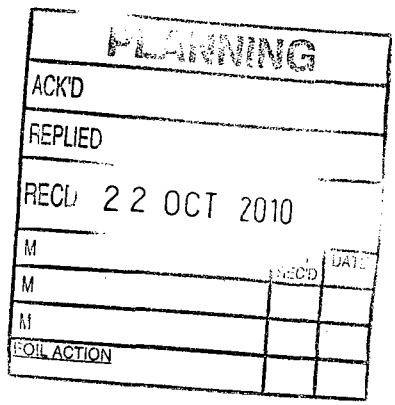

MF madfactory

Design & Access Statement

Client – Manchester College of Communication and Broadcasting (MCCB)

Architect – MAD Factory Architecture & Design

Site Address – 42 Southall Street, Manchester M3 1LG

The Site is located on the corner of Southall Street and Empire Street. There are two main access roads to the site, those being Ducie Street (A56) and Cheetham Hill Road (A665).

The site is located within walking distance from the city centre, with the nearest railway station being Victoria Station. This station also provides a stopping point for those who use the metrolink tram. In addition to the rail service there are a number of bus services running in the immediate vicinity as well as those which operate into the city centre. Parking is available on-site although it will be encouraged that public transport is used due to the close proximity to the city centre. In addition to the above cycle spaces will be provided for those who wish to cycle.

MCCB Background

MCCB is proposed new college in the North West of England intended to provide Media and Broadcasting Education as well as Business Studies and English Language courses. MCCB believe in training more and more media professionals to fill in the gap that currently exists in the Ethnic media Sector. MCCB' higher management has a vast experience in this field and has been broadcasting to North West of England for the last 15 years.

Institution:	Manchester College of Communication and Broadcasting
Proposed Programs:	Higher Diploma in Interactive media Level 5 Diploma in Travel and Tourism and Hospitality Management L5 and L6 ESOL, L2.
Proposed Site/Location:	42 Southall Street, Manchester M3 1LG
Proposed Start Date:	Fall 2011

MCCB will be the very first college of its kind in the North West of England offering a wide range of courses in Media Technology and Travel and Tourism. The Prime objective of the college is to train professionals for the growing demand within the media industry. These courses are not only appropriate for young students who want to have access to such a degree, but also for the mature students who either want to change their profession or I currently in the industry, want to seek promotion. Therefore, MCCB will not target a particular group of people, these courses will be beneficial for the young and old alike.

The Scheme / Proposals

The ground floor and first floor of the above site share a main reception lobby which is accessed directly from the main entrance on Southall Street. Both the ground floor facility and first floor facility have 2 fire escape routes which will remain. From the reception area the ground floor college is accessed, to the first floor via the existing staircase is the existing Radio/broadcasting facility. The first floor facility will remain as existing with the sole purpose of this application being, to gain D1 Non-residential institutions planning approval to use the ground floor as a college as described above.

The ground floor will accommodate the following;

Reception – 15.5sq.m
Male WC facility (1No. WC & 1No. Urinal)
Female WC facility (2No. WC's)
Unisex WC
Library/Book Store – 6.2sq.m
Corridor with breakout seating – 10sq.m
Corridor 2 – 13sq.m
Space/Classroom 1 – 9.5sq.m
Space/Classroom 2 – 13.6sq.m
Space/Classroom 3 – 29sq.m
Existing Storage & WC – 3.8sq.m, off classroom 3
Space/Classroom 4 – 22sq.m

Overall internal area (incl. Internal Walls) – 160sq.m
Overall Building Footprint – 175sq.m

Accessibility

The ground floor facility will provide access for all users. The main entrance is accessed via existing steps however for wheel chair users and those unable to navigate the existing steps, a level approach will be provided via the alternative entrance along Southall Street. All internal corridors are designed at least 1200mm wide and all clear door opening widths a minimum of 800mm when approach straight on and 825mm when approached from a right angle. The only constraints are the existing external door widths which remain as existing but will however facilitate a clear straight approach width of 800mm.

A unisex wheel chair accessible WC will be provided at ground floor level to further ensure the existing building caters for all users. Light switches and sockets are to be installed to comply with document M of the approved building regulations where required.