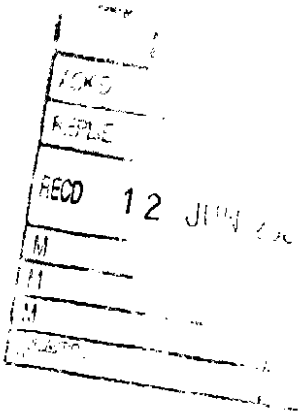


MANCHESTER
1824

THE UNIVERSITY OF MANCHESTER

RELOCATION OF INFORMATICS

DESIGN AND ACCESS STATEMENT

FOR

INTERNAL AND EXTERNAL REFURBISHMENT OF KILBURN BUILDING

MAY 2008

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1.0 Introduction

The University of Manchester originally appointed Cruickshank & Seward Architects, now merged with Fairhursts Design Group, to carry out the relocation of various Informatics Departments within Kilburn Building (Manchester Computing) and Devonshire house.

There are several end user groups; School of Computer Science (SCS) and IT Services who will be based in Kilburn Building. Research Computer Services (RCS) who will be located within Devonshire House, along with Manchester Information and Associated Services (MIMAS). Sectional Completion of the refurbishment works will be required to enable the relocation of staff from Kilburn Building to Devonshire House.

Devonshire House is located adjacent to the Manchester Business School and Precinct Centre and the areas to be refurbished are on two floors of accommodation within this multi-storey building. The proposed works within Devonshire House comprise of internal modifications only.

The new facilities within Kilburn Building will be for the SCS and IT Services spread over three floor levels. These works will include both internal and external modifications including the removal of an existing temporary external fire escape staircase, creation of new emergency exit door off Wilton Street, and the enlargement of main entrance with a new replacement entrance canopy.

This Design and Access statement has been prepared for the external refurbishment of Kilburn Building as planning permission is not required for the internal alterations within Devonshire House.

2.0 Existing Site

Kilburn Building was constructed in 1972 to designs by BDP and is a 76 metre square three storey concrete framed building punctuated by narrow red brick piers, full height timber strip windows and a flat roof (refer to **Figure 1**). The main entrance is located on the northwest elevation set back from Oxford Road and approached across the forecourt to St Peter's Chaplaincy. The principal delivery entrance is off Wilton Street. The main Oxford Road elevation is unrelieved apart from the recent erection of a temporary metal stairs to enable emergency escape following the recent demolition of the Maths Tower and its elevated bridge link.



Figure 1 Existing Kilburn Building

The land surrounding Kilburn Building is hard paved with the building set well back from Oxford Road providing adequate pavement width to cope with the heavy pedestrian traffic in this area. Wilton St and the service road to the North East of Kilburn Building are not

currently heavily used by pedestrians however the recent completion of the SCAN building to the South East of Wilton St and the forthcoming completion of the associated public realm works will allow for pedestrian use of Wilton St whilst still allowing occasional service access to the buildings on each side.

The proposed works do not seek to change the current usage or nature of the existing or previously approved public realm works to adjacent areas of the building.

3.0 Description of Works

3.1 General

The proposed internal works will be located over three floors of Kilburn Building. The majority of works will take place on the ground floor with the refurbishment of existing offices and installation of a new platform lift and accommodation staircase linking the ground floor reception with the lower first floor mezzanine. New works to the lower first floor will create open plan computer facilities and a student resource centre. Works to the second floor will convert the existing photographic room into an open plan office/conference room.

3.2 Main Entrance and Canopy

The main entrance to Kilburn is on the North West elevation via a single pair of double doors opening into a restricted width lobby (refer to **Figure 2**). It is proposed that this be widened and an additional pair of DDA compliant automatic doors provided with facilities for out of hours access. The additional doors will necessitate the replacement of the existing box canopy in order to provide shelter for building users and it is proposed that this canopy will be a lightweight steel and glass construction to provide better natural light and a feeling of transparency to this area of the building whereas the existing enclosed box canopy competes with the solid mass of the precinct centre walkway above.

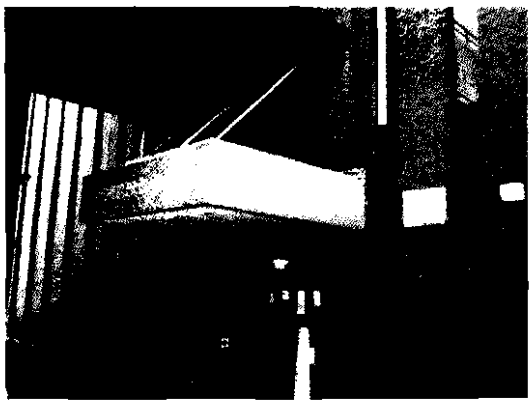


Figure 2 Existing main entrance and canopy

3.3 New Escape Staircase

The existing temporary metal emergency staircase on the Oxford Road elevation of Kilburn Building is not secure and is remote from discharge points of internal escape stairs to upper levels within the building (refer to **Figure 3**). After review of the usage and escape needs of the building with the University's Fire Safety Officer it was decided to install a new internal fire escape stair that was more conveniently located to link with existing internal escape routes. The best location for this internal staircase was agreed to be adjacent to the existing delivery bay on Wilton St and the separate compartmentation of the new stairs will require the installation of a pair of external escape doors at ground floor level opening onto Wilton St. These will be sized to match the module width of a single pier and two existing windows (see associated proposed elevation).



