

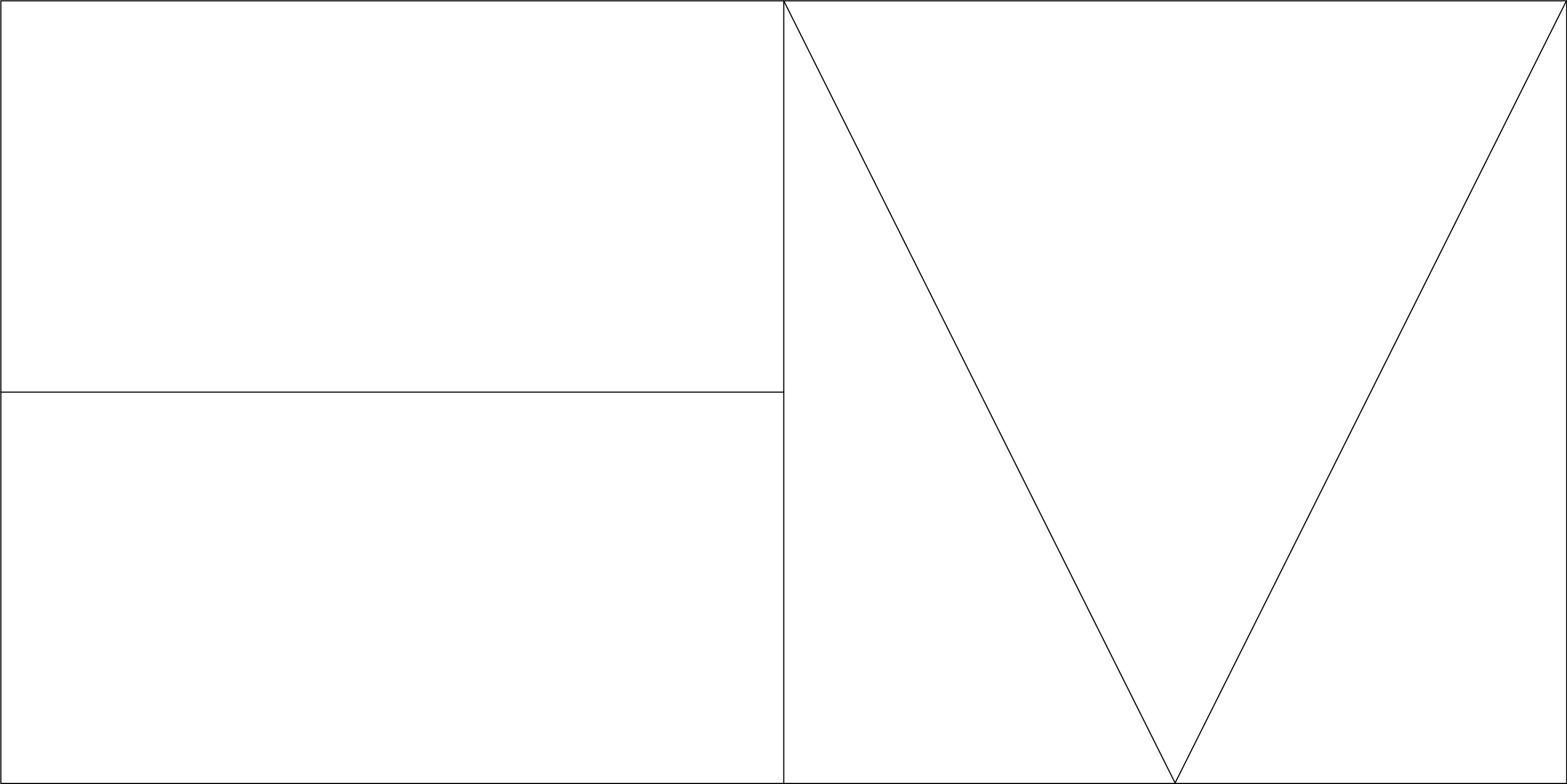




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1

Introduction

1.0 Our League Life National – Design Concept and Development Programme

Introduction

In 2019, The Rugby Football League (RFL) received an independent report, The Rugby League Dividend, which set out how RL has a *reach, visibility and value beyond its core followers to make a major contribution to health outcomes, crime reduction, improved education and employment outcomes, volunteering opportunities and improved life satisfaction*. The Our League Life (OLL) Concept was borne out of this strategic ambition to capitalise on Rugby League as not just a great sport but also a vehicle for social mobility.

The proposal represents an extension of the RFL’s decision to establish the National Centre for Rugby League as the Governing Body’s new HQ from 2021 situated in Manchester’s House of Sport at the Etihad Campus. Development and design work on the project was triggered by The Big Ask Update report to the RFL Board in Feb 2020. The Our League Life National Centre also has the potential to be a manifestation of the legacy of Rugby League World Cup (RLWC) 2021 with onsite work due to commence concurrent to the World Cup.

Our League Life will be a hub and spoke model: celebrating, expanding and rolling out existing good practice in Rugby League communities across the North of England, adding value, and providing coordination. It will deliver specialist training and learning across the Rugby League family but also make a real impact through innovative education and training for young people and the wider community in Greater Manchester.

The Hub will be the OLL National Centre located off Bell Crescent within Beswick, East Manchester in a strategically important location within the wider Etihad Campus area and less than 1 kilometre from the National Centre for Rugby League.

After initial feasibility work and commissioning an Education & Training Plan for OLL in May 2020, the RFL appointed a Design Development Team comprising Holmes Miller Architects, Doig + Smith (Quantity Surveyors) and Bear Maximum (Project Managers) to produce a feasibility concept and design for the Our League Life National Centre by September 2020. This report summarises that design work to concept stage, with the RFL project team as Client, provides a delivery strategy and programme for realising the project to opening in May 2022.

The Time is Now: Closing the skills gap

The case for closing the skills gap for the Rugby League Heartlands in the North of England is well documented through the Northern Powerhouse Strategy:

- Significant skills gap in core Northern communities such as those in which RL is strongest
- 10 of the 11 economic sub-regions of the North have a lower GVA per job than the average for the rest of England (excluding London).
- Universal acknowledgement that gap (between the North and the rest of England) needs to narrow to allow the whole of the UK to succeed
- Greater Manchester problems with skill levels exist at both ends of the spectrum with a lower proportion of the population holding NVQ4+ qualifications than the national average and a high proportion of the population holding no qualifications at all
- Digital skills are central to strategies for the new North – for mobility and empowerment at an individual and community decision making level

As of September 2020, the case for action is surely being strengthened due to the economic and social consequences that are already emerging from the ongoing COVID-19 pandemic. Indeed, on 29th September, the Prime Minister set out plans for further investment in technical and vocational skills from 2021 which will strengthen the business case for Our League Life.

Uniquely Driving Skills and Social Mobility through Sport

In Feb 2020, the RFL developed a series of strategic objectives for the OLL Project

- Building on Rugby League’s unique position across Northern towns
- Proposed OURLEAGUE LIFE National hub linking to existing and emerging local hubs – servicing the whole RL community
- Centre of real-world skills and training experiences – with the inspiration of elite sport
- Aligned to the new industrial strategy for the North
- Nation’s first hub for skills and social mobility through sport
- Skills gap: interplay between digital and health and well-being innovation, education – through sport
- Increasing aspiration through a unique base shared by elite national players and community players and coaches, co-located with learning spaces for young people and adults who may be disengaged with traditional learning routes
- Creating community leaders

Maximising Rugby League’s proven ability to deliver a range of services beyond traditional sport into the heart of core, pivotal communities

The OLL Education and Training Plan (May 2020) recommends creating hybrid model of education and training delivery at the OLL National Centre that would partner the uniqueness of RFL’s experience and capability (through RL Learning Ltd) blended with expertise in local education institutions active at the Etihad Campus.

It emphasises the need to build strong links with and learn from the existing centre of good practice at club level and to formalise links through service level agreements that will provide a coherent framework and quality assurance systems that can be rolled out to less well served areas.

An outline curriculum offer delivered on site to Levels 2, 3 and 4 could include:

sports management, coaching, leadership, business administration, nutrition and physiology, grounds maintenance and sports facilities management, extending to Digital Marketing, PR & Communications, sports coaching, fitness programmes, leadership and motivation, health and safety, event management

The Spatial and Regeneration Context

The Manchester Eastlands Regeneration Framework (ERF) 2017 provides the context to guide investment at the Etihad Campus.

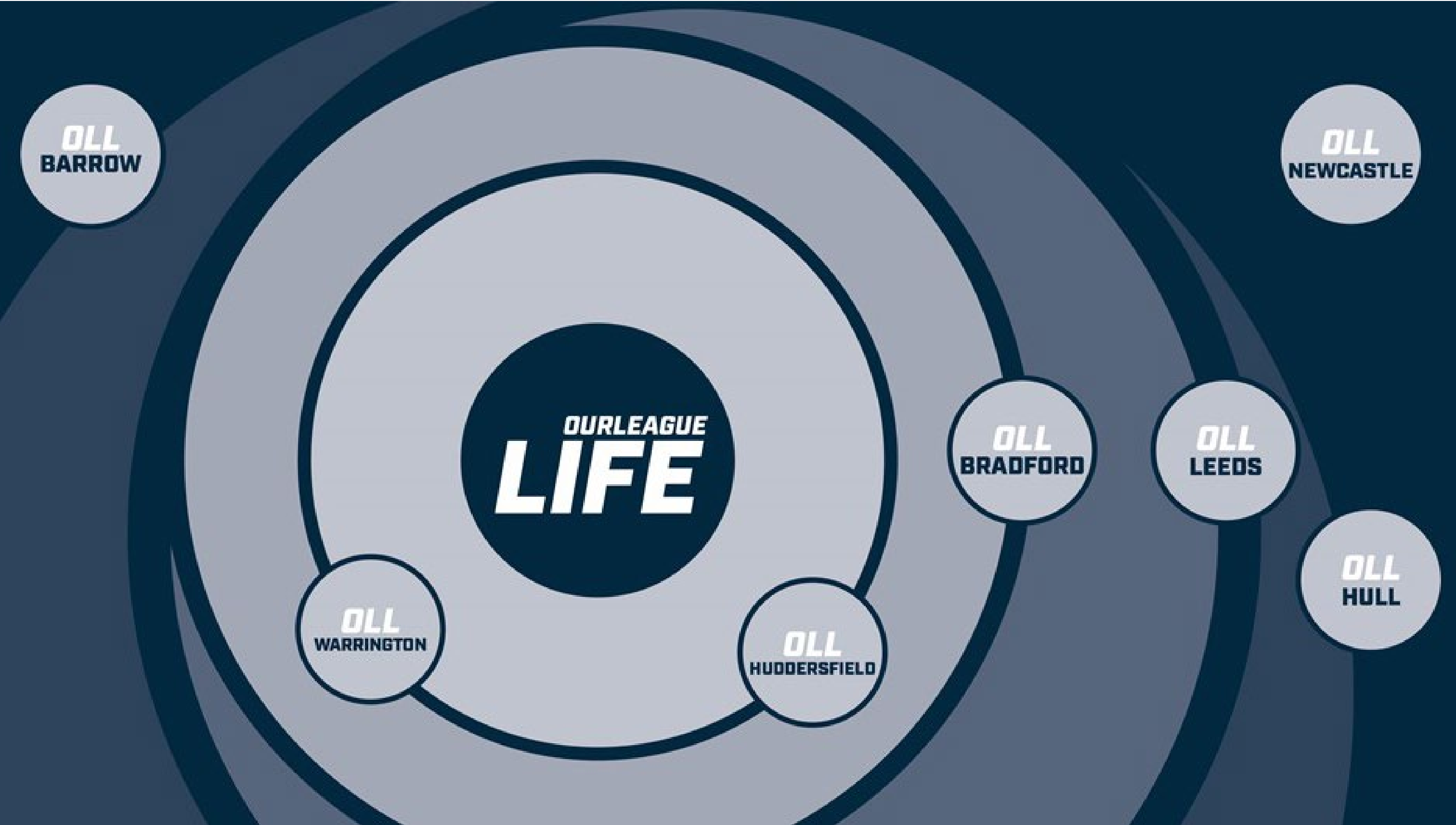
It recognises the significant opportunity to capitalise on the existing elite and community sports facilities, *the presence of a global football brand, the array of leading edge sport National Governing Bodies (NGBs) along with the talent that both trains and works for all of these organisations*. Into that framework the RFL’s Our League Life National Centre will fit alongside:

- Manchester Institute of Health and Performance
- East Manchester Leisure Centre
- Connell Coop College
- East Manchester Academy
- Manchester Regional Arena and the House of Sport for Sports NGB including the RFL
- Manchester City Etihad Stadium/Training Ground/ and Etihad Stadium
- National Cycling Centre including British Cycling
- National Squash Centre
- National Taekwondo Centre

The ERF aims to develop new commercial development opportunities centred around businesses that aim *to form a new sport, leisure and recreation economic cluster for the Manchester and the North of England. Sport would be the economic, educational and community driver for the Etihad Campus and surrounding area and at the same time integrate the wider health and well-being agendas*.

The OLL Project, alongside the relocation of the RFL headquarters provides Rugby League’s response to the East Manchester plan: making a significant contribution to the creation of a world-class sport, leisure and recreation cluster.... which will be unique.

The site, discussed in detail in following sections, for Our League Life National will be located off Bell Crescent within Beswick, East Manchester in a strategically important location within the wider Etihad Campus area, with the RL National Centre less than 1 kilometre away. The Hub is bounded by East Manchester Academy to the North and East Manchester Leisure Centre to the East. The vacant Beswick Shopping Centre is located immediately adjacent to an existing surface car park and a good quality grass rugby pitch. The ERF recognises the Beswick area as a key location to contribute towards the delivery of a sport, leisure and recreation led economic cluster along with the proposals to bring forward a higher education presence.

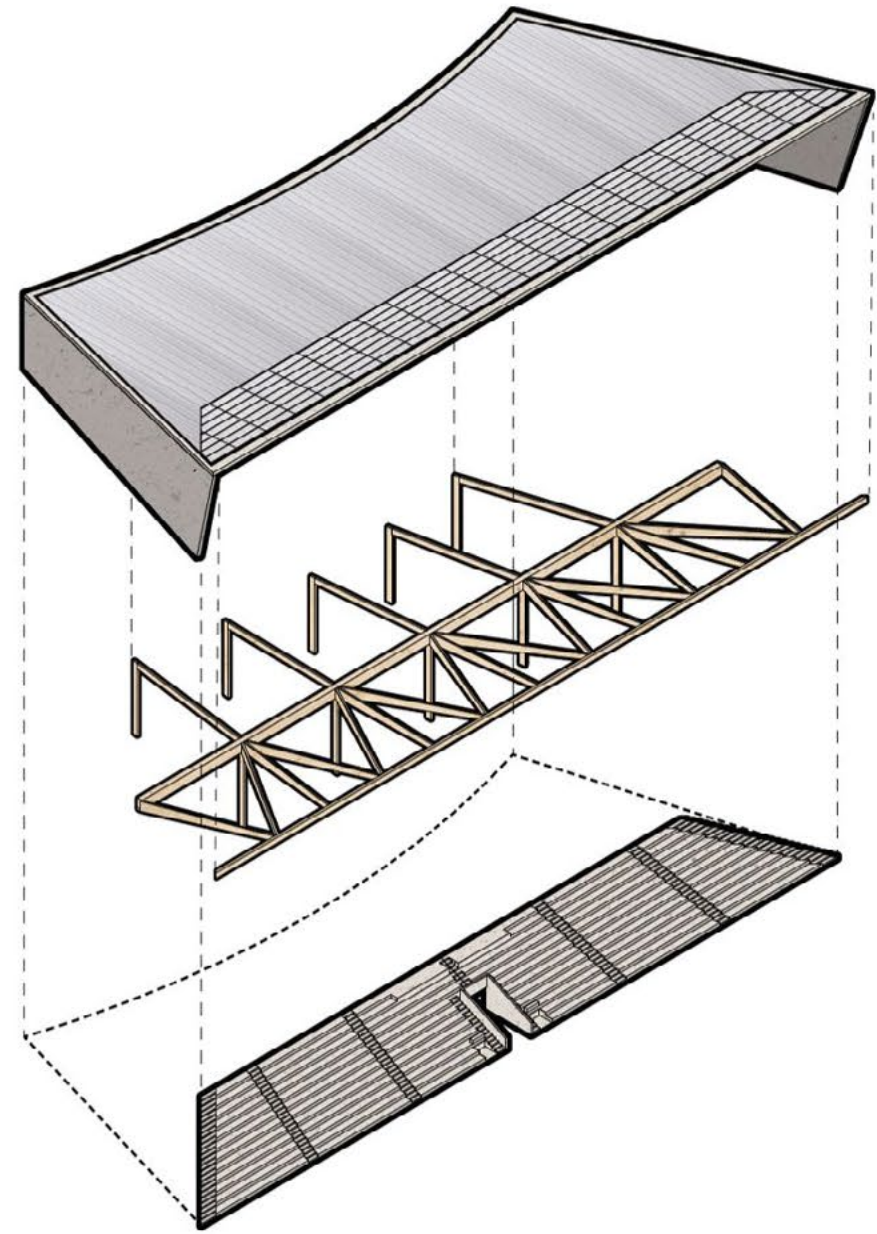


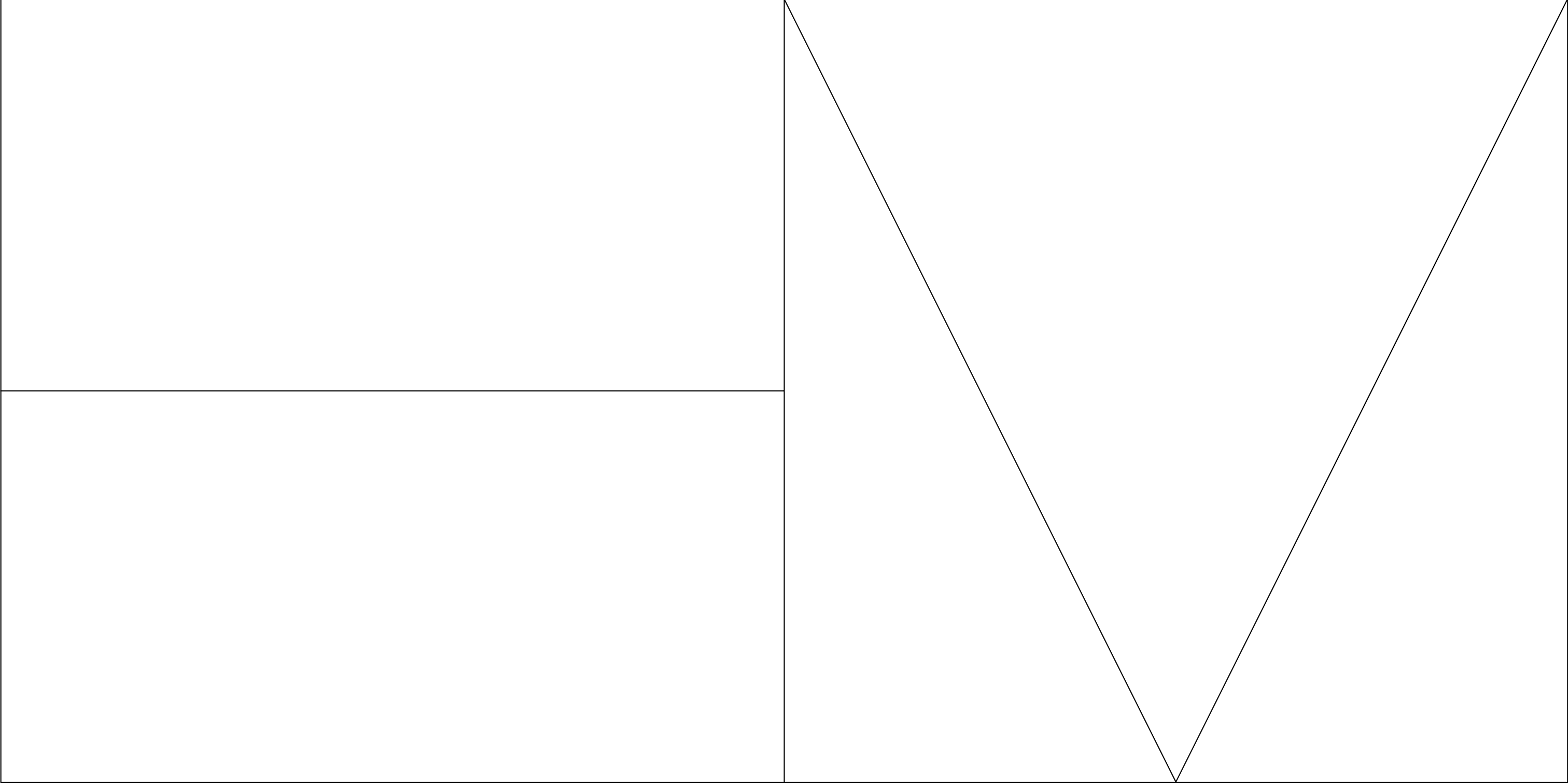


Key design aspirations included:

- The design should express the **character** and atmosphere of the East Manchester regeneration and create a distinctive **sense of place**
- Creating **flexible, sustainable, resilient**, and dynamic space that are stimulating for teaching and learning and in line with the aspirations of the staff, learners, and community
- The design should aim to be **uplifting**, airy and inspiring with maximised use of natural, sustainable materials and where possible low carbon, recycled and toxin free
- Maximised **natural ventilation** and daylight throughout, with careful consideration to ensure superior levels of comfort throughout
- Designing a building that will deliver improved social and economic outcomes, that will be a legacy to the community, with communal facilities that will enable ownership and **local & national pride**.
- Creating a **secure** environment for both staff & learners and ensure all users feel safe in their new environment
- Health & Wellbeing Design Perspective: sense of belonging within the community, **quality spaces** and wider environment, improved air quality in an urban environment and promotion of a healthy diet. Linking **health and wellbeing** to sustainable living to help address the climate change, the design should utilise the building and its context to promote this.

