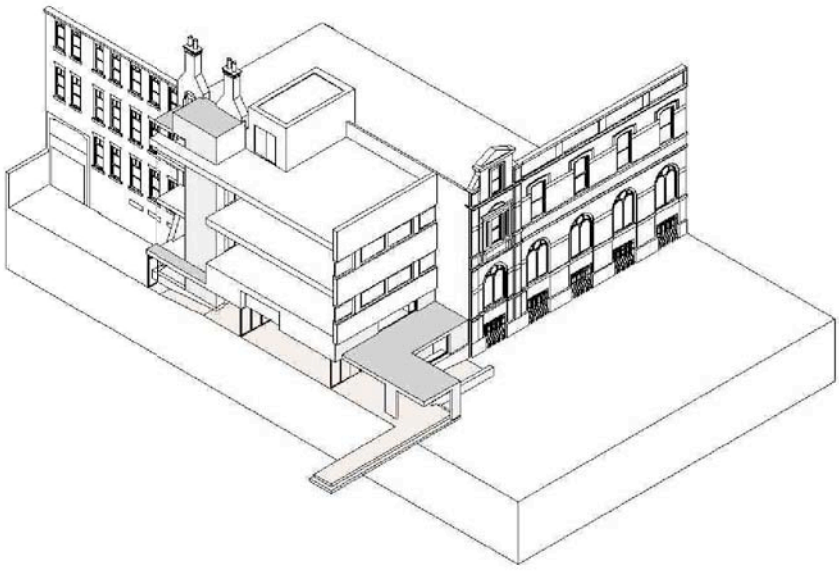


Ormond/Cavendish Link, Manchester Metropolitan University Manchester

DETAILED PLANNING APPLICATION: **DESIGN & ACCESS STATEMENT**

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FOR:
Manchester Metroploitan University.

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1. Introduction



Fig. 1.2 Existing Entry to Ormond Building

This report has been prepared by OMI Architects of Manchester on behalf of Manchester Metropolitan University Estate Planning Services.

The report accompanies the application for Planning Consent for the erection of a new link insertion to Cavendish Street. The University is aiming to reorganize some of their departments and this proposal aims to bring together a number of different requirements, primarily to provide disabled access to both Cavendish North and the Ormond Buildings at one point of entry.

Ormond Building is currently entered at its main entrance on Lower Ormond Street (see fig 1.1) via a flight of steps (see fig. 1.2). The building currently cannot provide suitable access for wheelchair users and does not have suitable toilet facilities for disabled visitors or staff. Ormond Building has accommodation on four floors (including basement) served by a number of staircases. There is no lift access.

On the first floor of Ormond are a number of Council Chamber and meeting rooms. These facilities currently cannot be fully utilised due to the absence of suitable disabled access and facilities.

The adjacent Cavendish Building contains office space on 3 floors with student accommodation above. The lower three floors have no lift provision and consequently prevent full accessibility.

The following Design Statement provides a summary as to how, in consultation with Manchester Planning Department, the current solution was generated.

