Application Background

086257

Wilson Mason chartered architects

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.

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 bridge links approved was £230,000 above the budget allowance. A high level cost exercise has indicated a reduction of in cost is possible, through the proposed scheme. This still leaves the link cladding £100,000 over budget.

Discussions with possible glazing manufacturers has highlighted concerns in the ability of all to fabricate the curved units as they are double glazed.

Initial options identified the possible use of Reglit, this however was at no cost change.

Design problem
The bridges form transitional items between the different buildings to this area of the university campus.

They are of 'between'.

The finished face should have a sense of connection between it and the buildings it abuts.

SEP features anthra (black) and Quartz (natural) zinc and powder coated aluminium (silver) cladding
Smith building features black concrete and powder coated aluminium (silver) cladding with different gloss levels on the corner to Dover St, and terracotta, silver cladding and pale grey curtain walling.

CTF building feature white and green metal cladding

The design was reviewed in order to remove these from the bridges whilst maintaining an aesthetic in keeping with the original proposal.

Options

- Creating a faceted skin: lesser quality due to unrefined profile .
- Changing to a profiled Kalzip skin: due to radii crimping will be required which will lead to a reduced aesthetic
- Altering the cladding material colour and gloss levels to create the same sense of movement when view when passing.

Proposed option
Altering the cladding material colour and gloss levels and joint centres to create the same sense of movement when view when passing.

This solution picks refers to the anthra elements on SEP and the Smith building, with the gloss level adding interest to the finished installation.

The intent of the original scheme is maintained by the profile, and gloss levels.

The radii of the curves are increased by 150mm to allow a necking in at the ends which will be finished in silver to give a 'no hands' appearance. This is further enhanced at night through the use of concealed lighting.