Design Charter

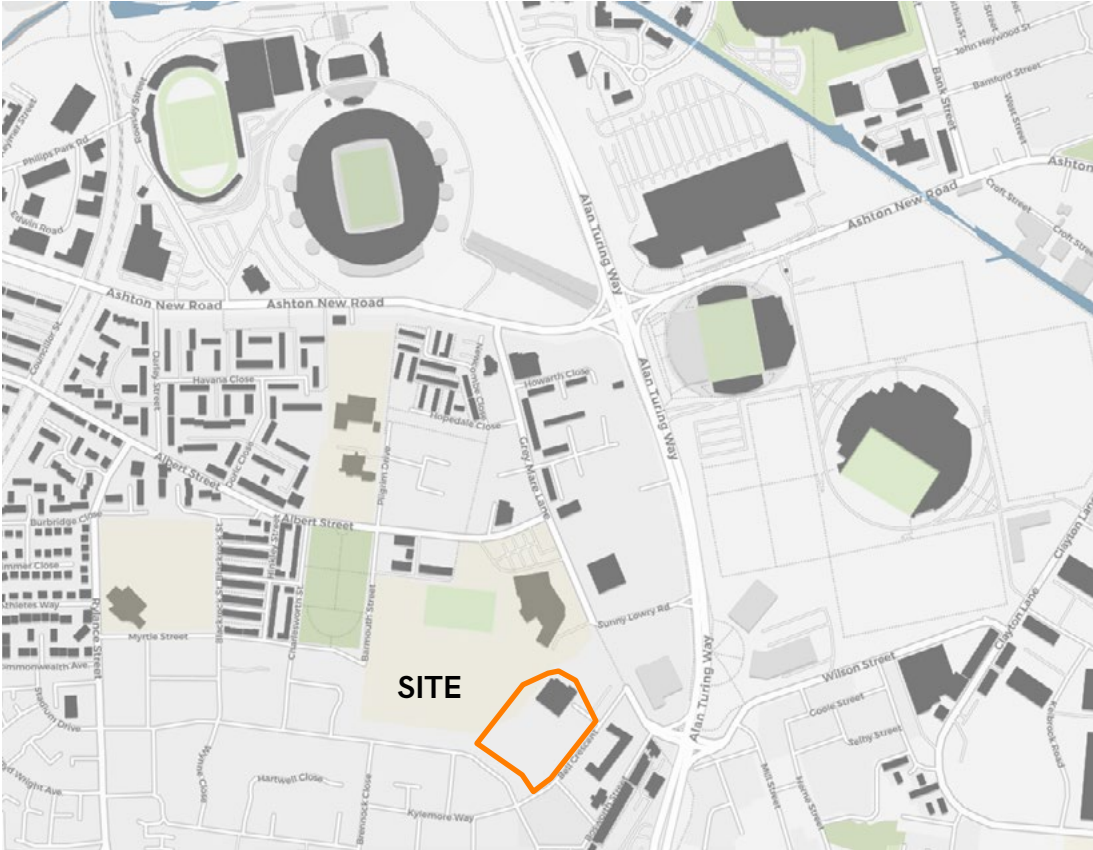
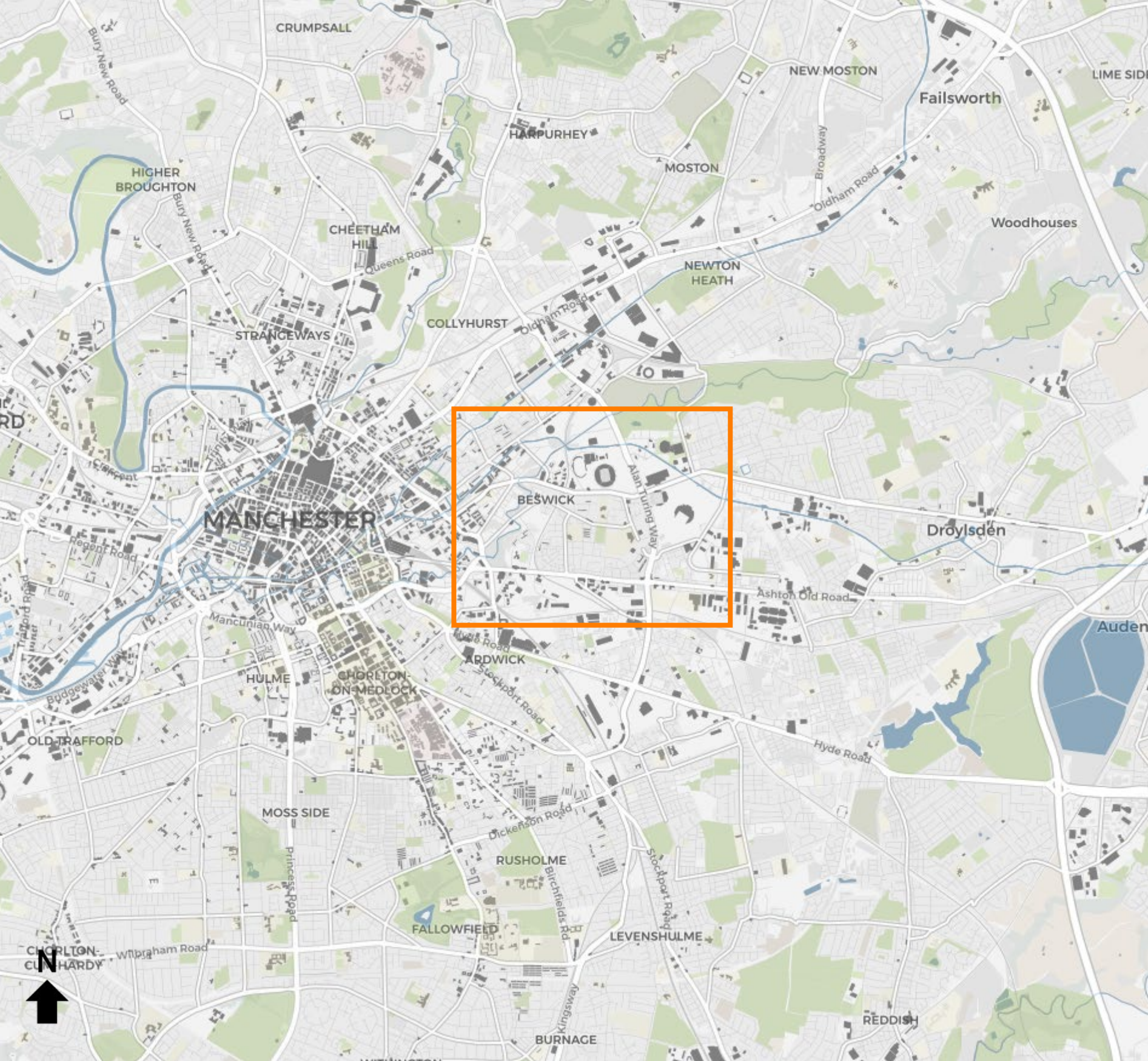




2

Site

2.0 Location



2.1 Historic Development

Beswick is a suburb of East Manchester, it neighbours the district of Bradford between Ashton Old Road and Ashton New Road.

Early records indicate that around 1200-1230 it was a small village settlement known as Bexwic.

The area around Bradford and Beswick, has a rich industrial history. Former industries to the area include coal mining, cotton mills, engineering works and chemical production. Coal mining took place in Bradford as early as the Elizabethan era when surrounding areas were largely rural. The area expanded rapidly becoming increasingly built-up and at the onset of the industrial period and nearby Manchester expanded during the 19th century. The colliery became known as the Bradford Colliery Company. It continued to develop and thrive into the middle of the 20th century, with Bradford pit undergoing modernisation in the early 1950s.

By the mid-1960s there was evidence of considerable subsidence caused by mining in the built-up areas around the Bradford Colliery following hundreds of years of deep excavation. The cost of rectifying the damage eventually became preferable to the benefits of the coal industry and plans were proposed to close the pit, which it did in 1968. Over the following years, many other industries would disappear and the area saw considerable change with large amounts of traditional terraced housing being demolished. Sporadic new developments emerged in the Beswick area such as modern housing, the markets, a shopping centre and police station on Bell Crescent.

1994 saw the opening of Alan Turing Way and the National Cycling Centre (Manchester Velodrome) which triggered the start of a rapid transformation in East Manchester, sport has been the catalyst for change with the development of SportCity. In 2002, East Manchester was the focus of the XVII Commonwealth Games, bringing a wealth of new development to the area. In the past 60 years the area has changed completely and is now home to one of the largest concentration of sports venues in the world, including;

- The City of Manchester Stadium
- The National Cycling Centre (Manchester Velodrome)
- The Institute of Sport
- National Squash Centre
- Regional Athletics Arena
- Indoor Tennis Centre
- National Taekwondo Centre
- Basketball England

In 2010, The East Manchester Academy opened on Grey Mare Lane, directly north of the Beswick shops. A purpose-built, state-of-the-art learning facility that also houses the local Beswick Library and provides several outdoor sports pitches.

Between 2013 and 2016, the area saw the development of Beswick Community Hub and the Manchester City training facilities. The Community Hub brought new facilities such as the East Manchester Leisure Centre (replacing the Grey Mare Lane Market), Connell Co-op College, the Manchester Institute of Health & Performance and a grass sports pitch located on the grounds of the proposed site. The development also created a wealth of new urban landscaping and pedestrian zones which connect Alan Turing Way with Grey Mare Lane as well as circa 170 parking spaces between the leisure centre and existing Beswick shops, accessed from Bell Crescent. The grass sports pitch is currently utilised by The East Manchester Academy.

The existing Beswick shops are now derelict and the building is in a poor state with evidence of the grounds being used for drug use and vandalism. The police station on Bell Crescent has recently been demolished and its site is currently vacant.

Beswick Development Timeline

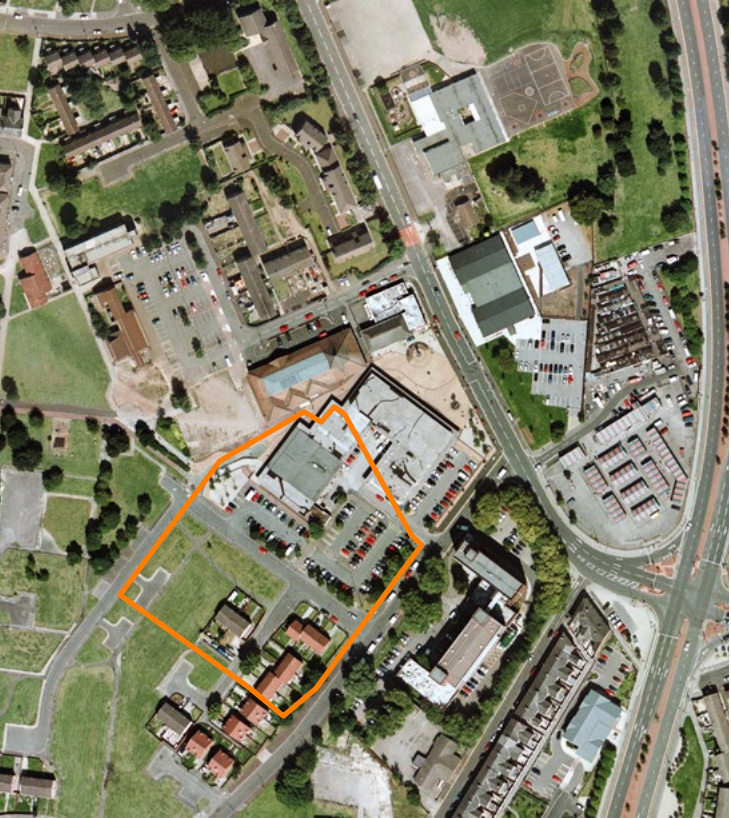
- 2003:
- Completion of Etihad Stadium and surrounding facilities.
 - Erection of Asda Eastlands Supercentre and car parking.
 - Erection of new single storey business units to NE of site on Grey Mare Lane.
 - Demolition of some residential housing to SW of site.
- 2009:
- Demolition of residential buildings and erection of The East Manchester Academy and Beswick Library directly North of the site.
 - Demolition of large residential housing to SW of the site.
 - Demolition of part of the Beswick retail units on the site.
- 2013:
- Large scale demolition and clearance of land to NE of site, East of Alan Turing Way.
 - Demolition of further residential buildings to Academy grounds directly North of the site.
 - Demolition of residential terrace housing to East of Alan Turing Way.
 - Formation of sports pitches to Academy grounds.
 - Partially complete construction of new housing development to SW of site.
 - Fence line dividing the site from housing to SW and existing retail units.
- 2016:
- Completion of new housing development to SW and West of site.
 - Removal of fence line to west of site into Academy grounds.
 - Relocation of trees from site west boundary to south boundary.
 - Formation of grass rugby pitch on the site.
 - Demolition of single storey business units to NE of the site.
 - Demolition of Grey Mare Lane Market.
 - Development of Beswick Community Hub and associated urban landscaping / pedestrian routes
 - Erection of single storey plant buildings and teaching accommodation between the site and The East Manchester Academy / Beswick Library.
 - Completion of Etihad Campus training facilities to NE of site, East of Alan Turing Way.
 - Erection of housing development West of site and Academy.
- 2021:
- Demolition of Police building to SW of the site.
 - Erection of single storey residential housing to East of Alan Turing Way.
- Future:
- New £350m East Manchester arena for indoor music and sports next to the Etihad Stadium.
 - OneManchester's proposal for the regeneration of the Grey Mare Lane Estate creating new housing and apartments, improving existing homes, and developing local amenities and community spaces.
 - OneManchester's proposed erection of two storey residential housing units adjacent to Smithfield park, East of Alan Turing Way



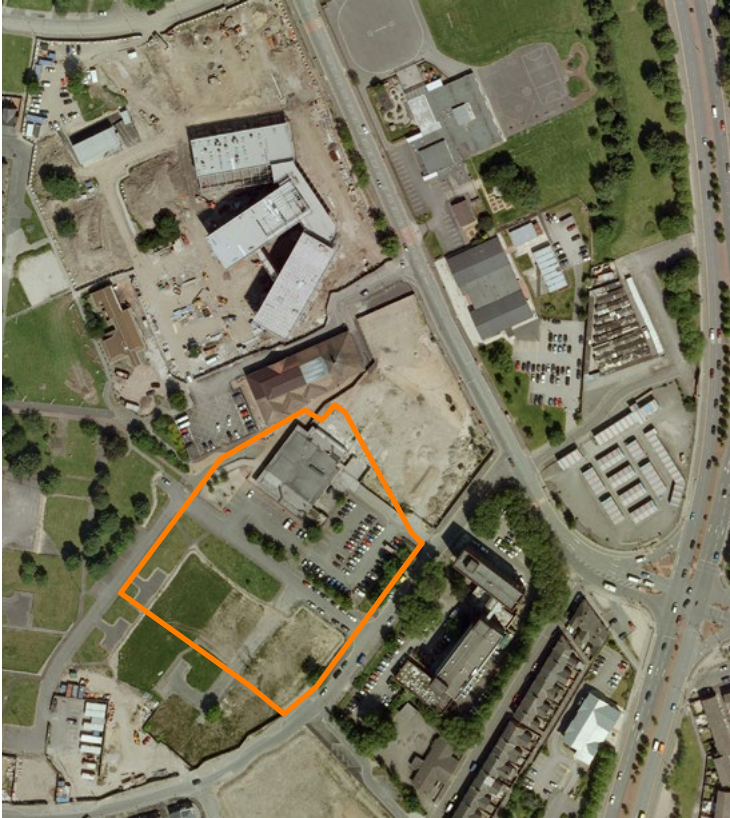
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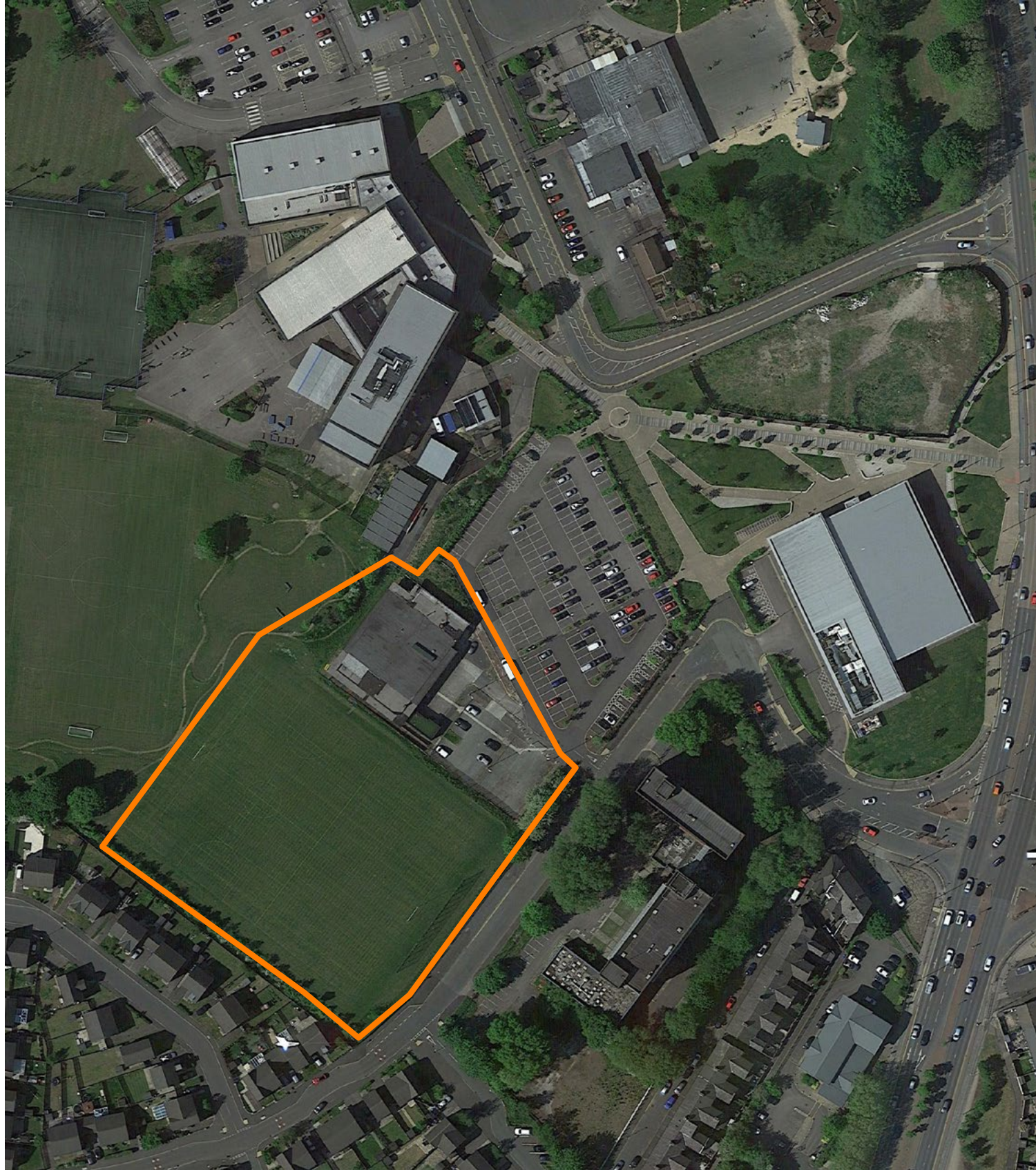
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2003