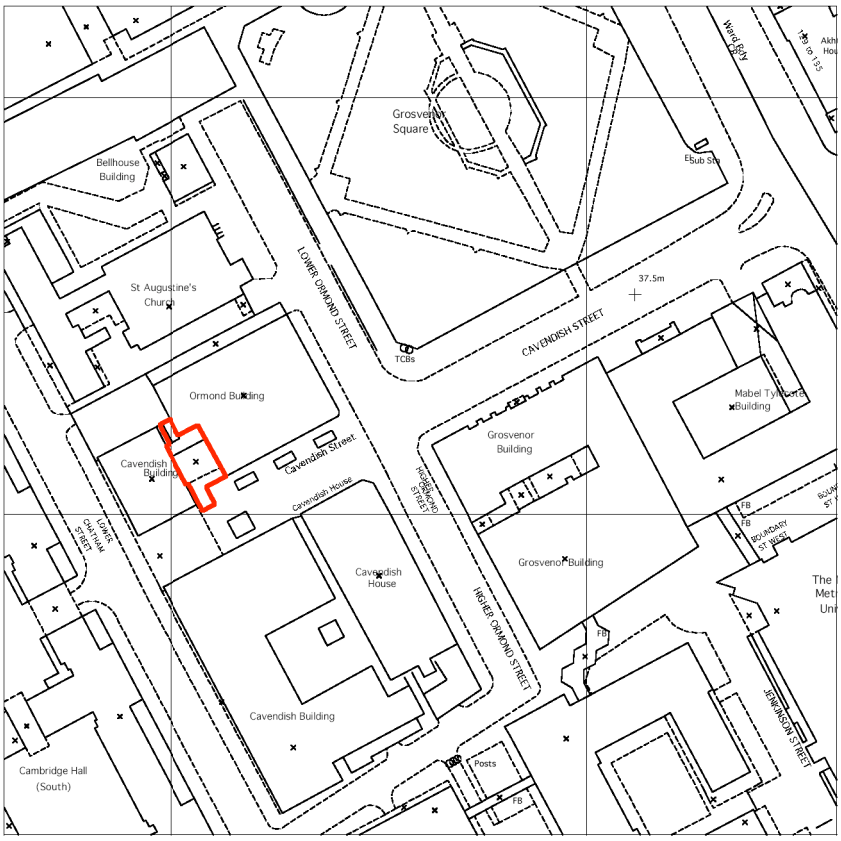


Fig. 1.1 Location Plan

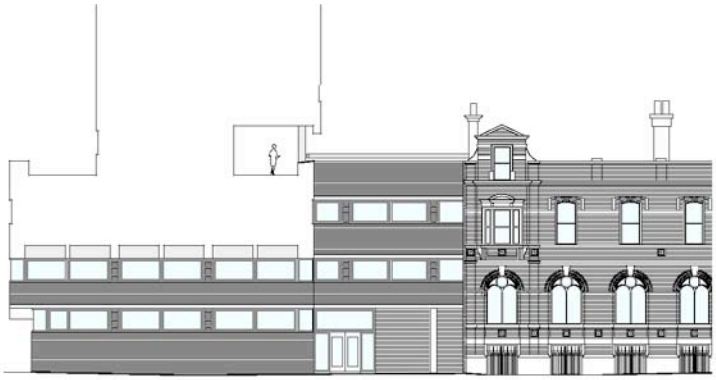


Fig 2.1 Elevation to Cavendish Street - Existing



Fig. 2.2 Photograph of location of new Link Building to Cavendish Street as existing.



Fig. 2.3 Front Elevation of Ormond Building, Lower Ormond Street

2.0 Historical Background

Cavendish Building was built in the 1970's to provide accommodation over seven levels to a number of University Departments. The building butts up to the side-wall of the Ormond building with a stair.

The Ormond Building is a Grade II Listed three-storey building with basement.

A more detailed history of the building is included in the PPG15 statement that forms part of the Listed Building Consent application.

