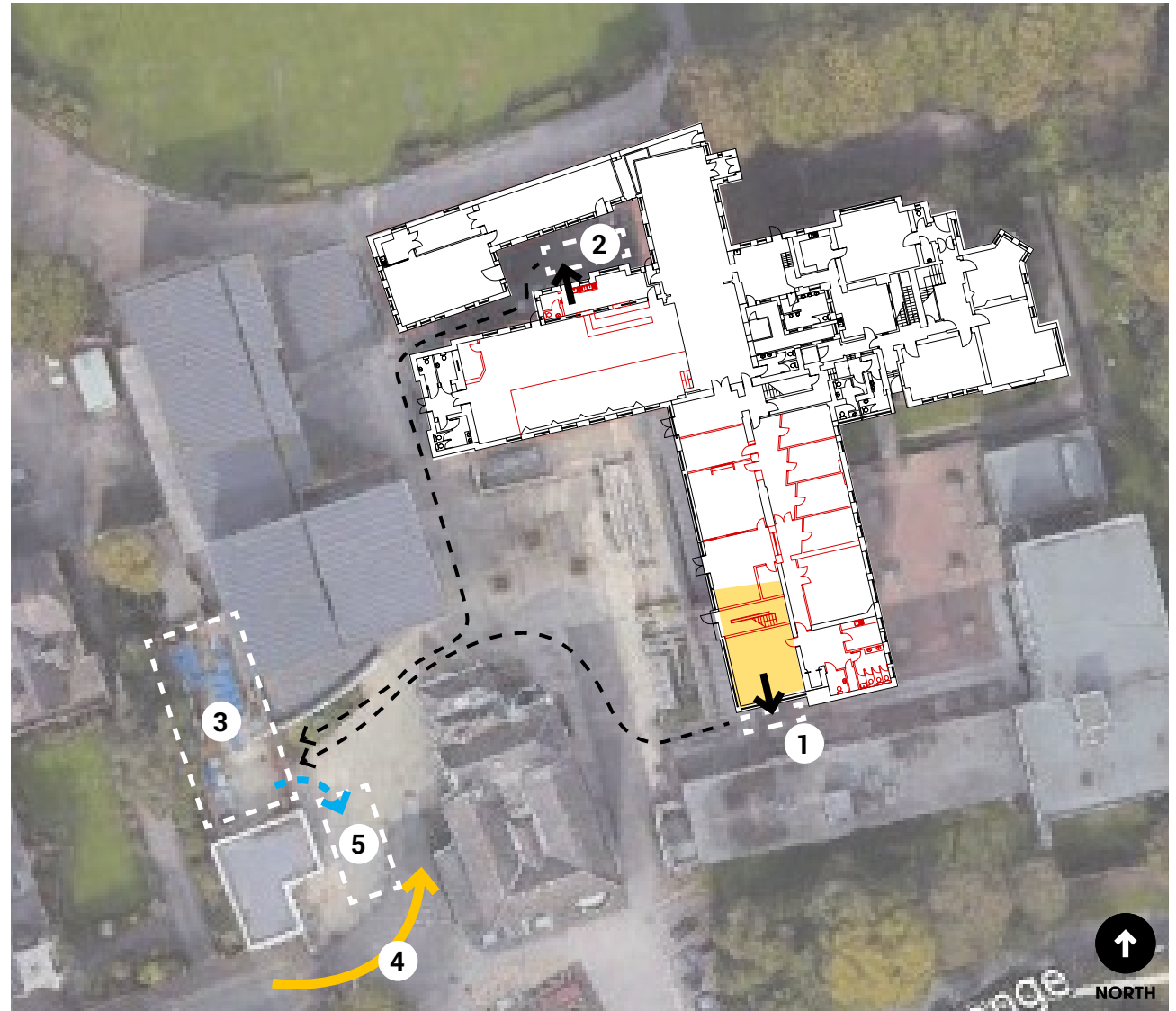
Occupants will transfer waste to the bins in 'holding areas' store via building entrances directly adjacent the holding areas. Travel distance from each 'holding area' to the existing large bin store is 55m (kitchen) & 68m (general). (note: this is as per existing bin storage strategy)

Bin collection arrangements

Bin collection is as per existing bin collection strategy: On bin collection days, bins are moved approx. 10m to a 'holding area', the bin lorry will enter the campus off Thurloe Street to a turning head part of the car park, where it collects the bins without having to travel around the site.