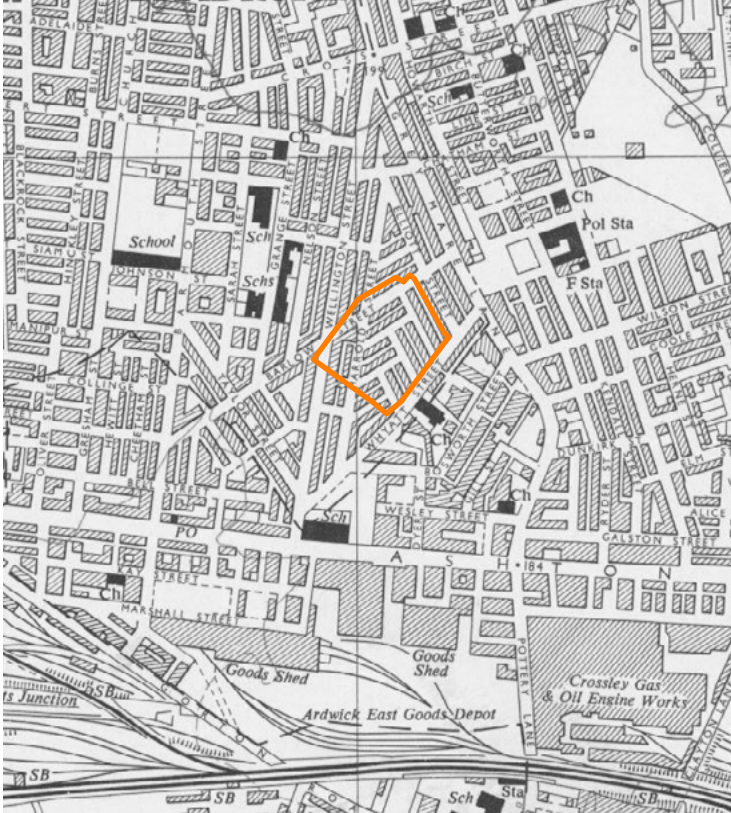
2009



2021



c.1940



c.1960

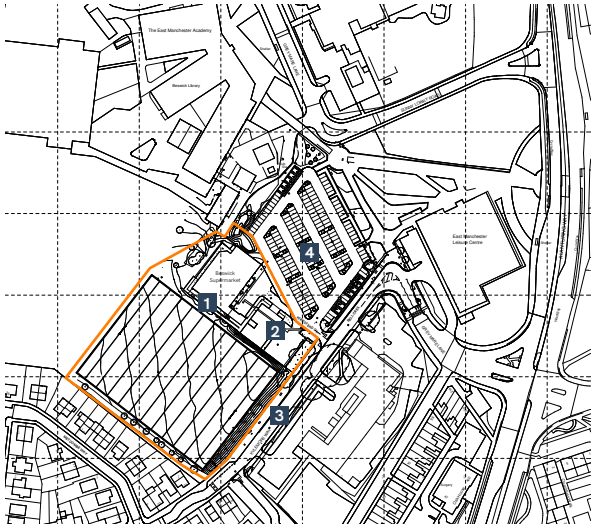


2013



2016

2.2 Site Context - Development Site



Existing Beswick Retail Units

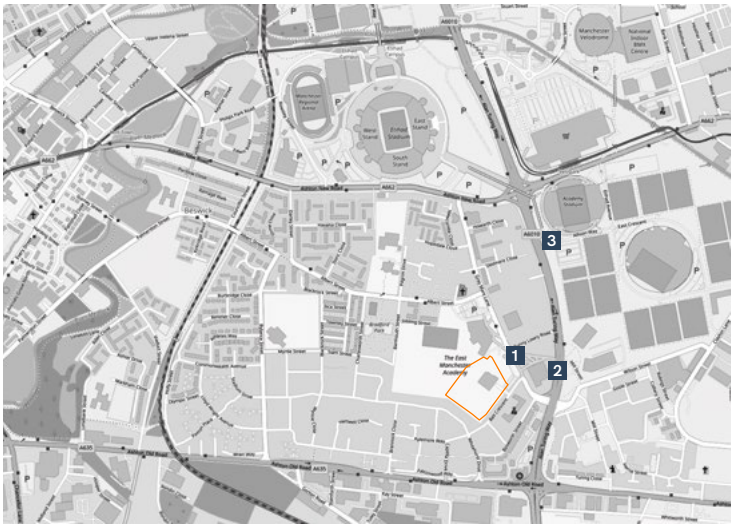


View of Existing Sports Pitch - Bell Crescent



Adjacent MCC Grey Mare Lane Car Park

2.3 Site Context - Campus



Campus Landscaping - Grey Mare Lane

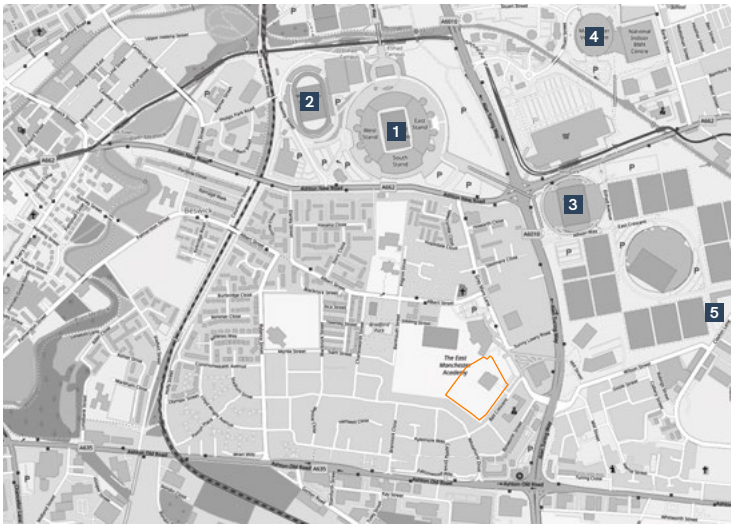


Campus Landscaping - Alan Turing Way



Campus Landscaping - Allison Way

2.4 Site Context - Sports



Etihad Stadium (www.davidburrowsphotography.co.uk)



Etihad Stadium (www.google.com/maps)



Manchester City Academy Stadium (www.google.com/maps)



National Cycling Centre (www.google.com/maps)



2002 Commonwealth Games Stadium (<https://www.flickr.com/photos/gmpolice1>)



Manchester Regional Arena (www.polytan.co.uk)

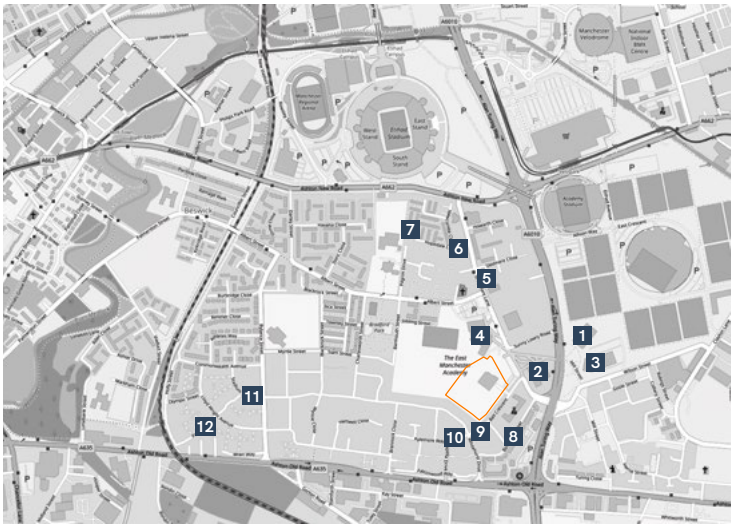


Manchester City Academy Stadium (gibbos92.com)



Manchester City Academy - Entrance Gates (www.google.com/maps)

2.5 Site Context - Education



2.6 Site Context - Residential



Connell Sixth Form College (www.ahr.co.uk)



East Manchester Leisure Centre (www.google.com/maps)



Grey Mare Lane



Grey Mare Lane



Hopedale Close



Bosworth Street



Manchester Institute of Health & Performance (www.ahr.co.uk)



East Manchester Academy & Beswick Library (www.theeastmanchesteracademy.co.uk)



Metcombe Way
(www.google.com/maps)



Kylemore Way

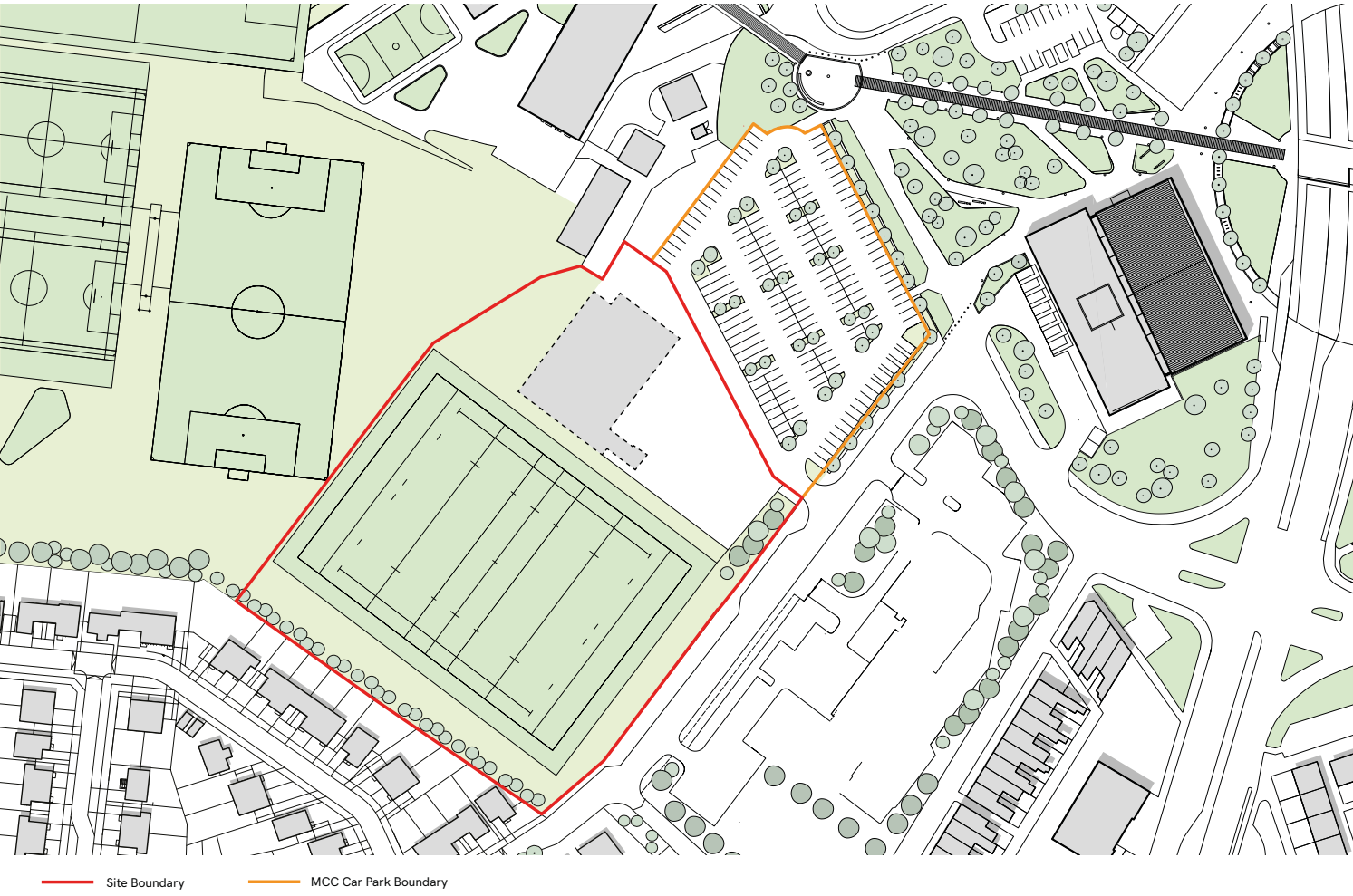


Stadium Drive



Paxton Place

2.7 Site Analysis



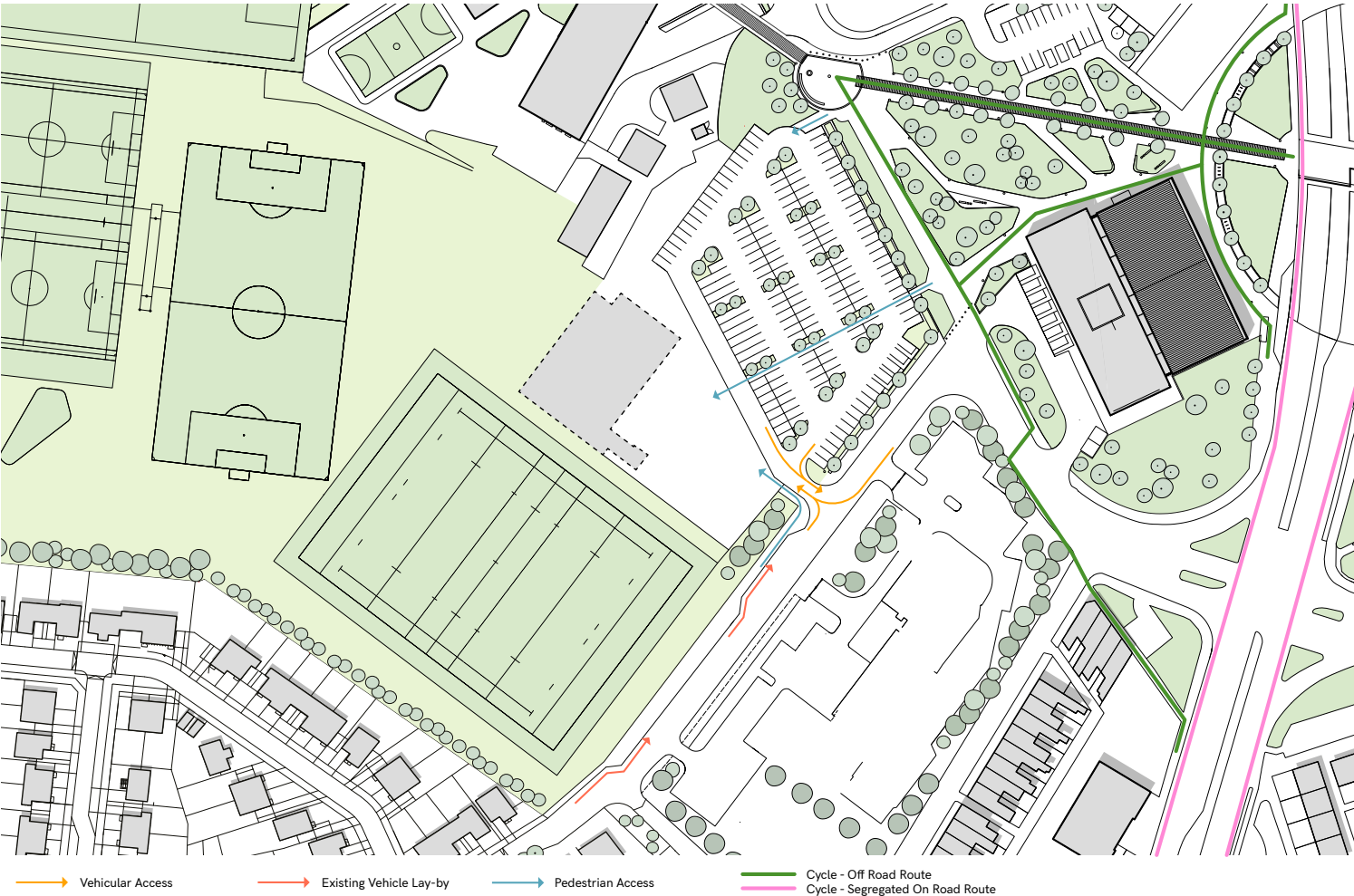
Site Boundary

The proposed site is bounded by The East Manchester Academy and Beswick Library to the North, Academy sports pitches to the West and the East Manchester Leisure Centre to the East. Currently the site is occupied by the vacant Beswick Shopping Centre, a service delivery area and existing surface car park with circa 28 bays. Vehicular access to the parking and service area are blocked off.

South of the grass pitch there is residential housing, which is separated from the pitch by a fence line, grass embankment and a line of relatively dense trees and shrubs.

The East boundary of the site to Bell Crescent consists of a small grass strip containing approx. 9 trees. East of the site was the former Grey Mare Lane police station, demolished in early 2021. This site now sits vacant with trees around most of its perimeter.

The site is located immediately adjacent to the MCC Grey Mare Lane public car park and a good quality grass rugby pitch which were completed in 2016. The MCC car park has circa 170 bays including 10 disabled bays.