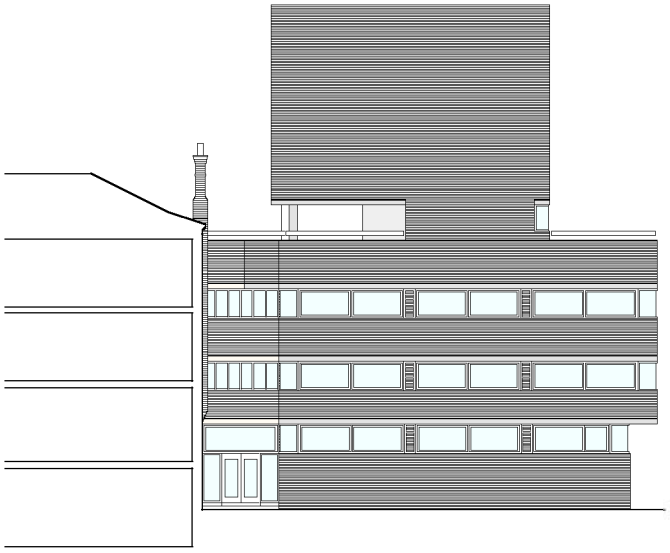


Fig 2.4 Elevation to Rear - Existing



Fig. 2.5 Phtograph to rear car park



Fig 3.1 Elevation to Cavendish Street - Proposed

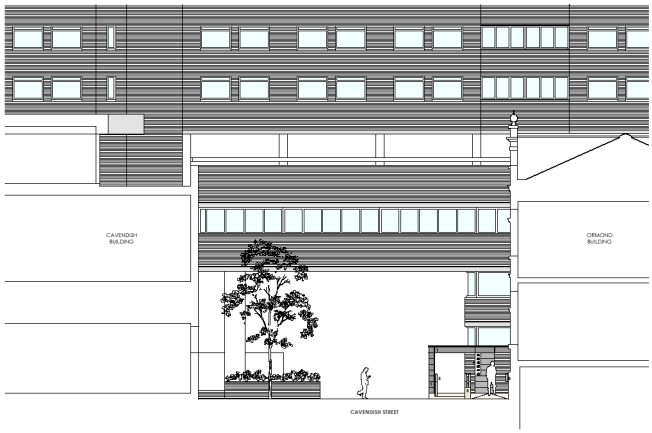


Fig 3.2 Elevation to Lower Ormond Street - Proposed

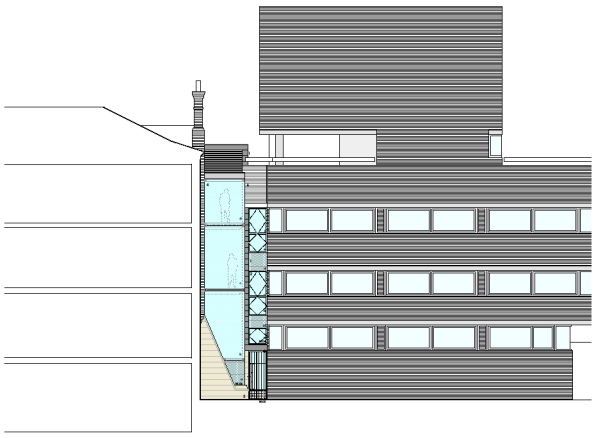


Fig 3.3 Elevation to Rear - Proposed

3.0 Design Intent

The site is bound on two sides: by the Cavendish Building to the west, and the Ormond Building to the east. The site is effectively a ground level space between two separate buildings with separate functions.

Careful consideration had to be given to the Ormond Building, a Grade II Listed Building of special historical significance. Looking at the issues particular to both the site and its immediate environs, and through investigations into scale, materials, and colour, the proposals provide a contemporary but sensitive solution.

In arriving at this solution, careful consideration was given to the practicalities of operation and how the development would impact upon operation of the adjacent buildings.
In providing a solution, the scheme is careful to minimise the impact of unsightly facilities but in doing so allows for a safe and animated streetscape to the two sides of the building.

The Ormond and Cavendish buildings have historically been split at pedestrian level into two separate spaces with different characters. The two buildings are currently joined physically at ground, first and second floor by a stair which currently only allows access to the Cavendish Building. The proposal provides the two distinct buildings with a single common entrance to be located onto Cavendish Street. The stair then becomes the common circulation stair for the two buildings with new openings to the Ormond Building to allow access.
The aim of this link is primarily to provide disabled access to both buildings. To achieve this, a new lift is provided for access to all levels of University accommodation in the two buildings. Access to the upper floors of residential in the Cavendish Building remains to be from a separate entrance.
Key to the success of the proposal is its ability to preserve the original Ormond building detailing and character of the interior space. But it is also critical that a solution is provided which allows the effective use of both from one common point of entry and administration.
It is proposed that access to the two buildings will be from a new covered portico projecting into Cavendish Street. This reception portico 'object' inserts itself into ground floor gap between the Cavendish and Ormond Building. The portico is positioned at a relatively low height to separate it from the fabric of both the Ormond and Cavendish Buildings. This also allows for high-level light to penetrate deeper into the reception/foyer space (See Fig. 3.1).