- ➌ Vehicular access off Thurloe Street to turning head
- ➍ Short term 'bin holding area' (bin collection day)

Waste Strategy Diagram

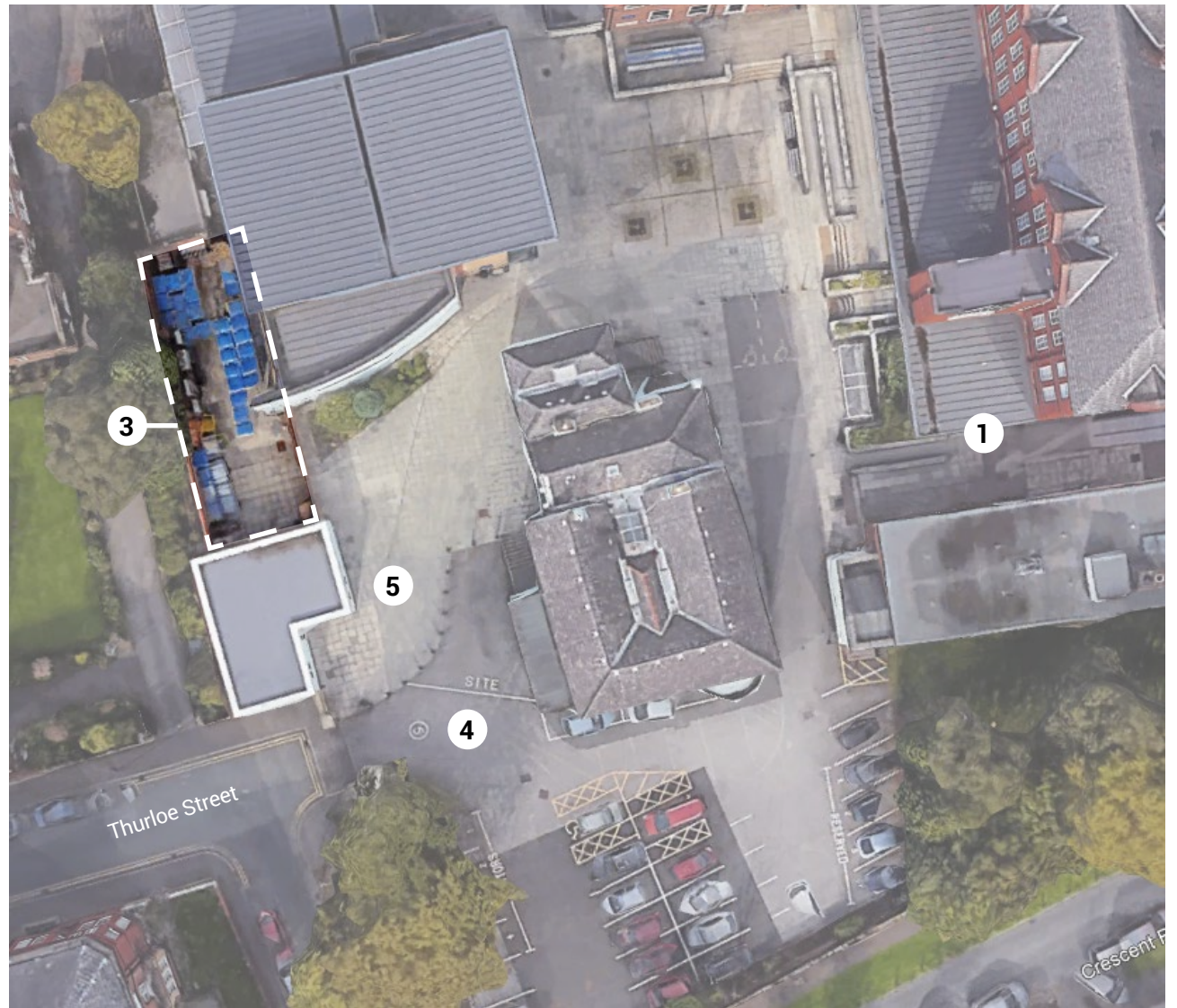


3.7 College Waste Strategy *(continued)*.

Image of existing Short term 'bin holding area' ①



Image highlighting Large Bin Store ③ & Vehicular access off Thurloe Street to turning head / bin collection point



3.8 Construction Waste Strategy.

The site specific construction & waste management strategy will be developed at a later project stage, however the underlying principals of the proposed construction waste management are set out below:

Xaverian College recognise the importance of managing waste. Once appointed, the main contractor will communicate management procedures to the workforce in the site induction. All reasonable steps will be taken to ensure waste from with the project is dealt in accordance with the waste duty of care in:

- Section 34 of the Environmental Protection Act 1990

As a producer of waste on site, the contractor will ensure that waste is stored appropriately and only transferred to authorised carriers for disposal.