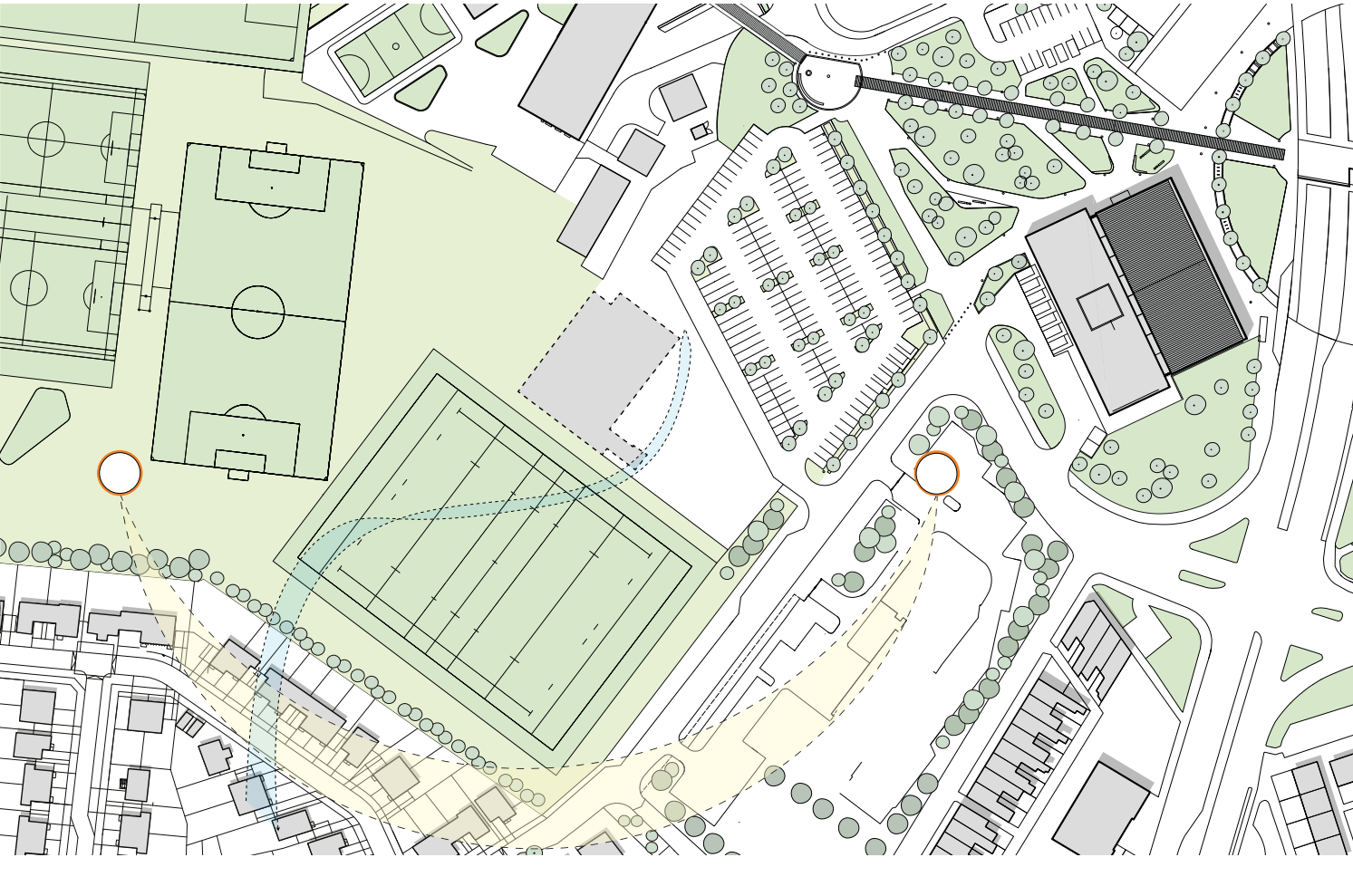


Access

Vehicular access to and from the site is via the existing MCC car park off of Bell Crescent. There are two existing lay-by zones along Bell Crescent.

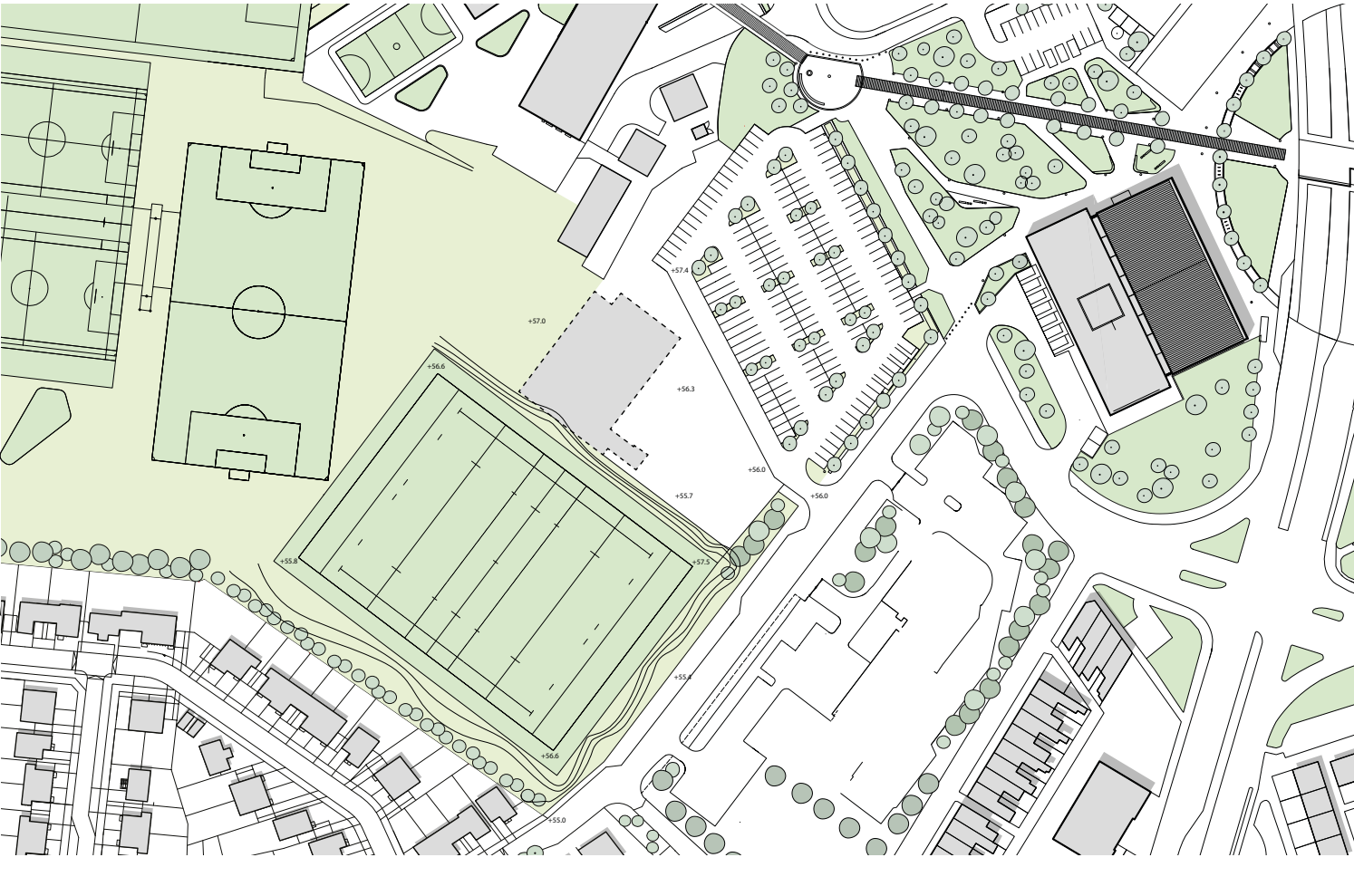
Primary pedestrian access is from the landscaped pedestrian zone at Grey Mare Lane, linking connections from the Etihad and Beswick campus to the North. Pedestrians can also access the site from Bell Crescent.

The existing grass pitch is currently utilised by the Academy with open access from the Academy grounds and sports pitches.



Environment

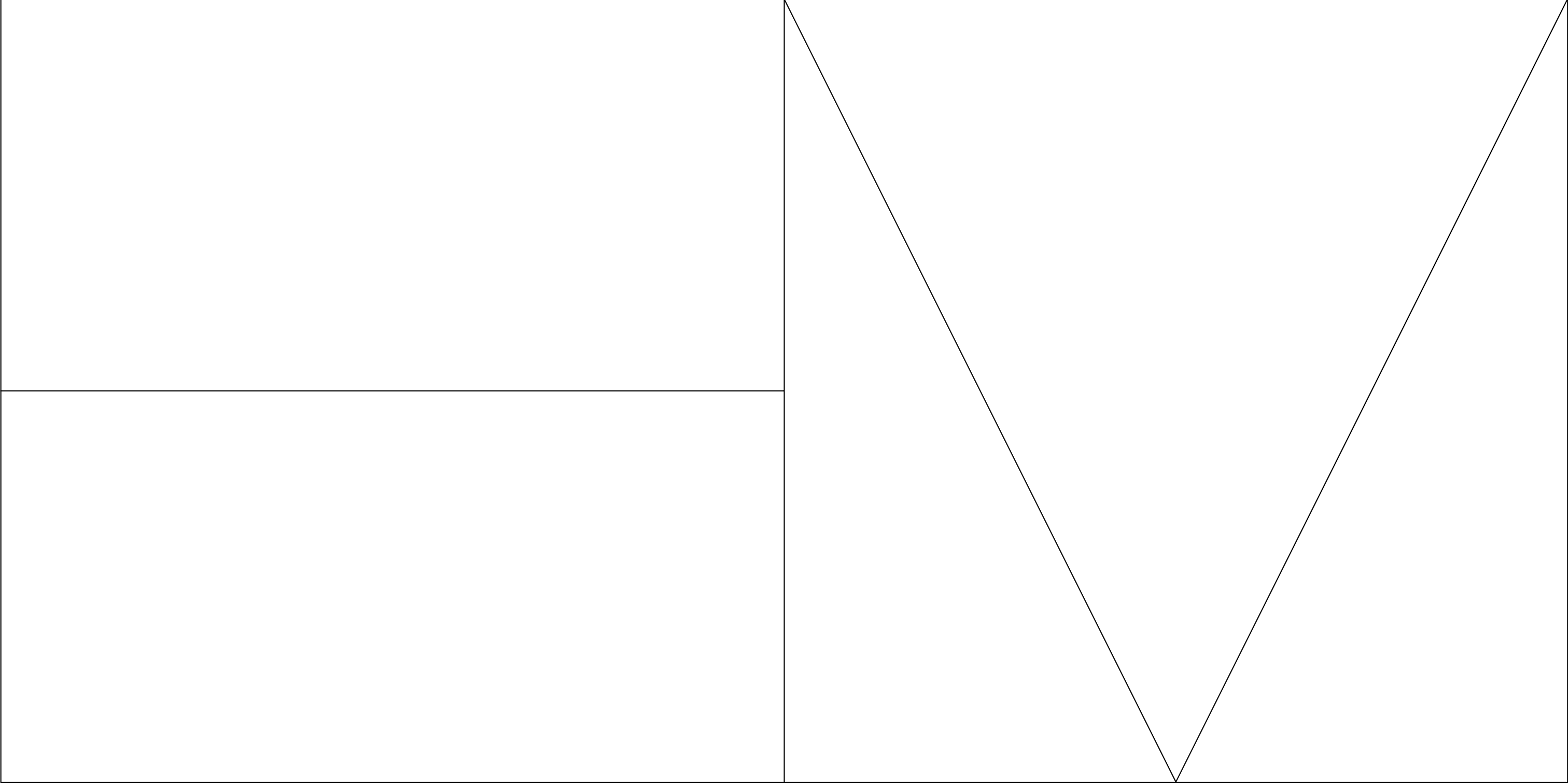
The existing pitch has a NW-SE orientation. Given the only feasible position for the building is to the North side of the existing pitch, the development will need to consider issues such as; evening sun orientation, low winter sun angles and SW prevailing winds. Roof and envelope designs will take cognisance of these constraints whilst providing optimal viewing of the pitch.



Topography

The existing sports pitch sits approx 1.5m above the existing shops service delivery zone, surface car parking, Bell Crescent and residential properties to the South. A grass embankment slopes from the boundary fence lines up to the pitch level.

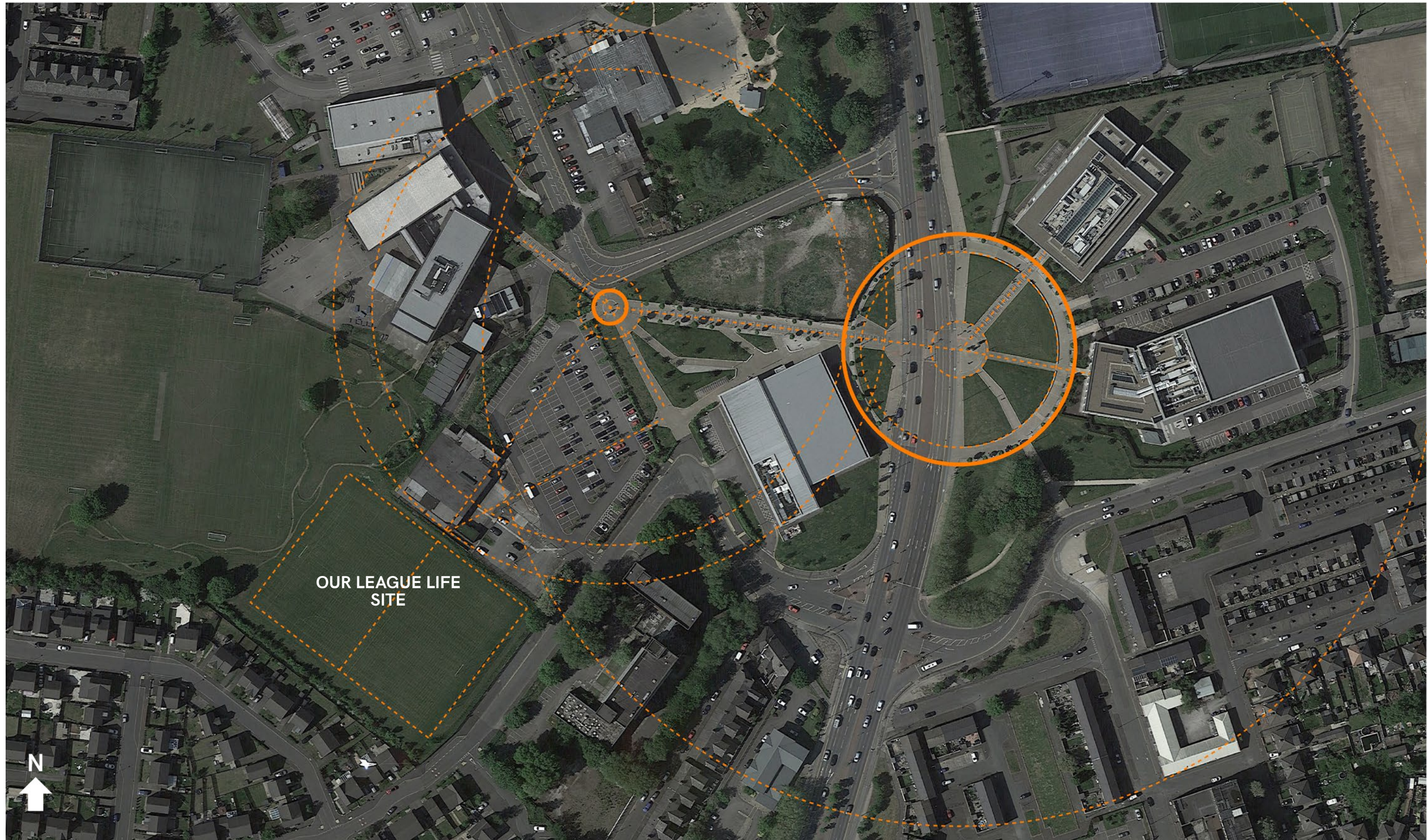
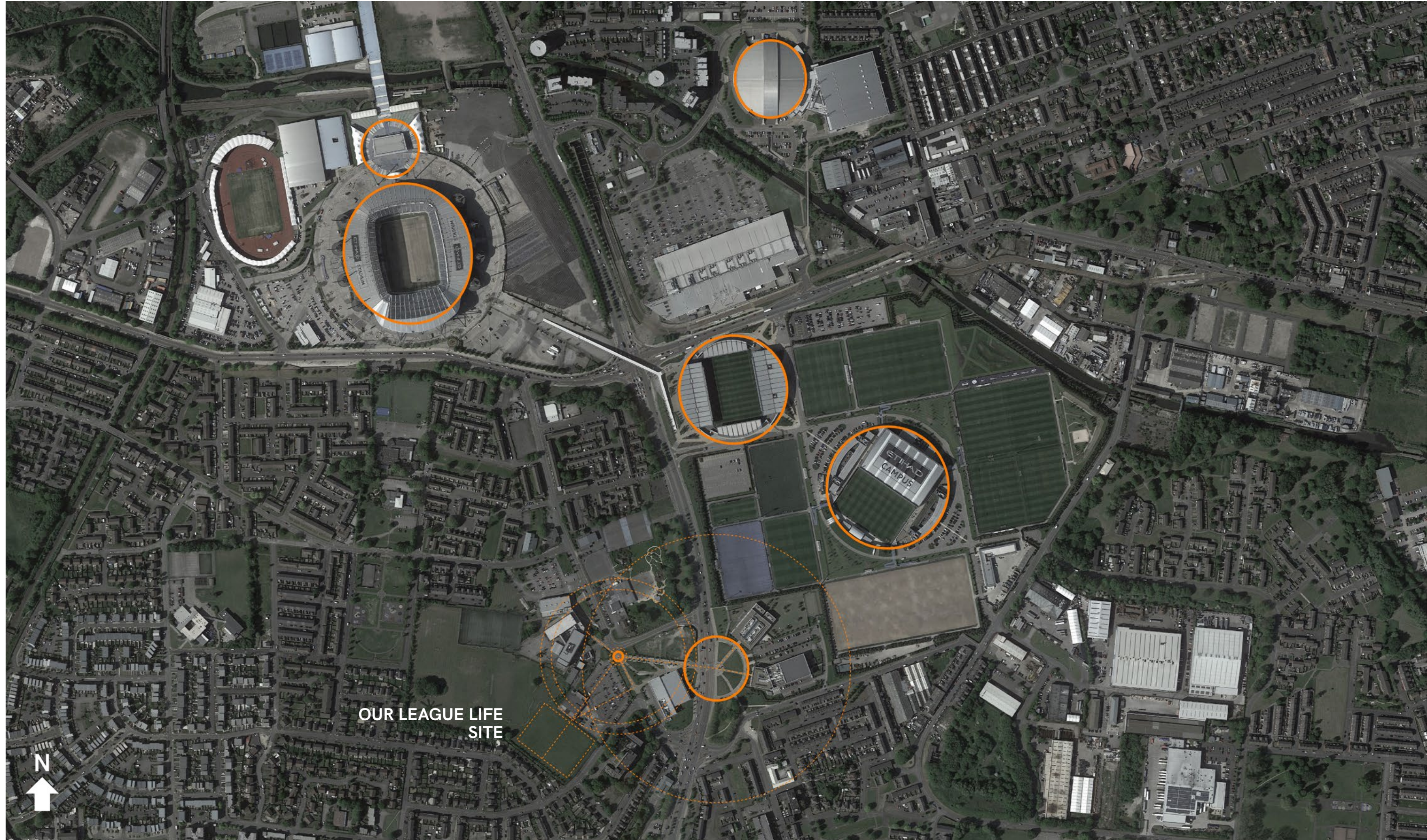
There is level, open access between the existing grass pitch and Academy sports pitches to the West.