In order to minimise the impact on the existing elevation, the new insertion is pulled away from the face of the existing buildings to form the new covered portico/entrance and will be seen as the principal entry for the two buildings (See Fig. 3.2). This is also so that the entry is clearly visible from Lower Ormond Street and Lower



Fig. 3.5 Hidden Elevation/Section



Fig. 3.5 Section AA

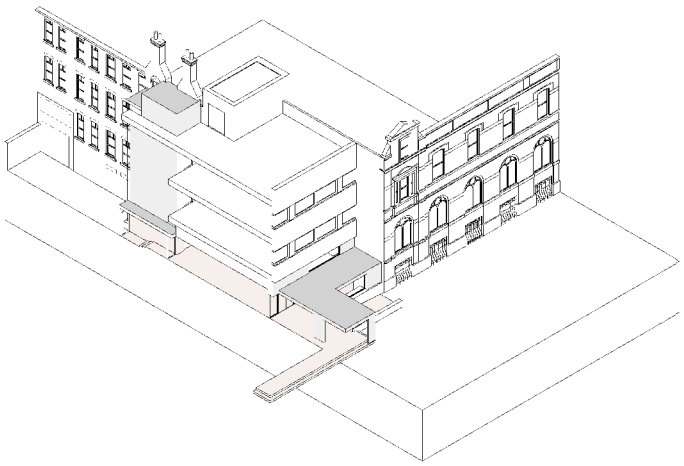


Fig. 3.6 Initial Concept Isometric

Chatham Street. A limited palette of materials is proposed fro the new insertion comprising of self-coloured natural materials. Externally, the 'portico' is clad in zinc, coming off a stone- clad base wall (See Fig. 3.5).

The existing entry into the Ormond Building will be for occasional processional/ceremonial use only. A new access point is provided adjacent to the lift at the rear. This is intended for service access only.

It is the intention that all visitors and users both the Cavendish and Ormond Building will gain access via this single entry point. A new ramped approach ensures that the entry is accessible to all. Design of this approach and of all elements of circulation has been in consultation with Manchester Disabled Persons Access Group.

As perviously discussed, a primary aim of the new proposals is to ensure that access is provided to all levels for disabled visitors to the building. The solution is complicated by the fact that floor levels of the two buildings are approximately half a storey difference in level to all levels. A new 12-person lift will be installed between the two buildings. This lift fully complies with current Disability requirements (see section V on Movement & Access), The difference in floor levels puts extra demands on the single lift; the lift opens to two opposite sides, opening at one side to gain access to Cavendish and opening at the other to gain access to the Ormond Building.

The lift is located towards the rear of the new foyer building and also the rear of the Ormond Building. Access from the lift utilises existing window openings to Ground, First and Second Floors of the Ormond Building with the window opening being extended to floor level.

The existing Cavendish staircase from Gound to Third floor level will be modified to allow connections to each floor of the Ormond Building. Disabled refuge points would be provided to each level.

The floor level in the entrance is raised and a ramp and steps added to allow level access into the building. Once in the foyer space the new lift gives access to the upper storeys. Two of the existing building windows, one one each upper floor, on this elevation, to ground and first floor, will have their cills dropped to form doorways through to the new extension.

It is proposed that new toilets will be provided within the revised circulation route around the new lift, including at least one disabled WC per floor. An extra disabled toilet is to be provided at entry level. All new WC provision is housed in the Ormond Building. These toilet facilities replace some existing WC facilities which will need to be removed to allow for new circulation areas in the new proposals. However, the new provision is over and above the previous provision.

The new reception area includes areas for congregating and seating and also provides areas for notices and other visual displays.