- The Environmental Protection (Duty of Care) Regulations 1991

A waste transfer note will be completed for all transfers of waste and will contain a description of the waste, details of the transferee, the uplifter, carriers licence number or exemption, details of the place of transfer.

A Site Waste Management Plan will be developed for the development which will document and identify:

- A waste champion who will be responsible for the implementation and management of the Site Waste Management Plan.
- An assessment of the main waste streams that will be produced.
- An assessment of the % of waste to be recycled.
- The licence waste carrier.
- Identification of the on-site waste storage area.
- A record of how much waste and the waste types.

Where possible any demolition materials will be reused in the construction of the new facility.

Upon practical completion of the project, a review of the Site Waste Management Plan will take place to identify if there are any learning points that can be drawn from the data available and used on future projects.

4 Analysis.

4.1 Use.

The proposed use of the new build is a continuation of the existing site use: Education, non-residential institutions. Typical School hours last from 08:30 - 16:30 Monday to Friday.

This proposal involves the remodelling of internal spaces to provide an appropriate kitchen & dining area on ground floor, and works to improve teaching and office spaces on upper floors. There is also the internal remodelling in order to provide an internal fire escape stair to replace a dilapidated external fire escape stair which is to be removed.

The site surroundings are quite mixed use:

- Residential use dominates the Victoria Park conservation Area.
- Wilmslow Rd (Curry Mile) to the West hosts Shops, Restaurants, Cafés, Hot food takeaways, Drinking establishments and Businesses.
- Immediately to the north west of the site is a general light industrial yard.
- Immediately to the southwest of the site is a church.

4.2 Amount.

No new internal 'gross internal area' will be created, as this is a refurbishment / remodelling project. However the GIFA will reduce slightly (as a result of removing the fire escape stair).

The area of the proposed dining hall & kitchen was derived through analysis of the college's pupil occupancy & expected dining provision.

There is no proposed increase in staff number, therefore no proposed change in parking bays. Pupils are not permitted to use on-site parking.

4.3 Layout.

Ground Floor Internal works include:

- Demolition of internal walls and doors for the creation of a large cafeteria and accompanying kitchen.
- Removal of toilets, stores & office spaces (across all three storeys) to allow for the proposed internal stair and replacement bathroom facilities.
- The removal of windows and brickwork to form openings for proposed doors. Some replacement of existing glazing / louvres to replace with proposed louvres / glazing to suit M&E strategy)
- The removal of the existing kitchen space to allow for the formation of a store.
- The demolition of raised section of existing canteen to create a new large multi-purpose space.
- Relocation of external Air Conditioning Units to more discreet location; re-routing of external wall mounted refrigerant pipework to improve elevation appearance.

First Floor Internal works include:

- The creation of two classrooms and an office through the erection of full height walls.
- Refurbishment of existing heritage features (wall tiles cleaned / repaired as appropriate, fireplaces to be unconcealed).

Second Floor Internal works include:

- Removal of three existing offices and the formation of one large office.

Stairs works include:

- The removal of external stair and the creation of internal stair. Existing internal doors leading to external stair to be removed and in-filled with windows on floor one and two to match existing; surrounding external facade to be renovated to original appearance. Existing door opening to these stairs to be bricked up on the ground floor. A roof is proposed for where the existing stair is located.

4.4 Scale.

No change to building scale.

4.5 Landscape.

In terms of hard standing, a minimal approach is proposed: all surfaces to match existing. Any surfaces damaged as part of works to be reinstated as original.

External works include:

- Erection of new ramps / steps to provide level access opportunities.

4.6 Conclusion.

This planning application seeks the internal remodelling & refurbishment, with some external works, of an existing grade II listed 3 storey teaching block within Xaverian College Campus in Manchester, located in the Victoria Park Conservation Area.

External works include the removal of a fire escape stair and refurbishment of the building facade to return it to its original appearance.

Elevation changes (Windows & Doors, etc.) changes are also required in order to provide safe means of escape, as well as providing appropriate ventilation. However these are limited to elevations facing an alleyway and enclosed school courtyards.

This application seeks to provide new teaching accommodation to meet the college's curriculum needs & new kitchen / dining / hall space facilities to respond to the current lack of well proportioned hall or dining areas with poor level access opportunities (due to re-use of heritage residential buildings as part of the college teaching accommodation).

This proposal offers a considered and consulted solution to provide this required space whilst retaining existing heritage assets on the site, as well as offering an improvement to the heritage features of the Firwood building (removal of fire escape stair).

The proposed new door features from ground floor do not attempt to replicate the existing architecture but does reference and respect it through scale & material choices. The new doors represent the age in which it is built, being constructed from quality materials in harmony with the character of the Conservation Area.

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