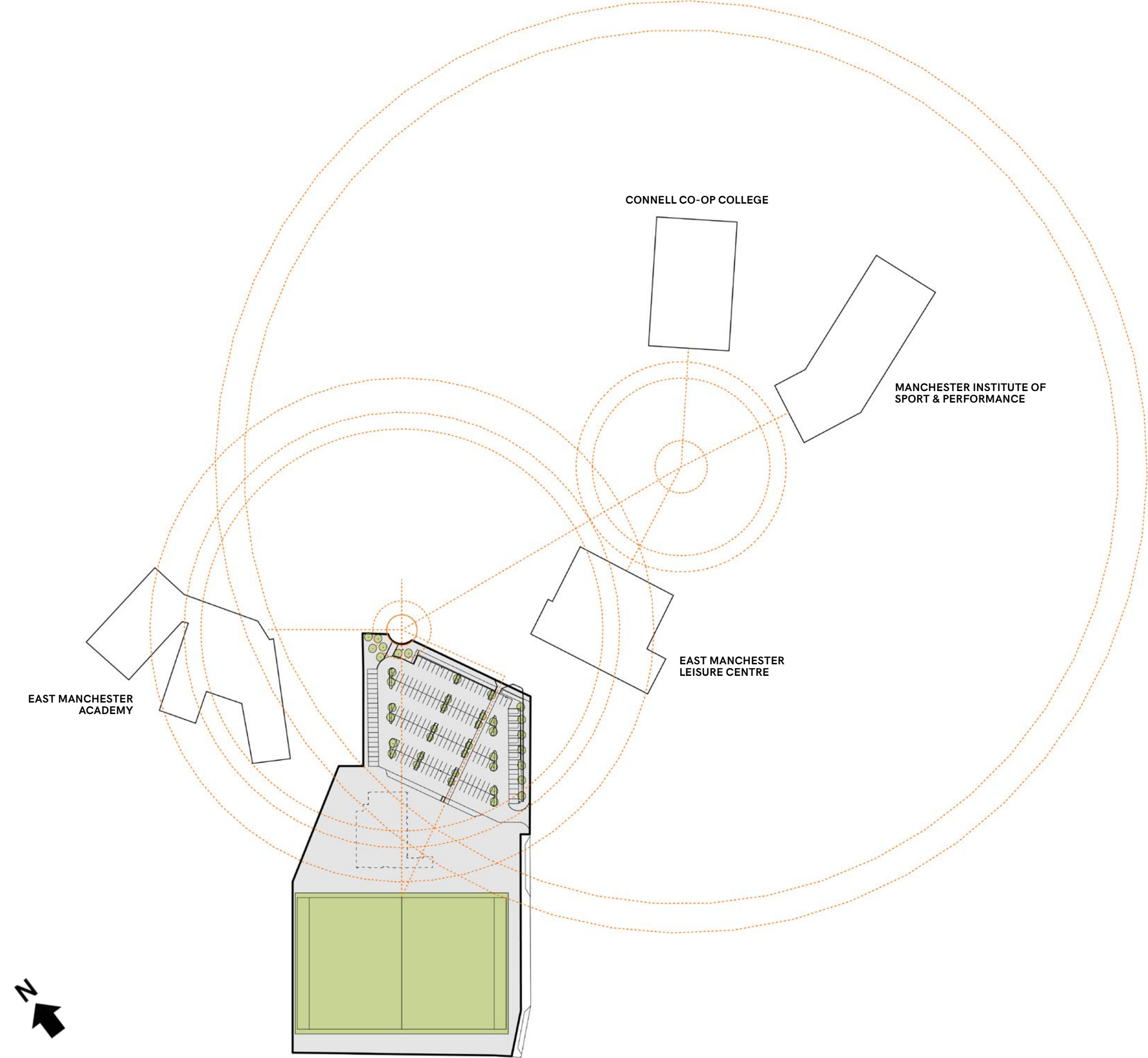


3

Design Approach

3.0 Site Strategy



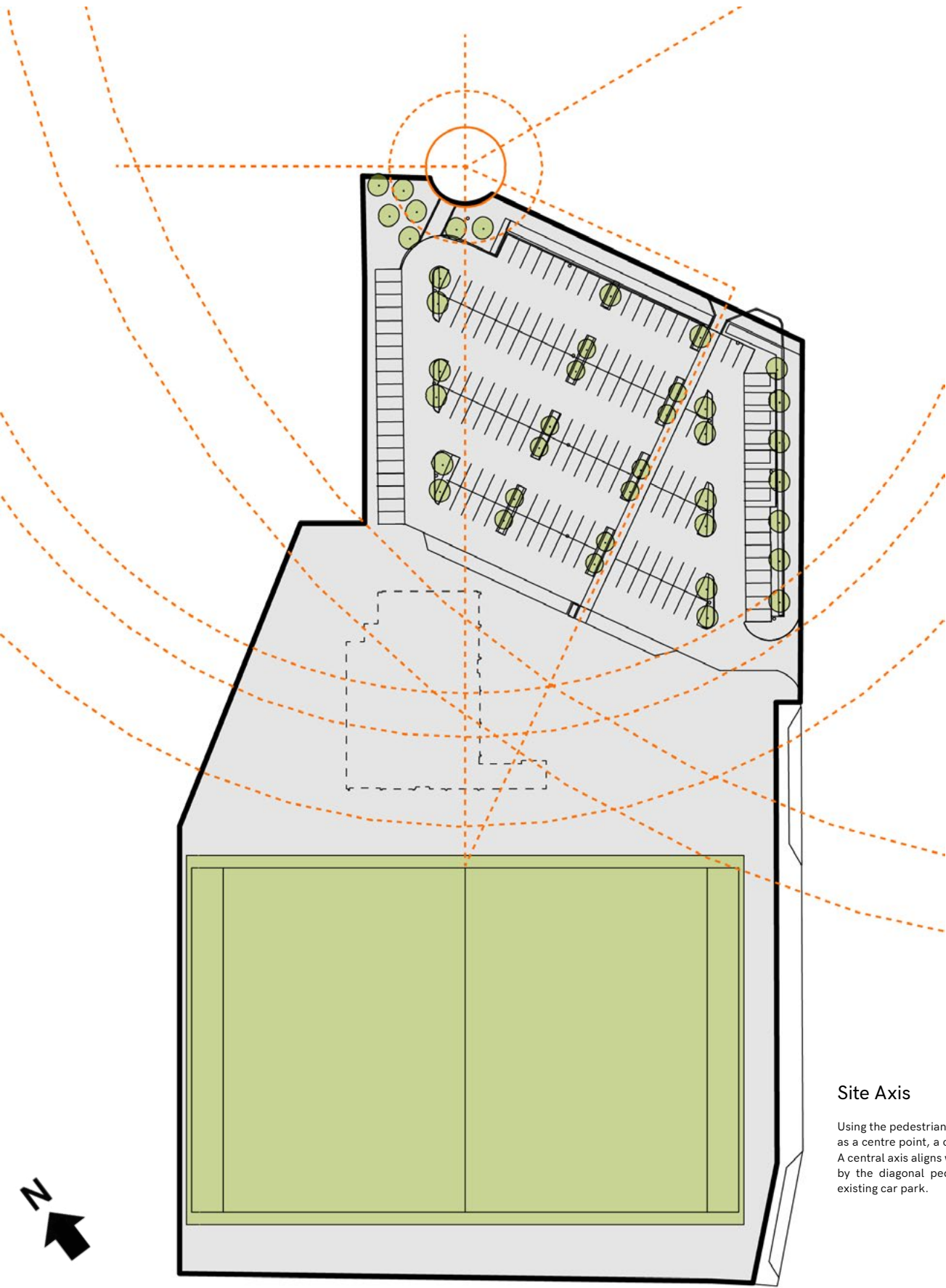


Campus Masterplan

The Etihad Campus, developed on former industrial land including the site of Bradford Colliery, has seen major advancements since the 2002 Commonwealth Games and has since become an iconic development with some state-of-the-art sporting facilities. In 2016 the Beswick Community Hub project was completed which expanded the campus and introduced further educational and sporting facilities.

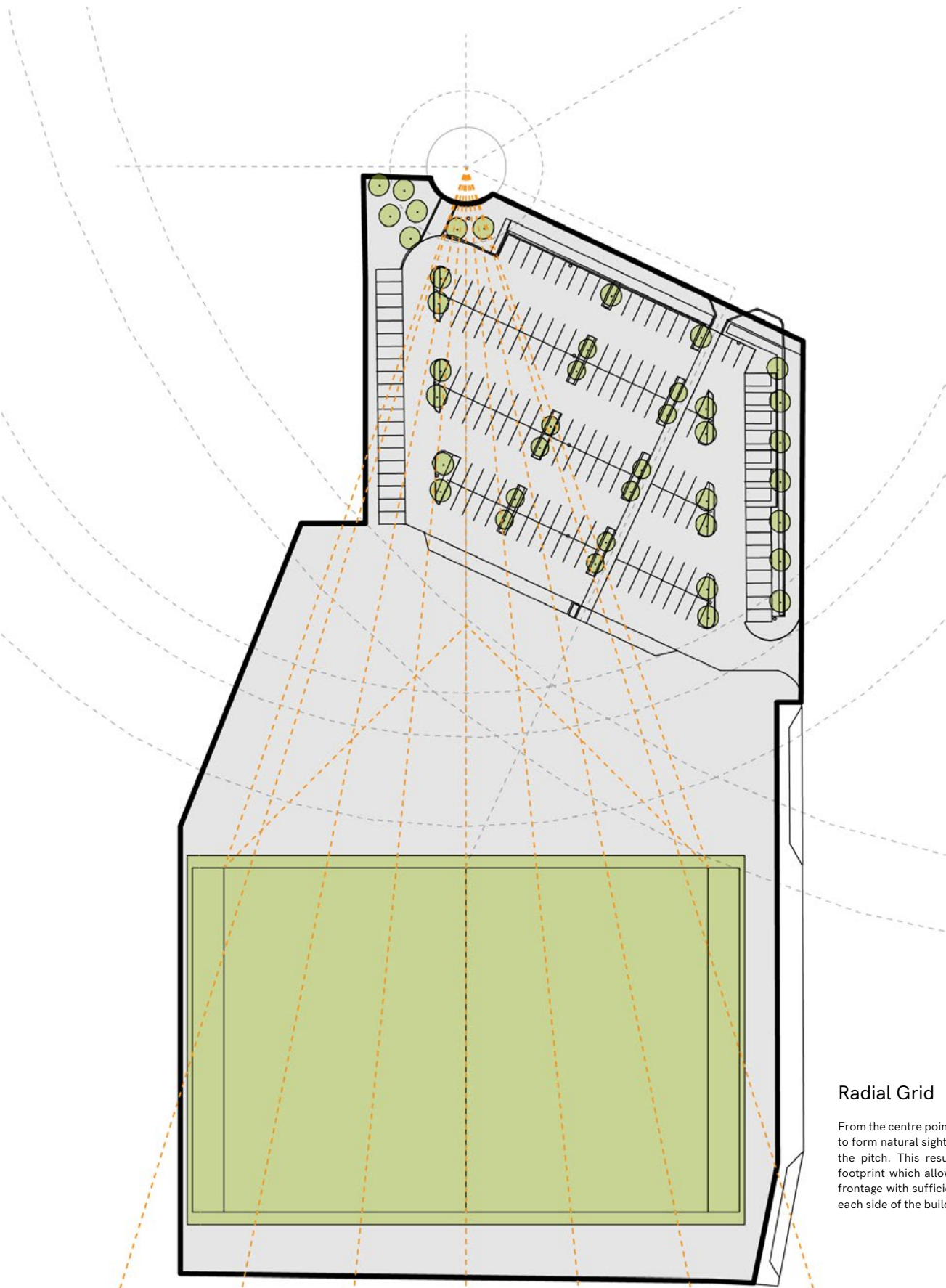
Evolution of the Circus

The 'evolution of the circus' is a key concept throughout the campus and links together the wider masterplan, from the Etihad Stadium and National Cycling Centre to MCFC training facilities and centre of the Beswick Community Hub. The new OurLeague Life National Hub aims to continue the success of this theme, forming a new destination point on the campus.



Site Axis

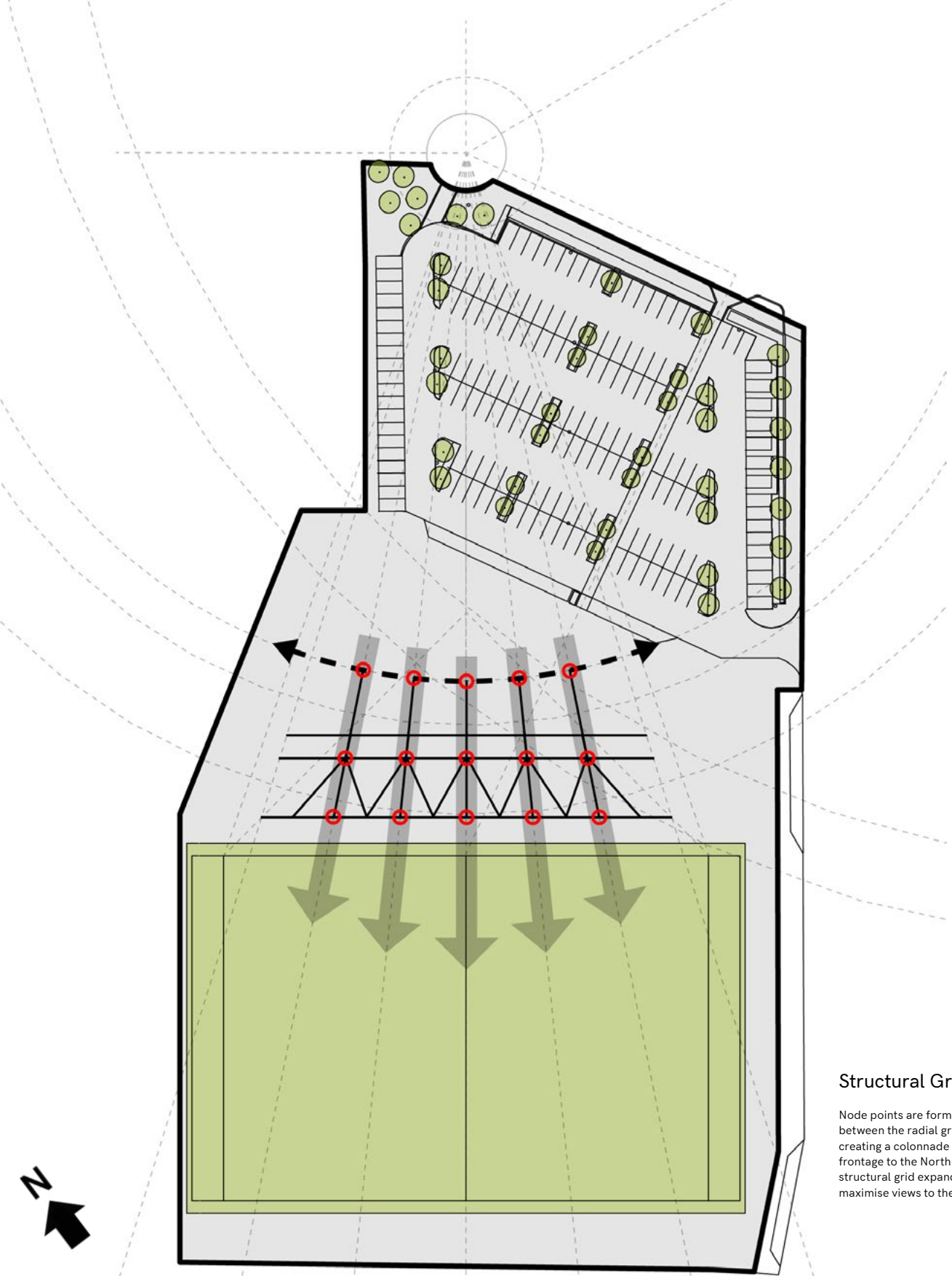
Using the pedestrian circus on Grey Mare Lane as a centre point, a circular array is projected. A central axis aligns with the pitch which is met by the diagonal pedestrian axis through the existing car park.



Radial Grid

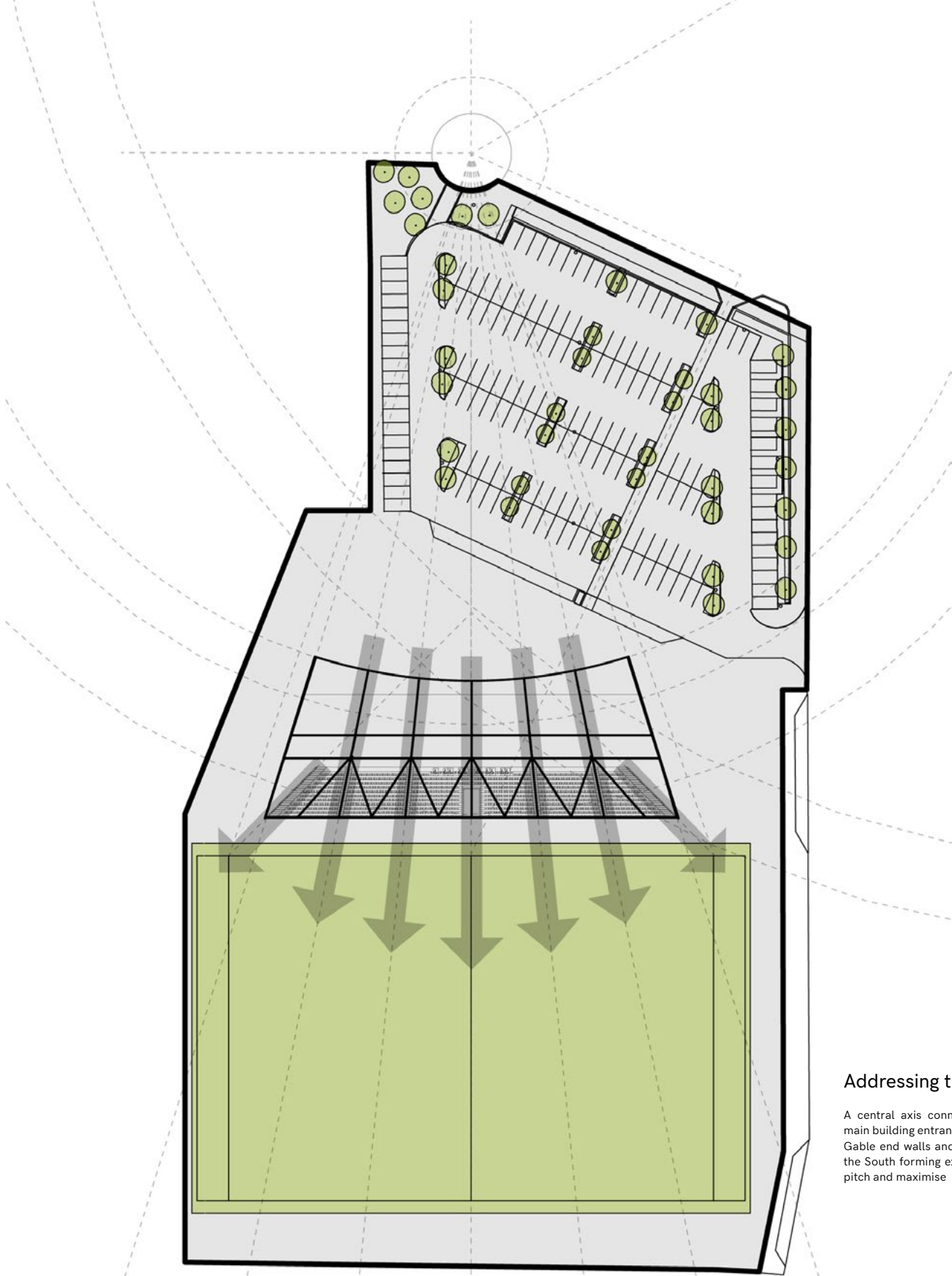
From the centre point, a radial grid is projected to form natural sight-lines which sweep across the pitch. This results in a tapered building footprint which allows for a prominent public frontage with sufficient access provided along each side of the building.