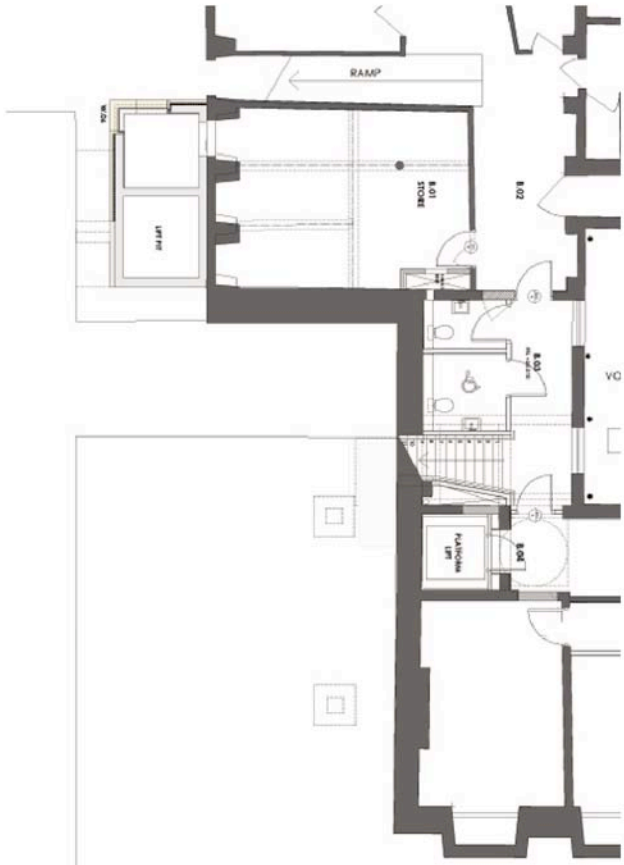


Fig 3.8 Basement - Proposed

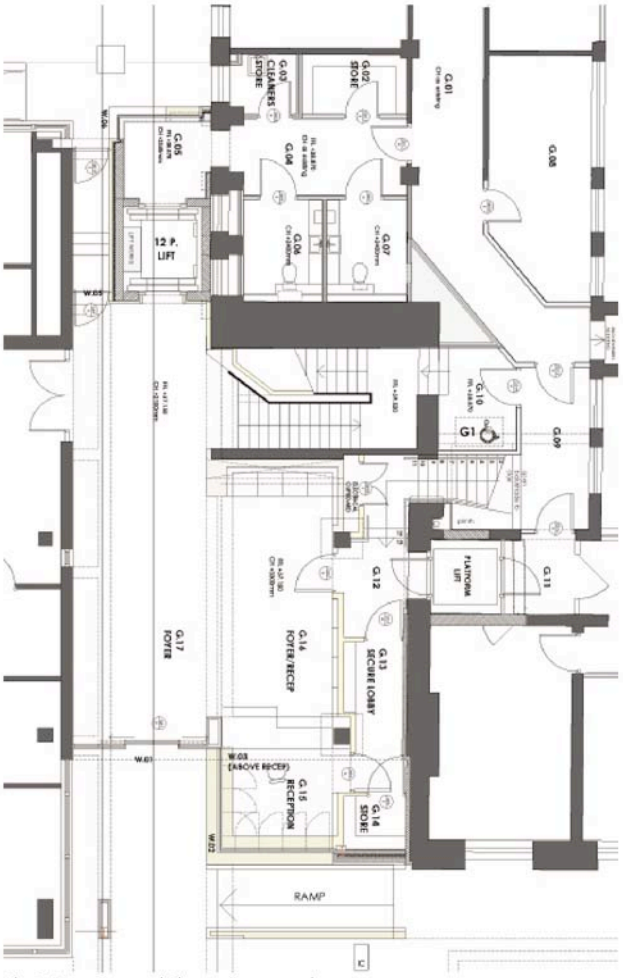


Fig 3.9 Ground Floor - Proposed

Amendment to Main Entry Reception

In undertaking further Ground investigations to the rear of the Ormond Building it became apparent that, due to complications with the existing foundations, providing a lift down to basement level of the Ormond Building at this position was not feasible.

With the Basement level serving Works Personnel, possible options were drawn up for where a lift serving basement could be provided direct from the new entry foyer.
The preference was for a lift to be positioned adjacent to the proposed stair to basement from entry foyer. This is within a controlled access zone. (See Fig. 3.7, the previous proposed ground floor plan below.)This area needed to be reconfigured to allow for a new platform lift while minimizing impact upon the Ormond Building.