Figure 3 Existing temporary metal staircase

The existing redundant external galvanised steel staircase will be removed. The existing opening in the façade created after the removal of the bridge link to the demolished Maths Tower will then be in filled with a full width projecting frameless glass feature bay window, which will punctuate the façade at high level and provide a reference to its original function(refer to **Figure 4**).



Figure 4 Existing opening in the facade

The original semi open corridor at this upper level will to be enclosed along the Wilton St elevation by the installation of new windows into existing openings between pier to match the existing pattern (refer to **Figure 5**). This will enable the currently unused floor space to be upgraded and utilised for future accommodation.

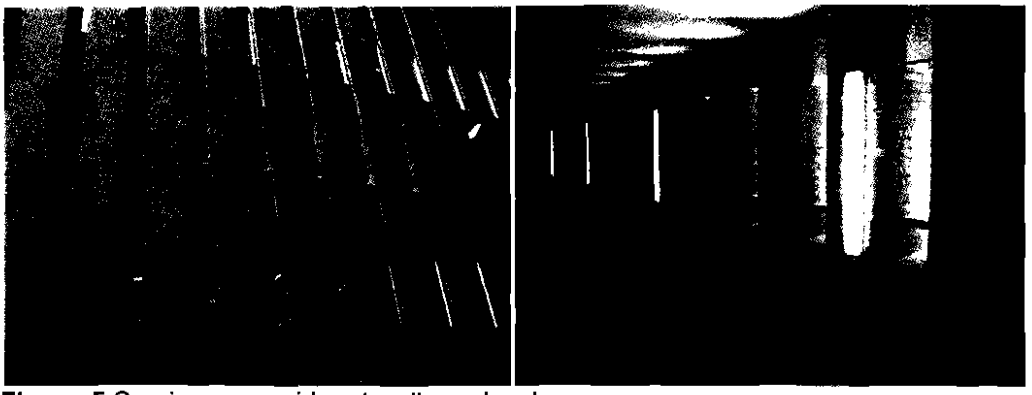


Figure 5 Semi open corridor at walkway level

4.0 Social Context

The proposed works will add value to Kilburn Building and provide better circulatory and access provision together with improved research and teaching facilities for staff and students. The new canopy and entrance works will enable a clearer identification of the improved entrance and better presence from Oxford Road.

5.0 Economic Context

The proposed works will enable continuing and improved use of existing accommodation within Kilburn Building together with better DDA access, fire safety and building security provision. The refurbishment within Devonshire House will allow reuse of unoccupied areas of this building and enable decanting of personnel to free up space for the works in Kilburn Building.

6.0 Planning Policy Context

These works will increase the viability of the building and support the aims of Manchester City Councils Unitary Plan for Environmental Improvement & Protection and Employment & Economic Development namely:

a) The removal of the existing temporary metal emergency staircase on the Oxford Road elevation, installation of a new internal fire escape stair and new re-paving works on the Oxford Road improve conditions for pedestrians (policy E1.1/E3.6).

b) The proposed refurbishment works do not include tropical hardwood and insulation materials which contains harmful chlorofluorocarbons (policy E1.6).

c) All the trees around the building are to be retained and protected (policy E2.6).

d) The existing opening in the facade created after the removal of the external temporary metal emergency staircase will be in filled with projecting frameless glass feature bay window providing a reference to its original function. (policy E2.7/E3.3). The proposed project frameless glass box responds to the suggestion of the planning officer discussed in the pre-application consultation period.

e) The main entrance is currently a single pair of double doors opening into a restricted width lobby and this is proposed to be widened and an additional pair of DDA compliant automatic doors provided for out of hours access in order to improve the accessibility of the building (policy E3.7/I1.4). The additional doors will require the replacement of the existing box canopy and installation of a new canopy in order to provide shelter for building users.

f) The existing building space is completely retained and protects existing jobs (policy I1.1).

g) Upgrading the building elevations and providing high quality internal modifications will improve the quality of the property in terms of appearance and viability (policy I1.4).

h) The original semi open corridor at corridor level will to be enclosed along the Wilton Street elevation by the installation of new windows into existing openings to create future accommodation providing opportunities for new employment (policy I1.6/1.7).

7.0 Involvement

The proposals have been developed over several months with the internal building user groups and The University of Manchester Directorate of Estates and reflect the best solution for the utilisation of space within the limitations of the budget. Proposals for the external treatments of the elevations have been circulated to MCC Planning Officers for comment and the proposals revised accordingly.

8.0 Elevation Treatment

The elevational treatment of brickwork, timber windows and associated detailing will match the original façade. New door openings will be sized to the window and pier modules as shown on the proposed elevations.

9.0 Transport

The existing building is well served by existing public transport links with city centre train and bus stations via the Oxford Road corridor. Additionally there are two multi storey car parks within 400 metres of the site.

10.0 Acoustic Survey

The proposed works will not change the noise output of plant or services from the existing building or materially affect the occupants due to any reduction in existing building attenuation. There is therefore no perceived need for an acoustic survey.

11.0 Disabled Access Strategy

The new works will create improved disabled access with an additional automatic entrance door and automatic internal lobby door for disabled access. The external surfaces and approach will provide for level access to these doors. A new internal DDA compliant platform lift is to be installed for access from ground floor to the lower first floor mezzanine which will reduce the distance normally travelled to link these two floors from the main reception area. The relocation and provision of a new internal escape stair will reduce the distance to be travelled by occupants in an emergency. Provision will be made for DDA escape via these stairs to be managed by intercom or visual means. The external escape will have a level landing with compliant gradients and guarding as necessary to link with the existing levels of adjacent paving on Wilton St.