3.1 Building Strategy



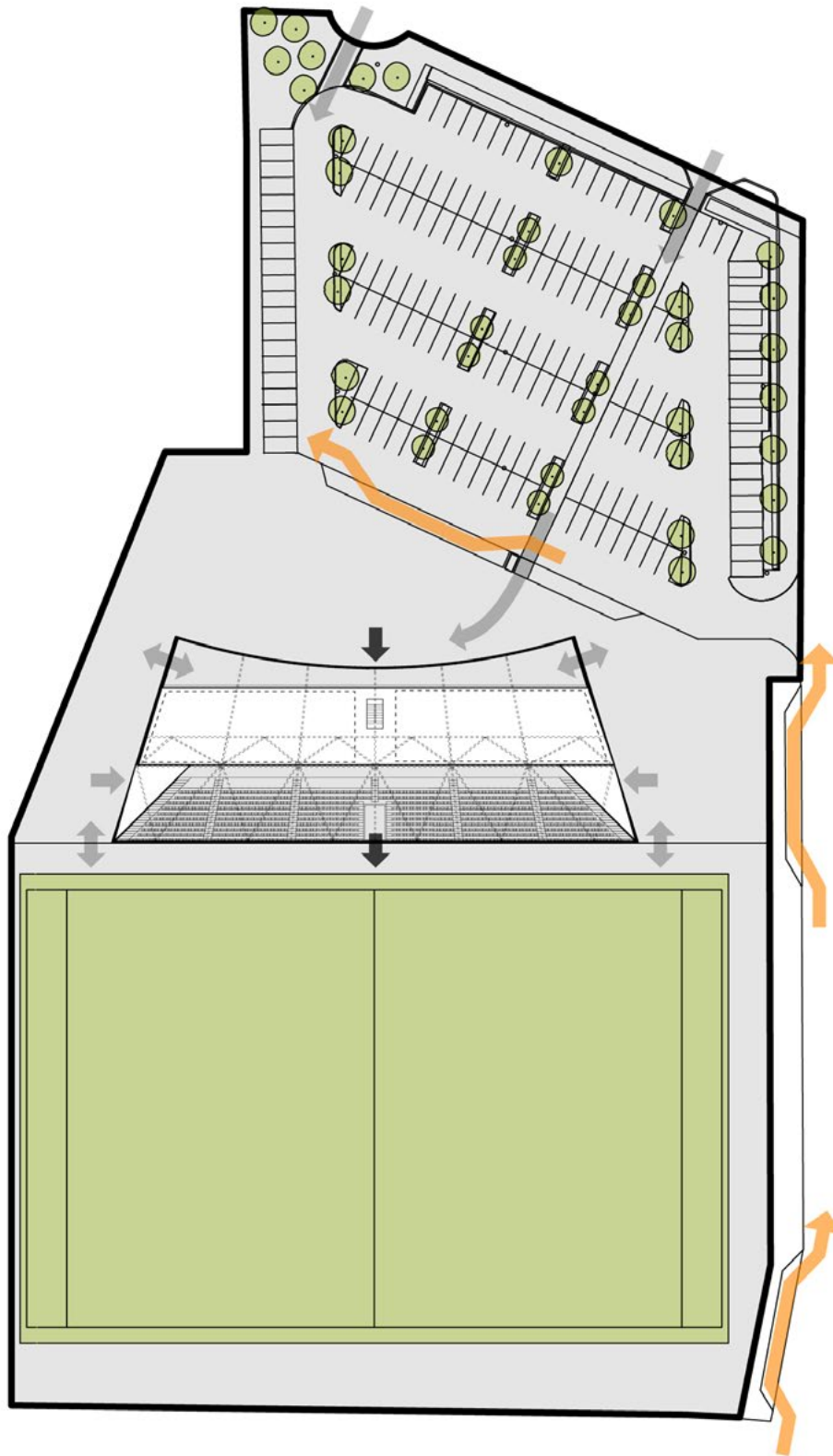
Structural Grid

Node points are formed at intersections between the radial grid and circus arc, creating a colonnade and formal building frontage to the North. To the South, the structural grid expands out and widens to maximise views to the pitch.



Addressing the Pitch

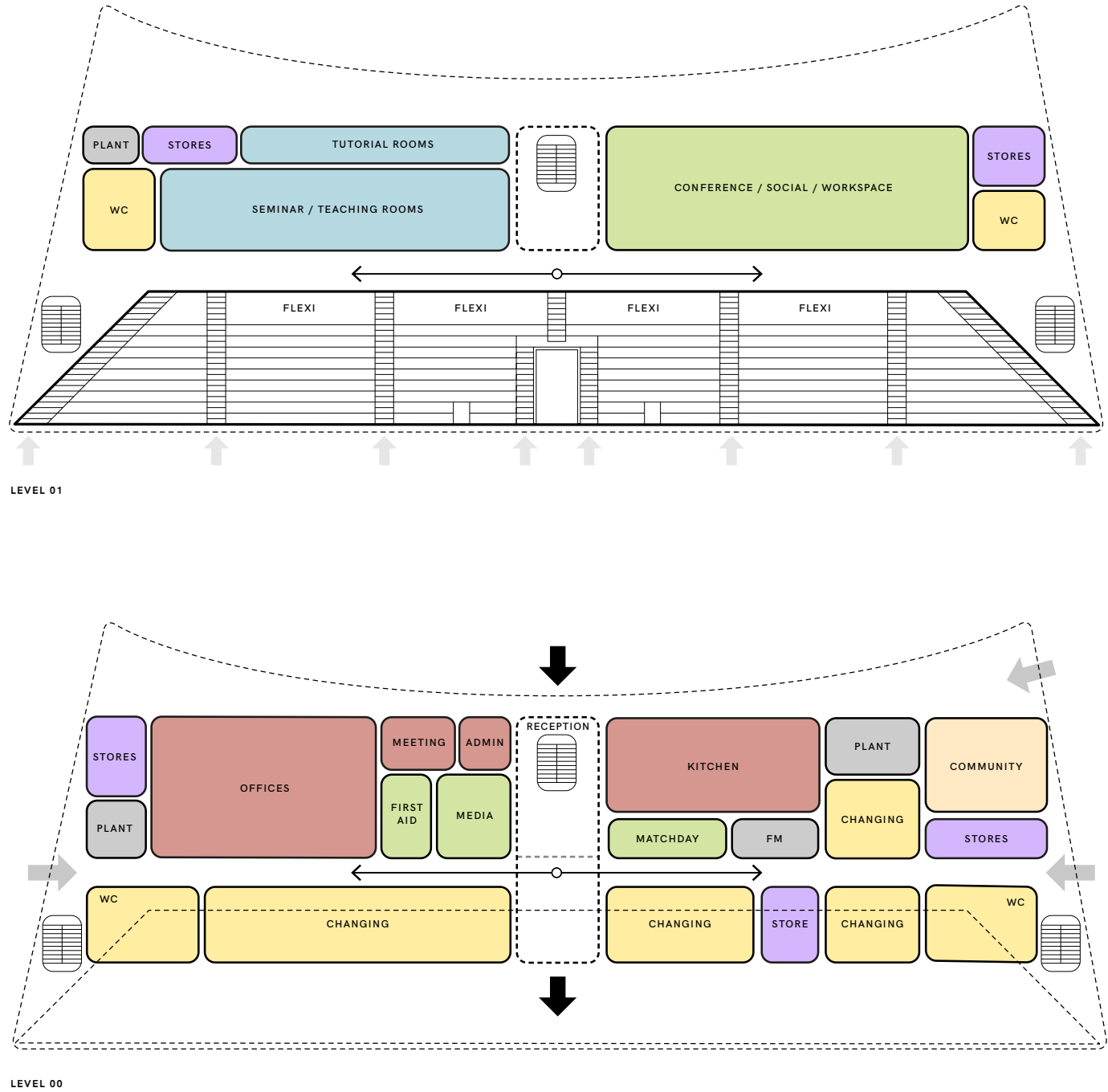
A central axis connects the entrance plaza, main building entrance and access to the pitch. Gable end walls and stairs are splayed out to the South forming expansive sight-lines to the pitch and maximise views to in-goal areas.



Access Points

For day to day use, all users of the Hub will access the building's main front entrance via a landscaped plaza, providing an active frontage to the Hub. When large events are to take place on-site, spectators will front load the stand from pitch-side and access WCs through the gable ends.

Vehicular access is provided to the East directly from Bell Crescent with existing lay-by parking on Bell Cres. utilised for coaches and deliveries.



Building Adjacencies

A simple and efficient building layout is provided to 'maximise flexibility and floor space. An open plan central spine is provided to link together Hub facilities and provide an inclusive arrival space for all users. This space can also be used as a social gathering space.

The ground floor will provide a mix of office and staff facilities which overlook the external plaza with 'match-day' spaces, used for training, education and events located near to the central spine. Sport and changing

accommodation are positioned towards the pitch, below the stand deck with ancillary spaces, toilets and stairwells located at each gable end.

The upper floor comprises the main education and teaching facilities. A mix of larger classroom and seminar spaces overlooking the pitch with smaller tutorial spaces to the North. A large, multi-functional space is provided to maximise flexibility - further teaching accommodation, additional workspace or

a suitably sized space which can be used for conference, social or community activities.

Externally, a spectator stand for around 900 seats faces the pitch with a generous flexible concourse at the top, providing break-out spaces accessed directly from teaching zones which can be used for training, media and coaching.

3.2 Massing & Form

A key aim for the design of the new HUB building was to continue to build on the concept and aesthetics of the Beswick Community Campus, particularly the nearby College, Leisure Centre and Institute of Heath & Performance.

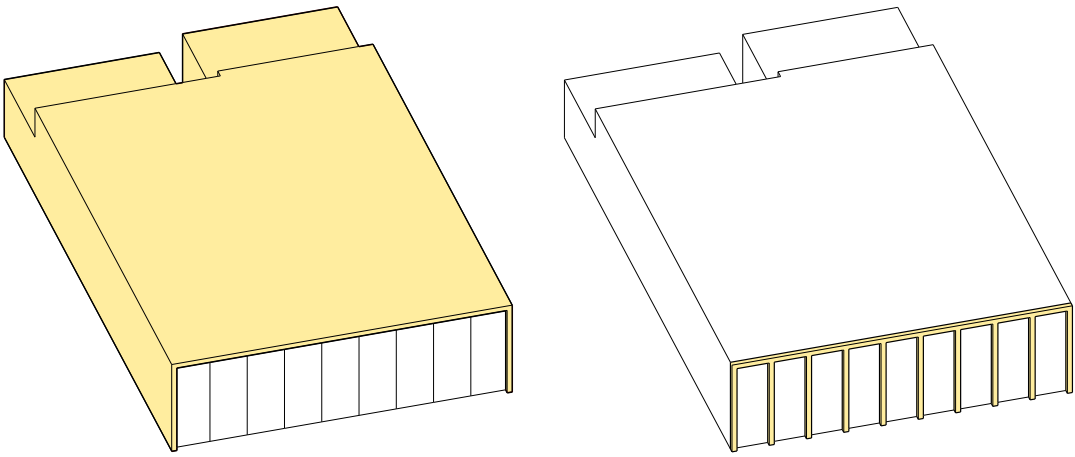
Each of these buildings are planned around the ‘Circus’ on Alan Turing Way, with public frontage facing the centre of this radial landscaping and providing wide pedestrian routes through the ‘Central Axis’. The public elevations of each building is primarily glazed, giving an open and inviting appearance. The secondary elevations are more solid and minimal. The public frontage of these buildings also incorporated a grand order of vertical columns or fins, which creates a strong and dynamic architectural language which addresses the vast open landscaping in front.

The columns, together with oversailing roof canopy create a colonnade effect which links back to the ‘Circus’ and given each building a unique identity whilst maintaining a similar language. The side elevations and roof create a solid ‘wrapping’ effect around the open front elevation.

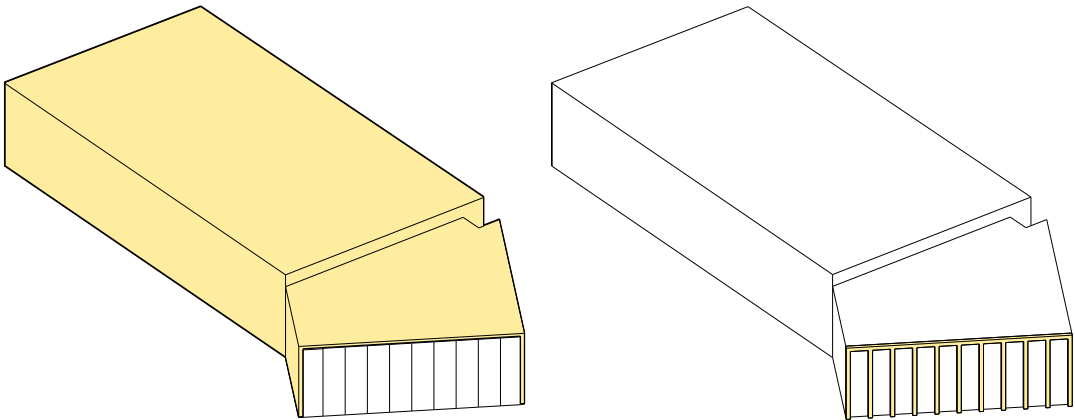
From the outset, it was important to expand on this concept and link the new HUB building into the wider campus and architectural language. The building mass and position is dictated by the existing pitch location and accommodation brief - sited centrally to build on the evolution of the ‘Circus’ and ‘Central Axis’. An axis is formed from the centreline of the pitch to small radial circus north of the existing parking on Grey Mare Lane. This axis runs through the centre of the building and forms a strong and easily identifiable public entrance.

The building form is compact and efficient, maintaining the theme of solid side elevations and roof wrapping around an open, primarily glazed, frontage. To address the existing pitch, the side elevations are splayed out to improve sightlines and form striking angular gable ends which tie in with a radial array from the circus centre.

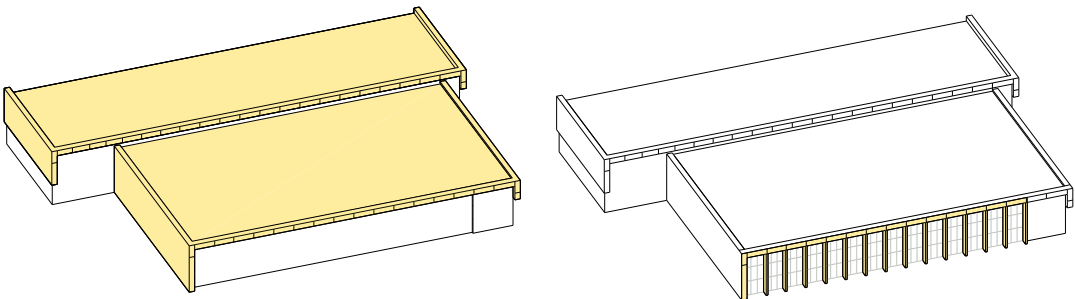
The rear elevation which faces the pitch has a similar open glazed appearance to the front elevation which maximises the views and relationship between internal spaces and the pitch. This was a key aim of the brief and promotes an interaction between teaching and social accommodation with the sports environment. To address environmental conditions, the roof and gable walls taper and project out to overhang the spectator stand, providing additional weather protection and shading.



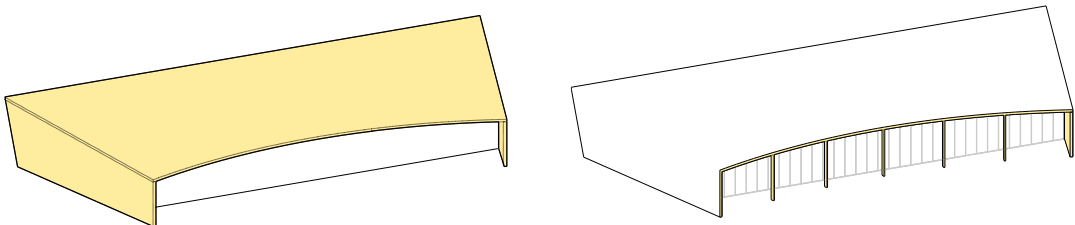
01 Connell Co-op College



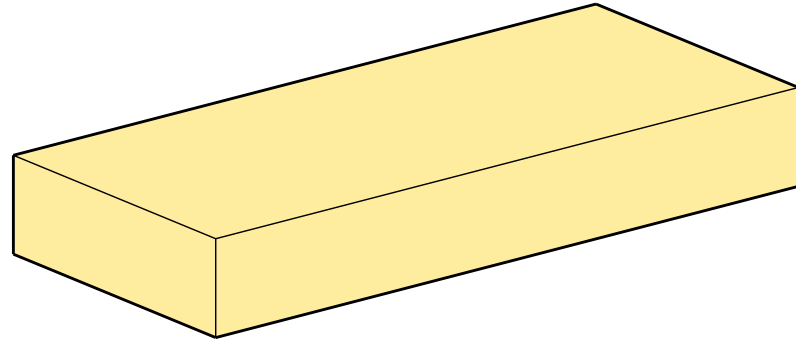
02 Manchester Institute Of Health & Performance