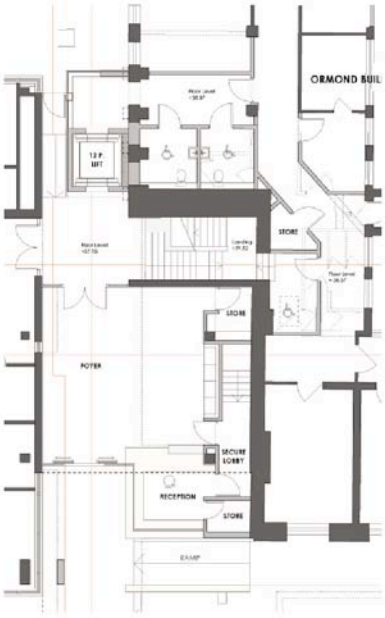


Fig 3.7 Previously Proposed Ground Floor

This option therefore allows for the Platform lift to access basement, Main Entry level and Ormond Ground.
Alternative options were put forward for discussion- but this was deemed the least intrusive and workable solution.

The reconfiguring means that a further opening, additional to our previous application, is proposed at Ground Level of the main Foyer to the external wall of the Ormond Building. The previous proposed opening made for the stair to basement is now shifted along the wall to allow for the lift opening. This also means that the opening to the main stair is also shifted further along the wall at all three levels so that the structural integrity of the wall is not affected (See figs 3.8 & 3.9).



Fig 4.1 Site Plan

4.0 Movement & Access

This submission has been made with reference to the City Council's document 'Design For Access 2' and also in consultation with Ruth Malkin of Manchester Disabled persons Access Group (MDPAG). It is the aim of this scheme to comply as far as possible with this document within the constraints of the Listed Building.

Car Parking
The current car parking provision in the vicinity is to the rear of the new proposals. General parking to Lower Ormond Street is prevented by double yellow lines.

With a requirement to provide disabled parking within 30m of the new main entrance. It is proposed that a designated disabled parking space is to be provided onto Cavendish Street, in close proximity to main entry (See fig. 4.1).

Approach
A primary objective of the current proposals is to facilitate disabled access to both the Ormond Building and the lower (non- residential) parts of the Cavendish Building. The pedestrianised route to the new entry from Lower Ormond Street is in close proximity to three existing planters. The third of these planters closest to the entry is to be removed. It is proposed that the remaining two would have tactile paving of contrasting colour along the edge adjacent to the pedestrian route. A signposted ramped approach of 1500mm width is to be provided with handrails to both sides. A stepped approach is also provided adjacent to the ramp of min.1800mm width with handrails to both sides of the flight.
It is proposed that all people intending to enter the Cavendish or Ormond Building do so from this single access point.
Access to the front entry door is via a covered external lobby.
Adequate Lighting and signage during times of operation would be provided to this raised plinth area.
Automatic sliding doors are provided to the main entry to the proposed new link building.
The existing Main entry (front door) to the Ormond Building is to be closed off to staff and public on a day-to-day basis, to be used only occasionally for ceremonial and processional access to the First Floor Meeting Chamber.
The rear door adjacent to the car park to the rear of the proposed new foyer will be limited to service access only.

Reception,
All occupants and guests would enter via the main reception which would be permanently staffed during opening hours. Adequate space is provided for manoeuvrability for staff in wheelchairs, if required. All security devices to be, where possible, at 900mm height as standard. All detailed requirements for the reception desk areto be in accordance with MDPAG recommendations and Building Regulations Part M requirements.

Movement within the building
The floor levels to the Cavendish and Ormond Building are different by approximately half a level. To make movement between buildings and between floors possible a 12 person lift opening to two opposing sides is proposed. This lift is accessed directly from the new main reception.
The lift car is of internal dimensions 1400 x 1500mm. This exceeds minimum requirements but falls short of the 2000mm recommended by MDPAG. However, restrictions of actual space and turning circle requirements, make the provision of any larger lift unfeasible. With this in mind, increased number of mirrors are to be installed to aid movement to and from the lift. The lift is to be provided with an emergency communication system as per MDPAG recommendations.