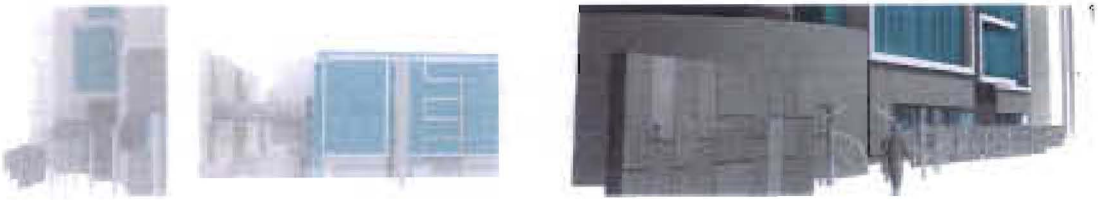
University of Manchester: Upper Brook Street Boundary



Planning application: supporting documents

Issue 1 - May 2008

University of Manchester:

Purpose
The Design review brought about by need to improve security to SEP, and reduce cost due to the unexpectedly high cost implications of the approved design.

The project underwent an initial Value Engineering exercise in 2006 on tender return as the anticipated cost at completion was approx £4.5m over budget. Following this exercise the University adopted cost saving measures and the contract was awarded but remains £2m over budget.

Following consultation with Manchester City Council during VE the University did not pursue any savings / changes to the Facades. All savings were made form internal functional alterations.

It is understood that the priority for high quality treatment is the bridge links as they have a great impact on the street due to their elevated aspect.

The Fence remains important and has undergone iterations in the design to maintain variation in the way materials are handled on fence lines. However budgetary concerns remained with the original approved scheme as it was 10 x over budget.

This proposal sets out to achieve some cost saving from the tendered figures, but retain the quality of the design established for the project.

Background Summary

The returned subcontractors price for the fence approved was above the budget allowance. A high level cost exercise has indicated a reduction of in cost is possible. An iteration of this exercise was undertaken but still left the cost of the fence 5x times the budgeted allowance. Further iterations have been undertaken in consultation with the Planning officers and the proposal this application relates to identified. This still leaves the boundary treatment around 2x the budget .

Design problem

The design seeks to provide interest to the Upper Brooks street boundary whist providing a security line. The Design parameters have been the same for each fence version / iteration:

- To meet Secure By Design comment and be 1800 high and un-climbable.
- To provide and Urban design contribution this relates to the position of the building and pavement.
- The Line in plan the fence is related to the architecture.
- The Type of fence and characteristics of the fence in conjunction with the way they are used generate interest.
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The projects presence on Upper Brook Street is set by the strength of the Architectural design of the building and the Bridge links at the higher level which are highly visible due to their elevation. The Architectural impact of the building is continued through out the elevation treatment with particular attention being given to creating interest at ground level. The use of a highly transparent fence allows this to predominate the experience at footpath level and bring the elevation at to back of pavement.

Any design solution for the fence relating to this project is located within the context of the length of Upper Brook Street. This extends from the elevation of CTF building on the Grafton Street corner, to the simple railing solution to the Smith building adjacent and the 'traditional estate railing sat on a dwarf wall to the Chemistry department on the other side of Dover Street. The design proposed seeks to add to this diversity in a solution that relates strongly to the building and allows it to relate to the street although it is not located on the back of pavement.

The proposal is to use BETA-fence Securifor 278 mesh fence. This features additional posts at corners to add interest.

The lengths of the Mesh fence in use are length not excessive and therefore will add a level of variety to the site boundary treatment,

The elements utilised within the fence proposal create a rhythm that reflects building shape and follows curve of the Substation building at the Grafton Street end of the project

Addtional interst is added through the addiction of fence height lights marking the changes in line of the fence . These have been selected to match an external emergency light visible form the footpath to the Smith end of the building.

Proposed option

This application is made in order to amend the Upper Brook Street Boundary proposal approved under planning application 076357.

ACCESS
The proposal has no impact on access into or access to the site as approved in application ref 076357.

DESIGN
The works do not alter the scale/content of the building approved under 076357.

The boundary treatment is a small low level element within the overall composition of the project.

The proposal maintains the same line and height as previously approved.

Visual interest is maintained by use and variation of materials/similar principles to that approved under application 076357.

Fence proposal layout and appearance is consistent with, and responds to the geometry and sub-division of main building elevation facing UBS.

The combination of layout and variation of materials generates interest at this level and within the street scene.

The finishes which vary according to the fence type galv/powder coated to add further interest to the overall composition.

Conclusion
The factors noted above mean that the visual interest in the Upper Brook Street boundary is at least maintained when compared to the proposals approved under application 076357

3D views

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University of Manchester: Upper Brook Street Development

3D views

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3D views

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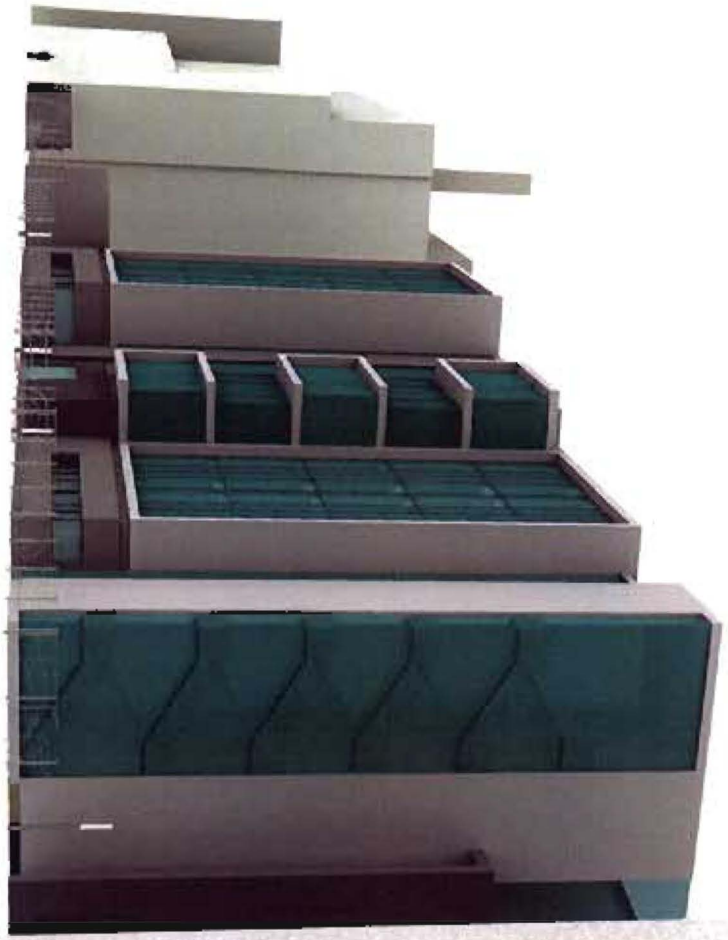
3D views





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3D views

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University of Manchester: Upper Oak Street Boundary