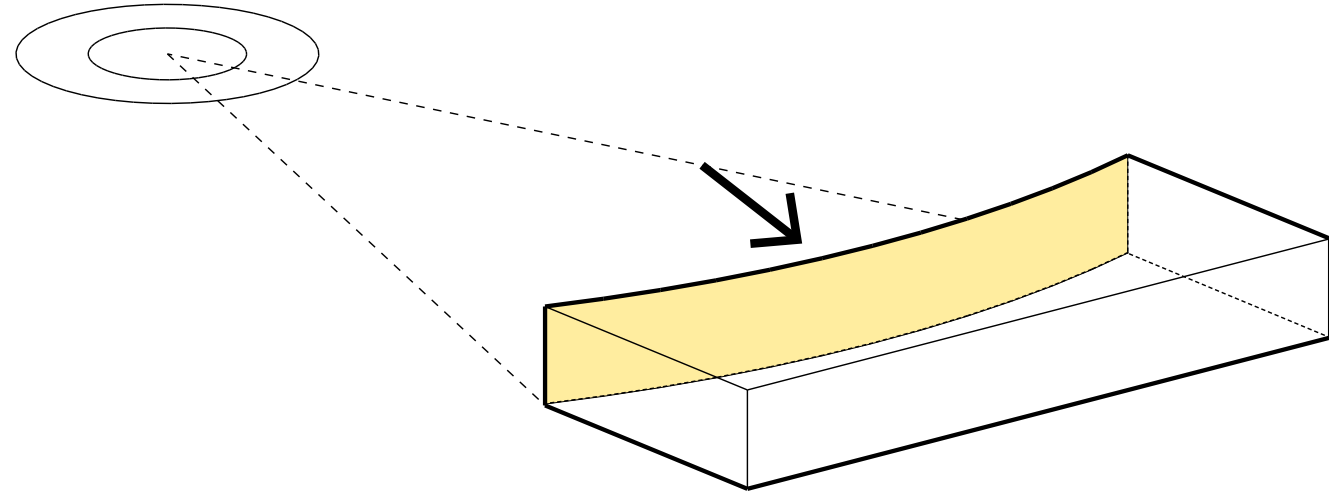
03 East Manchester Leisure Centre



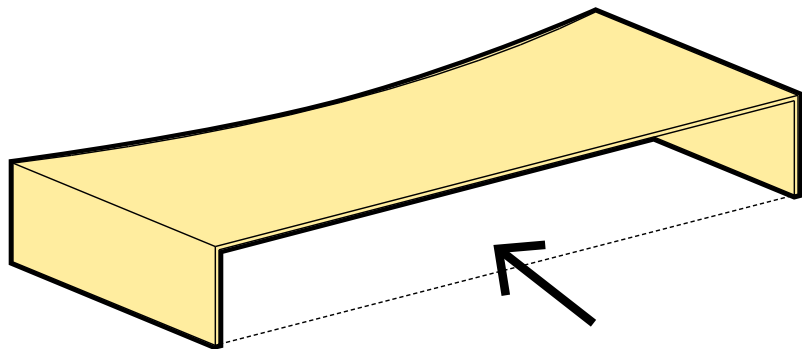
04 RFL Hub



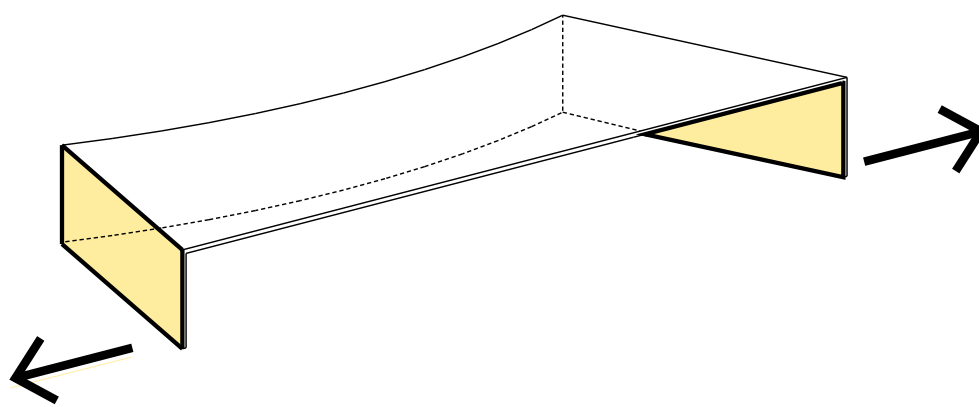
Site Massing + Accommodation



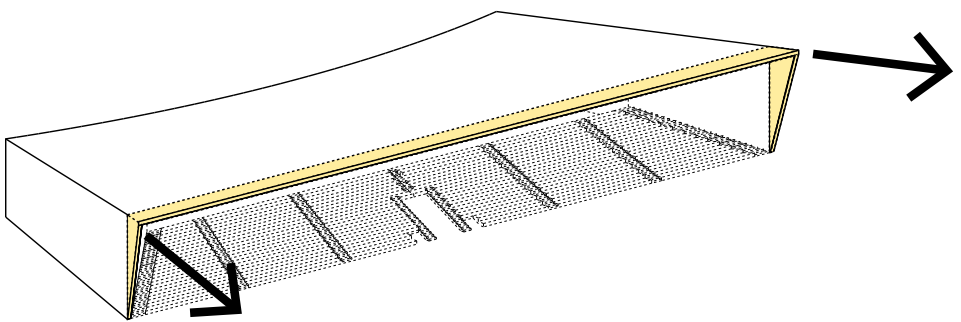
Evolution of Circus



Form Wrap



Splay Wings



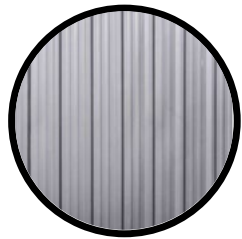
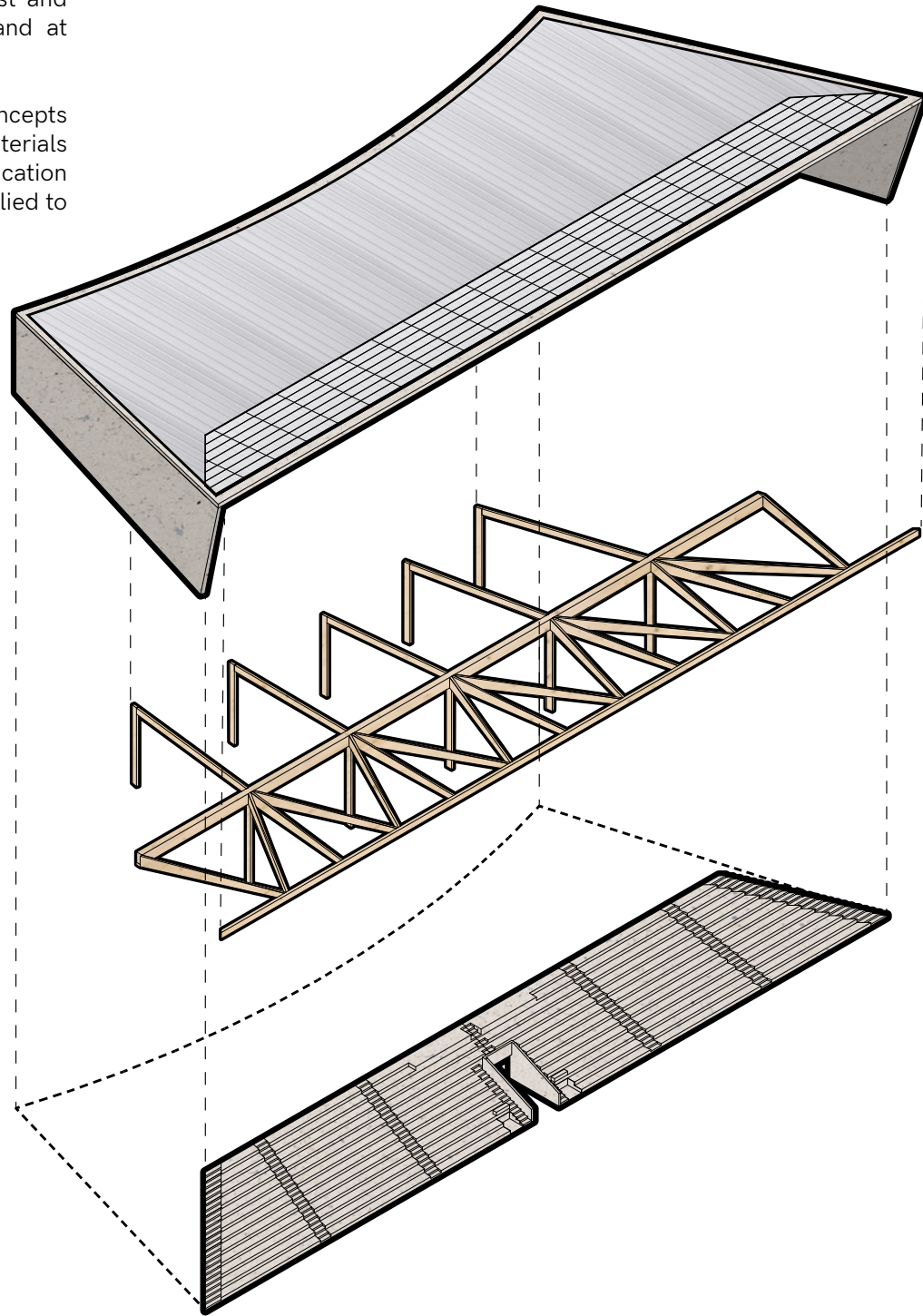
Extend Roof Canopy

3.3 Material Strategy

The proposed envelope is a blend of solid and open elements. Glazing is provided to maximising natural daylight and visibility to education, office and social spaces whilst the rest of the envelope will provide an efficient, solid fabric with opportunities for graphics and branding.

This blend is also evident in the material palette, which provides a balance of soft, natural materials at high level and 'inner' surfaces of the building form with more robust and hard-wearing elements applied to 'outer' surfaces and at heavily trafficked, low level areas.

This strategy reinforces the 'wrap' and 'grand order' concepts developed in the building form and the contrast in materials balances the warm, welcoming aesthetic of an education facility with the benefits of a durable, robust fabric applied to the public realm and areas for sporting activities.



- ROOF:**
TRAPEZOIDAL METAL / POLYCARB
- LIGHTWEIGHT
 - DURABLE
 - EFFICIENT
 - COST EFFECTIVE



Emerald Headingley Stadium
DLA Architecture



- ENVELOPE:**
PRE-CAST CONCRETE
- ROBUST
 - DURABLE
 - MONOLITHIC
 - NON-COMBUSTIBLE
 - PROTECTIVE



Stadium Sastre
Balto Architects



- STRUCTURE:**
GLULAM TIMBER
- SOFT + WARM
 - MORE TACTILE
 - SUSTAINABLE
 - AESTHETICS
 - FIRE PERFORMANCE



Stade De Soccer de Montréal
Saucier + Perrotte architectes + Hughes Condon Marler Architects



- PLINTH:**
PRE-CAST CONCRETE
- ROBUST
 - DURABLE
 - MONOLITHIC
 - NON-COMBUSTIBLE
 - HEAVILY TRAFFICKED

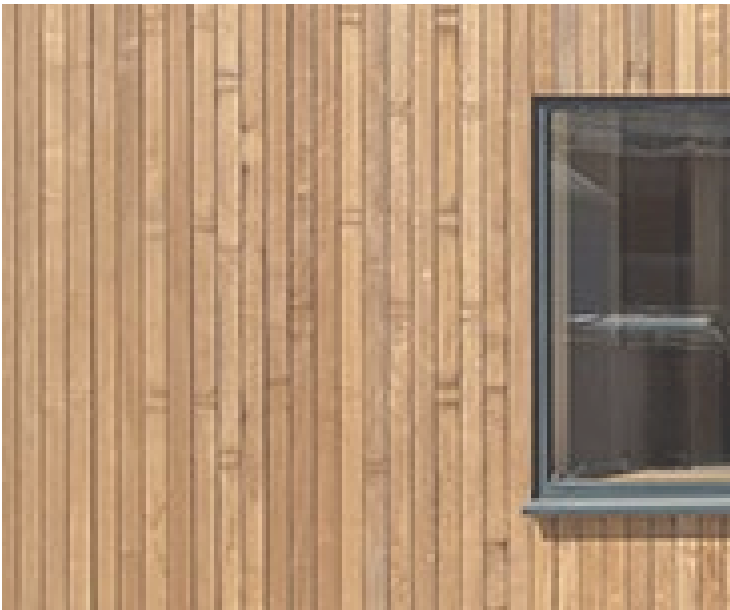


Philippe Mahul Stadium
Barthélémy Griño Architects



Robust

Pre-cast concrete panels, fibre cement cladding, standing seam roofing and aluminium framed curtain walling provide a robust and durable building fabric to the most exposed and heavily trafficked areas. These elements form the main building envelope wrap - relating back to the wider campus massing concept.



Tactile

Glulam beams and areas of timber rain-screen cladding will bring a warming aesthetic to the building, primarily introduced at high level and to the inner faces of the building envelope these will be less susceptible to damage and provide more tactile surfacing at teaching and community areas.



Structural Frame

The building structure will be a blend of steel and timber. Primary frame and roof supports will be formed in steel with 'branches' of glulam timber beams which support the roof and bring a dynamic and striking aesthetic from the pitch-side elevation.

3.4 Arrangement Plans

Ground Floor

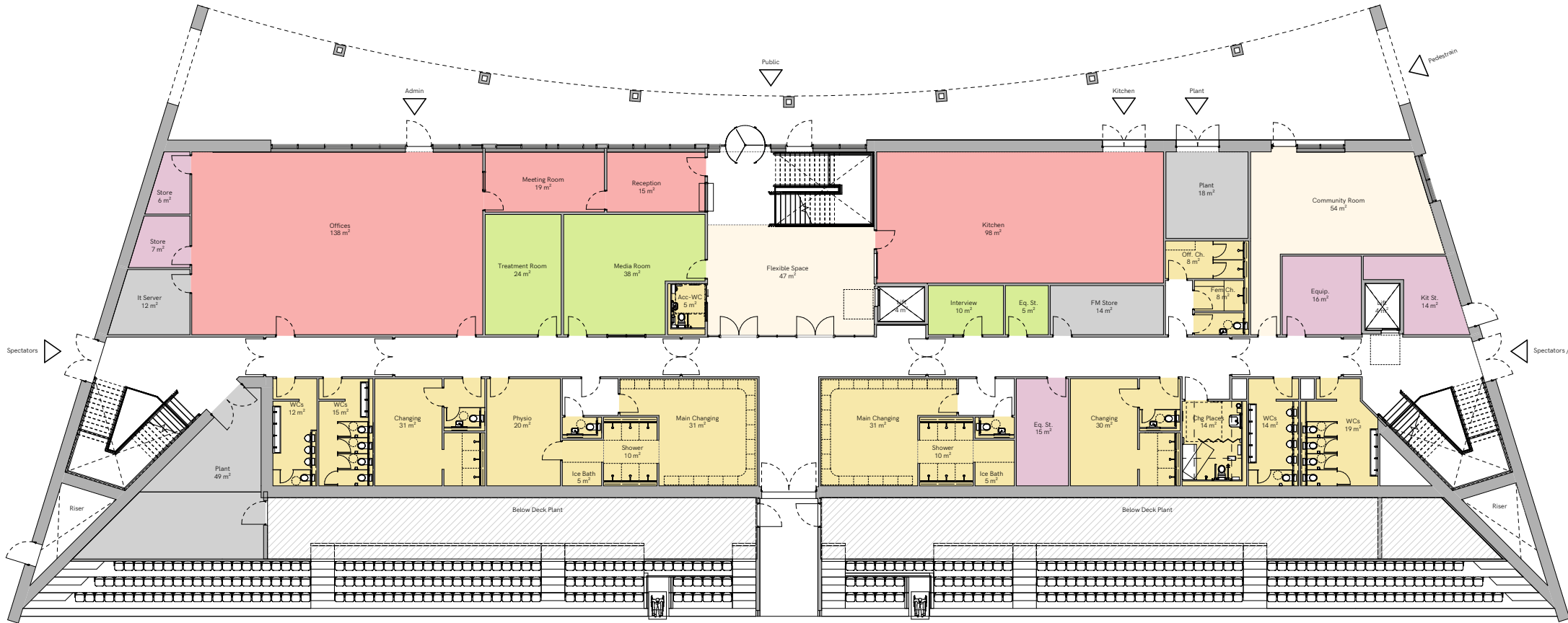
The main entrance to the building is from the north façade off the external landscaped plaza, a reception space and counter will manage access to and from the building. The entrance leads into a central gathering space which also contains an accommodation stair, passenger lift and accessible toilet on each floor. This open, flexible space links both floors and acts as the ‘heart’ of the plan around which the rest of the Hub accommodation is orientated.

The OLL Hub is first and foremost a training centre. In steady state operation, the OLL Hub will host 150 FTE 16-21 year old learners on weekdays during term time. Additionally, there may be circa 40 adult learners or players using the seminar facilities during the daytime and up to 25 staff members. It is expected that most Hub users will use the on-site catering facilities. It is not yet determined whether the kitchen and catering will be run in-house or a contracted-out facility.

In close proximity to the central space is a series of ‘matchday’ facilities, comprising a media room, interview room, treatment room and equipment store. The media and interview rooms will be used for training and education purposes as well as during sporting events.

Ancillary office space is provided for staff, located along the north elevation with direct access and visibility to the entrance plaza. It is envisaged that the offices will be of an open plan nature, with workspaces arranged to disrupt a traditional rigid office layout and create a series of flexible intermediate spaces. A separate meeting room, accessed from both the offices and reception, will also be provided.

A secure line separates the central space from a circulation corridor which leads to a bank of changing facilities either side of the ‘players’ tunnel, which provides direct access out to the pitch. Four changing rooms, including toilets and showers, are provided with a separate dedicated physio room and Changing Places facility. Either end of the corridor is a stairwell and set of toilets. The toilets will also be used on event days by spectators, accessed through the gable elevations, with a secure lobby space separating these from the changing facilities corridor.



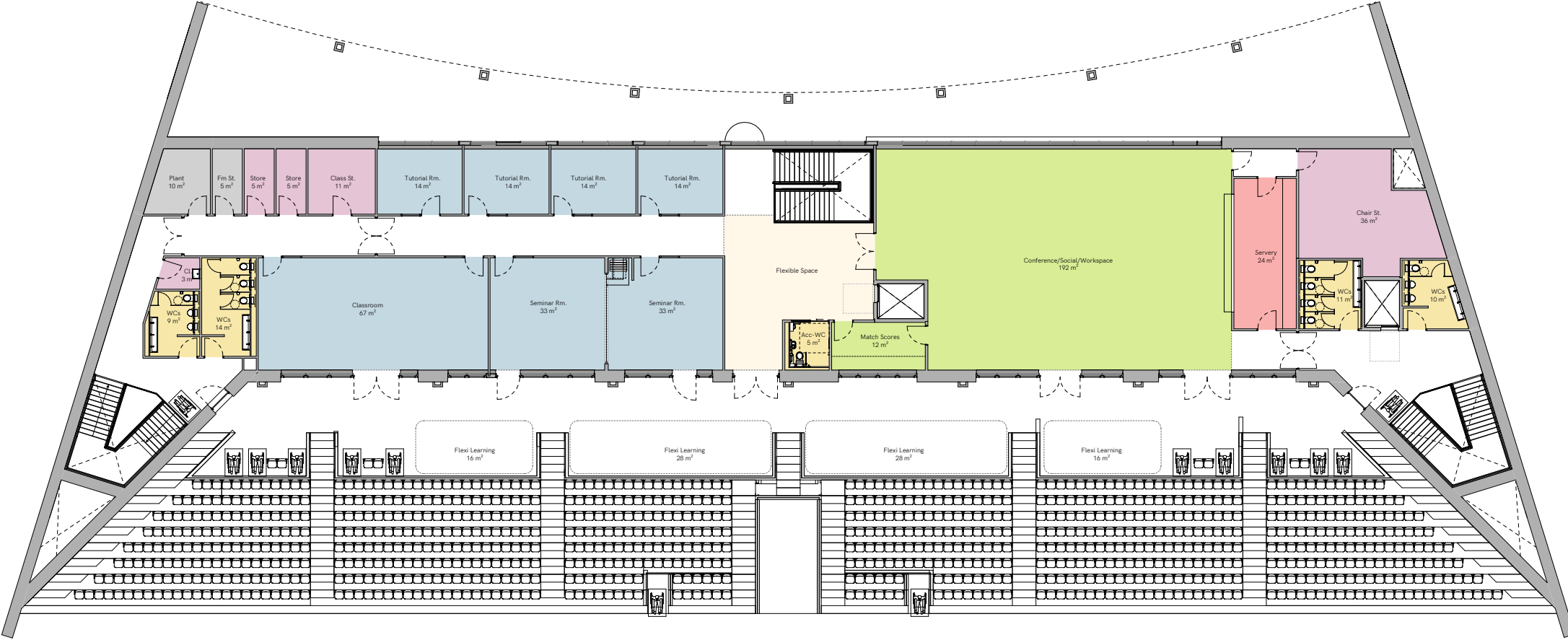
Ground Floor Plan

First Floor

On the upper floor, a block of education accommodation provides a mix of teaching spaces. To the south side of the building, classroom and seminar rooms overlook the existing sports pitch. These rooms can break-out directly onto a generous external concourse with a series of small flexible learning spaces at the top of the spectator stand. It is envisaged that these spaces can also be used for sports training and coaching benefiting from clear visibility of the pitch. To the north elevation, overlooking the external plaza, a series of smaller tutorial rooms are available for more focused learning.

To the other side of the central space is a large, ancillary multi-purpose room which benefits from glazing to both north and south elevations. The open plan nature allows this space to be used for a variety of functions – as additional teaching or workspace accommodation, set up for conference or press style activities or to provide a social space for community or sporting events. Similar to the education block, this space can break-out to external concourse flexible learning spaces.

At each end of the upper floor, adjacent to stairwells, are further sets of toilets. In normal operation, these toilets serve the education and conferencing spaces. Being located off the enclosed stairwells allows for the possibility these could also be utilised on event days whilst maintaining a secure line into the rest of the building.



First Floor Plan

3.5 Accessible and Inclusive Design

Site Access

The main pedestrian access to the site will be via the north east, from the pedestrian zone at Grey Mare Lane, linking into the wider campus masterplan. This access picks up on the existing walkway marked through the car park providing an improved crossing point at the entrance onto the plaza. Secondary pedestrian access to the site will be adjacent to the vehicle access point from Bell Crescent.

Generally all Hub users, staff and visitors will use the main accessible entrance to the building via the landscaped plaza on the north side. During larger events, spectators will access the stand from the pitch-side, via access routes along the east and west of the building.

Vehicular access to the site will be via the adjacent existing MCC car park access point from Bell Crescent. No new parking is proposed but a recent survey of the MCC car park has indicated that there is regularly circa 65% capacity available. There are existing accessible car parking spaces circa 60m from the main entrance. The RFL are in discussions with MCC regarding future amendments to the local Controlled Parking Zone (CPZ) that are being developed in response to the development of the Co-op Live arena north of the Etihad Stadium, which is currently under construction. Although the exact scope of the CPZ is yet to be defined, recent discussions with MCC have indicated that the RFL will have the right to use circa 50 car parking spaces within this car park once the CPZ is operational.

For the convenience of a person arriving at a building in a vehicle driven by another a lay-by to the south west of the car park will be reformed as a setting-down point, providing level access in close proximity to the main building entrance.

During larger events, which is likely to be up to ten times a year, coaches will drop-off or park using the existing lay-bys located along Bell Crescent. These lay-bys will also be utilised by larger delivery and maintenance vehicles.

Emergency vehicle access around the building will be available using the access routes to the east and west of the bulding. There is an existing openable height restrictive barrier to the MCC car park, access to the lock will be required by the Hub.

External Layout

The existing grass sports pitch will be retained and slightly narrowed to accommodate a new spectator concourse and access to the stand. There will be level access from the building floor level to concourse and pitch access.

There is a level change from the east side of the site at Bell Crescent up to the proposed building floor level. From this point, the proposed hardstanding will provide accessible routes to the entrance plaza and spectator concourse. There will be a small stepped level change required at the pedestrian access point to the north east corner of the building.

A landscaped entrance plaza is proposed to the public realm side of the building. This area will connect to the wider campus masterplan, with surfacing making reference to the circus and central axis concepts. The plaza space will comprise a series of soft and hard landscaping zones, introducing areas of tree and shrub planting.

Accessibility

The design team have worked to ensure that the facility will be a fully accessible and inclusive facility that can be navigated easily and enjoyed by all competitors, staff, visitors and spectators. The building offers facilities that allow participants and spectators to use the building without undue effort or separation.

The building has been designed in accordance with BS:8300, and Building Regulations Approved Documents. In addition the facility design follows guidance such as Green Guide to Safety at Sports Ground (The Green Guide) and Accessible Stadia Guide.

Each building entrance / exit is served by a level access. Major routes through the site are accessible and will be provided with adequate lighting.

Circulation Routes

The building is fully accessible in all public areas, the circulation routes will provide safe access and egress for all users.

Vertical Circulation - Passenger lifts

Two passenger lifts provide access to public areas of the building, one accessed from the main entrance atrium and one to the east end of the building adjacent to Conference / Social / Workspace stairwell.

Vertical Circulation - Stairs

The facility has a central circulation stair at main entrance atrium as well as 2 enclosed protected stairwells, one at each end of the building, these will provide emergency exits from upper floors. The central stair in the atrium is discounted from the escape strategy. Refuges are provided on the upper floor to each of the escape stairs, which are separated by fire resistant construction.

Accessible WC / changing provision

Unisex accessible toilets and changing facilities are located on the ground floor the building, designed in accordance with Approved Documets. A Changing Places Facility is provided off of the main circulation space on ground floor.

Outdoor Spectator Stand

The spectator stand has again been designed following guidance from the Guide to Safety at Sports Ground (The Green Guide) and the Accessible Stadia Guide. This is a small stand for circa 900 spectators, with a total of 10 accessible spaces. During large events, spectators will access and exit the stand from the pitch-side hard-standing concourse. Wheelchair users will access the upper floor deck via the main entrance space and central passenger lift.

Reception

The reception area for the facility is located in a logical position, centred along the north elevation of the building. A revolving entrance door provides a clear and obvious entrance ‘destination’ as you approach the building. A reception counter will be provided within the main atrium space with direct access to a meeting room.

The reception counter will be identifiable from the building entrance by people who are blind or partially sighted and provide adequate manoeuvring space for wheelchair users. The counter design will address the needs of disabled people and wheelchair users in line with BS:8300 guidance. This will include a split height counter and knee recesses suitable for the type of interactions taking place.

3.6 Design Statements

10B Servicing and Waste Management Strategy

The secure, purpose-built bin store is on the southeast of the site adjacent to Kirkstead Close and Bell Crescent, a 20m walking distance to the existing dropped kerb on Bell Crescent.

It is envisaged that a private collector would collect the waste once per week for the proposed development, with an additional collection arranged the day after large events. The bin store has been sized to contain 6 no. 1,100L bins to accommodate this frequency of collections.

MCC’s GD 04 (v6.00) guidance recommends that 2,600L of total waste storage be provided per 1,000sqm of GFA, with 50% of this capacity being retained for recycling, for offices, which are considered the most appropriate category for the proposed development. The Hub development requires a total storage for 5,148L of waste, provided in 6 x 1,100L bins across all waste types.

The RFL staff will store waste internally before taking it to the external bin store for storage and collection. On refuse collection days, the bins will be pulled by RFL staff to the adopted highway adjacent to Bell Crescent. Refuse vehicles will pull up on Bell Crescent or utilise the existing lay-by. Once the refuse has been collected the bins will be pulled back.

A completed Manchester City Council Waste Management Pro-forma is provided as part of this planning application.

Bin Store Enclosure

In order to best service the building for waste management the design allows for a secure louvred steel enclosure, without a roof. The panels are from a rigid steel security fencing system which offers a high degree of perimeter protection combining anti-climb properties and an element of visual screening whilst maintaining visibility to eliminate blind spots, making it easy to monitor use and/or abuse. The fencing provides a linear aesthetic that matches the rest of the site fencing.

10C Ventilation, Extraction and Odour Strategy

The Kitchen is located on the ground floor of the building, this kitchen is ~100m2 and is designed to provide catering facilities for the first-floor ancillary conference room, which has a maximum occupancy of 200 people. This Kitchen will be served with both mechanical supply and extract ventilation. Supply ventilation will be provided by an air handling unit, located within the accessible kitchen ceiling void. The extract ventilation will be provided by a dedicated bifurcated extract fan, located in adjacent room. Both units will be demand controlled and conform to DW172, Specification for Kitchen Ventilations systems. The kitchen Duties will be 2.1m3/s for supply and 2.5m3/s for extract, this method will create negative pressure within the area ensuring odours do not egress out into surrounding spaces. Exhaust air will be expelled from the building in high velocity ductwork, through an open cone terminal at roof level to ensure there is no infiltration back into the building or mixing of air paths.

On the first floor, the Conference room will be served by a Mechanical Ventilation Heat Recovery Unit (MVHR). The unit will serve the conference room and the servery, it is designed to suit the conference room based on a maximum capacity of 200 people. The MVHR unit will be controlled to reflect the internal environment as the unit will respond to real-time room data, which will be collected using CO2, temperature, and humidity sensors. The conference room accommodates a servery area, that will have an extract grille within the confines from the MVHR, to create negative pressure in this space. This method of ventilation will ensure odours do not egress out of the servery, with make-up air being provided from the conference room area.

Teaching and Seminar spaces will also be provided with a Mechanical Ventilation Heat Recovery unit, along with sensors as this is the most effective way to ensure Building Bulletin 101, performance criteria. Heat recovery units will also be used in changing rooms and in land locked rooms which have no access to opening windows to provide supply and extract ventilation to the space. These units will be humidity and occupancy controlled. Mechanical ventilation will also be utilised in toilets and stores through local extract fans, which will exhaust the foul air to atmosphere. Make up air to these negatively pressured rooms will be via openable windows or via door transfer grilles.

10D Lighting Strategy

The pitch at the RFL Our League Life Manchester Hub will be illuminated for sports using LED floodlights mounted on aluminium columns circa 20m in height. The lighting will be designed in accordance with CIBSE LG4 (Sports Lighting) to provide Class One level of sports which accounts for International and National competition with illumination levels of 500 lux on the pitch. The LED lighting scheme will be dimmable and pre-set scenes will be available to illuminate the pitch to lower levels, use of the pitch will be strictly limited, as it consists of real – not artificial – turf. Sport England recommend a maximum adult use of six hour per week. During local/regional training and competition events the lighting levels will be at the more usual Class Two illumination of 300 lux.

Coupled with this, LED lighting provides a much more focused light distribution than the more traditional light sources such as metal halide therefore the light spill will be minimal. The lighting scheme will be designed to comply with CIE 150:2017 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, 2nd Edition with particular reference to Table 1 Category E3 – Medium District Brightness (Well inhabited rural and urban settlements) and the subsequent limitations on illumination of surrounding properties (light intrusion). The light spill and obtrusive lighting calculations will be carried out at the above Class One (500 lux) illumination level, therefore obtrusive light from the more usual 300 lux will be even lower.

It is proposed that floodlights will not be in use after 9pm other than on occasional community fixture events which are likely to take place only four times a year, where the floodlights will be required until 9:30pm. The lighting scheme will be installed with timeclock controls to comply with any agreed curfew time schedule.

3.7 Landscape Design



Concept

The aim of the landscape design of the area is to reflect the high quality of design used in similar education and sporting facilities around the campus whilst providing a flexible space in front of the building for a variety of uses and activities.

By using a combination of surfaces and colours with strong visual lines we aim to enhance the local character and provide a strong image of the new training Hub. The aim has been to make the area surrounding the new building safe, attractive, flexible and able to accommodate crowds attending matches whilst able to look inviting when empty.

Soft Landscaping

The existing pitch sits above Bell crescent with engineered slopes to all sides and ground modelling has been designed to access the pitch level by gradual slopes from the existing carpark to the south.

In order to break up a potential sea of hard surface the design introduces two rugby-ball-shaped grass mounds, held in place by blocks of ornamental planting. These mounds are so placed as to direct visitors to either the side entrance access to the pitch or to the main entrance to the new building.

The rounded grass mounds are raised up on 150mm high concrete kerbs to stop them being wandered across but also to make a perch edge and to separate their use from the paving surrounding them. The aim is to provide a space for small groups to sit, watch and wait for others arriving at the centre. These mounds will be turfed with a fine lawn mix in order to provide an instant visual effect.

To the south of the building, we have worked to retain the existing trees off Bell Crescent in order to provide mature screening to the southern façade. This area currently has grass below the trees and is partially fenced to the road side with the remnants of shrubs along the fence. The aim here is to move the fence to the north of the trees and plant the proposed bank which will be formed by the new pitch access road.

Against the southern façade stainless steel plant supports will be fixed to the building in order to establish a green wall.

To the north of the building existing overgrown scrub and tree planting will be replaced by a combination of coniferous and deciduous medium-sized ornamental trees and native hedge planting along the boundary fronted with ornamental shrubs in order to visually contain the space around the entrance to the building, screen the service yard to the north of the site and replace lost trees and scrub on the boundary of the Academy.

Shrub planting to the front of the building, picks up on the blocks of planting already in the car park and plants are chosen to be clipped into formal blocks. These blocks tie-in with the ornamental paving and provide both movement control and pockets of enclosure for seating.

Tree planting to the front of the building is an extension of the lines of trees in the car park and these have been designed to sit in areas of soft landscaping in order to provide optimum root conditions. These trees will be planted as semi-mature specimens with underground guying and chosen to grow to slightly above the height of the building. Trees in the public concourse will be maintained with a clear stem of at least 2m.

It is estimated that 8 trees will be removed from the scrub area to the north of the building which will be replaced with approximately 26 trees across the new development, along the boundary to the Academy and to the entrance plaza.

Hard Landscaping

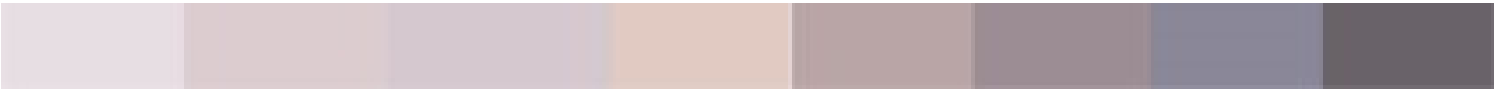
The hard landscaping of the plaza has been designed to help to make sure that everyone, including people with disabilities, can use them easily and safely.

In order to assist the visually impaired lines of the building columns are picked out in smaller dark paving units into which all furniture obstructions are set, in order to visually and texturally highlight site furniture.

Paving surfaces will be small-unit paving slabs laid to provide a smooth, even and well-laid surface to avoid tripping. The size of units has been chosen to allow for any emergency or maintenance vehicle access required across the plaza. The colour palette of paving materials has taken from the surrounding areas and is a mixture of warm colours as identified below.

Darker coloured units will be used to highlight edges and furniture areas. The lines of the building columns have been picked out in darker colours and smaller paving units in order to highlight their locations to the visually impaired.

The majority of surfacing being in a granite-finish slab 600 x 400 x 80mm thick.



These thicker pavers will allow for a totally flexible use of the plaza to the front of the building as they may be used by vehicles for building maintenance, emergency service access or static display vehicles.

The slabs have been chosen for both their hard-wearing surface and protection from efflorescence. The PrimeTop surface layer has a dense composition of finer aggregates, hard sand and a higher percentage of cement. This hardened surface layer has enhanced strength and increased resistance to wear and tear, for both pedestrian and vehicular traffic. The slabs are cured in a warm vapour atmosphere for 12 hours, which ensures that efflorescence is dramatically reduced. Moreover, the vapour curing also enhances the colour and improves the strength.

The radial nature of the paving design picks up on the curved building frontage which, in turn, picks up on the circular nature of adjacent buildings and paths. An existing access path across the car park is enhanced by reducing the crossing width of the road as it crosses to the entrance plaza.

Kerbs to main pedestrian routes will be accessible with a 6mm rounded upstand. Similarly; the drop off area between plaza and car park will have a flush kerb but will be protected from over-run by a series of stainless-steel dome-topped bollards. Occasional removable bollards included to allow for vehicular access.

Street furniture

Street furniture will be grouped to avoid obstructing routes. Seating is provided to allow people to rest and wait for others. Bench seating will be located so users of the Our League Life Hub may watch in both directions and are so placed to be well observed and not to obstruct routes. Seating located along the low wall to the north of the plaza will have back rests and arms.

The design uses the 600mm wide stack-bond courses of small unit dark pavers, which radiate from the building columns, as both furniture zones and/or drainage channels.

The furniture has been chosen to be both sustainable and robust using the Vestre range of external furniture products. Seating will be provided by a range of timber free-standing slatted benches combined with wall-mounted benches to match. These come with a lifetime guarantee against rust and a 15 year guarantee on the wood. The wooden elements are designed to be easily replaced over time. Vestre source local materials for their products, partly for environmental reasons and partly to ensure quality. High-quality PEFC-certified pine from Norway and Sweden (Pinus sylvestris) is harder and better suited for outdoor furniture than wood from warmer climates. Nordic steel is produced with 30 per cent lower emissions than average, when compared to steel from other countries. This is made possible by state-of-the-art production plants and the high proportion of renewable energy used in production.

Vestre ‘Via’ benches and ‘Bloc’ litter bins are proposed, giving a simple and modern aesthetic which is in keeping with the building and landscape proposals.

Fencing

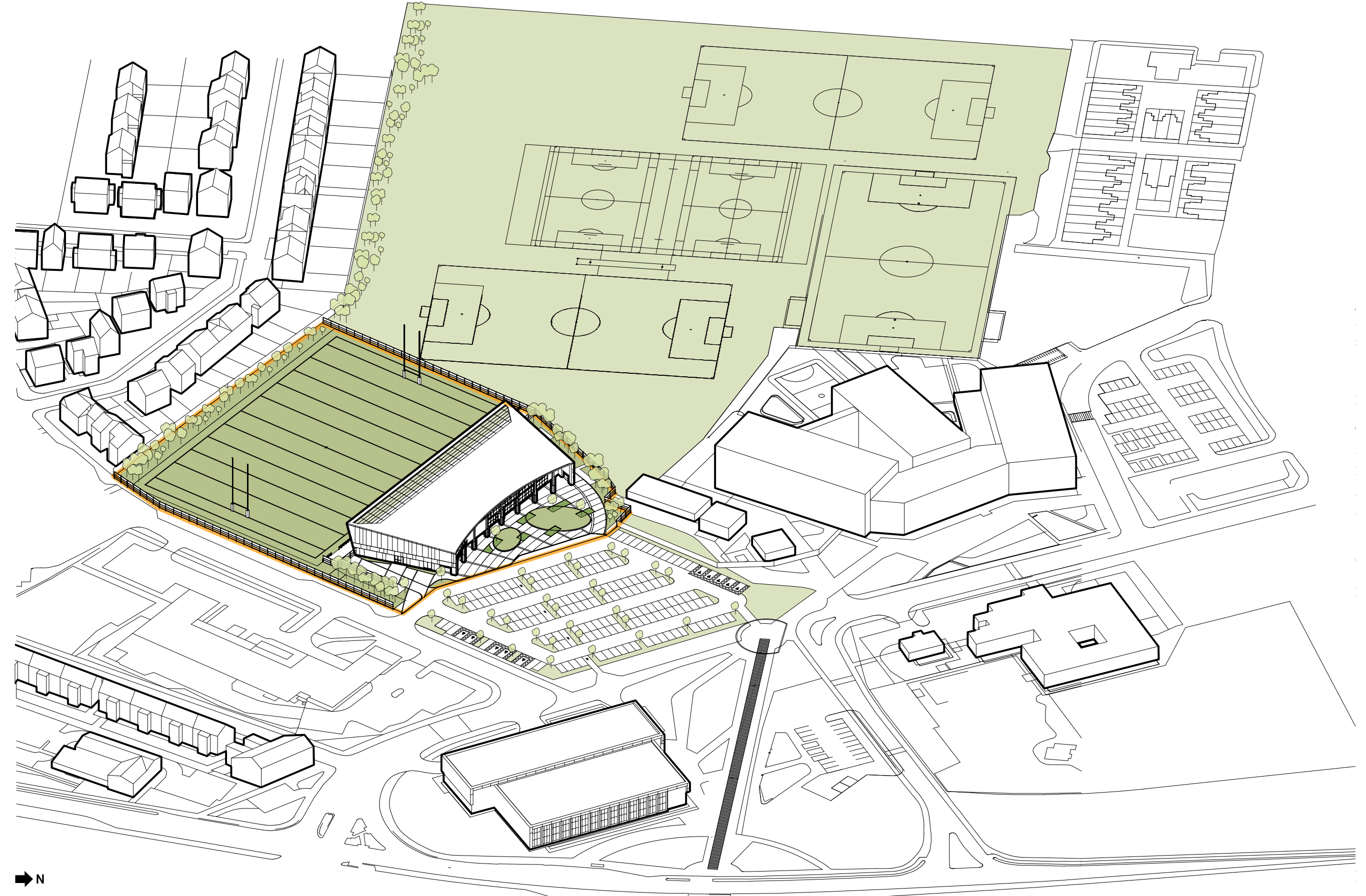
The proposed fencing is arranged in order to secure the pitch and spectator concourse from the public realm and adjacent Academy grounds. Profiled security weldmesh fencing will be introduced along the northern boundary to the Academy grounds. The southern boundaries to Bell Crescent and housing on Metcombe Way will remain as existing with proposed fencing joining these boundaries to maintain a secure line around the full perimeter. For continuity, the proposed weldmesh fencing will be of a similar type to the existing fencing installed between the pitch and Bell Crescent / shop car park. Ball stop fencing and netting will be erected at the north end in order to match the south end. Secure gates will be provided at vehicular and pedestrian entrance points.

Management and Maintenance

All sides of the building may be reached by a mobile access platform. The unit paving to the front and asphalt surfaces to the sides and pitch side may all be trafficked.

A 3G synthetic grass strip will be used between the Spectator rail and the grass pitch in order to withstand the constant use by linesman. Access to the pitch for grass maintenance is available at both end of the pitch.

After an initial period of establishment maintenance: Grass for one year, shrubs and trees for two years. The softworks maintenance will revert to the building managers. It is expected that once established, site externals will require minimum maintenance in line with BS7370.



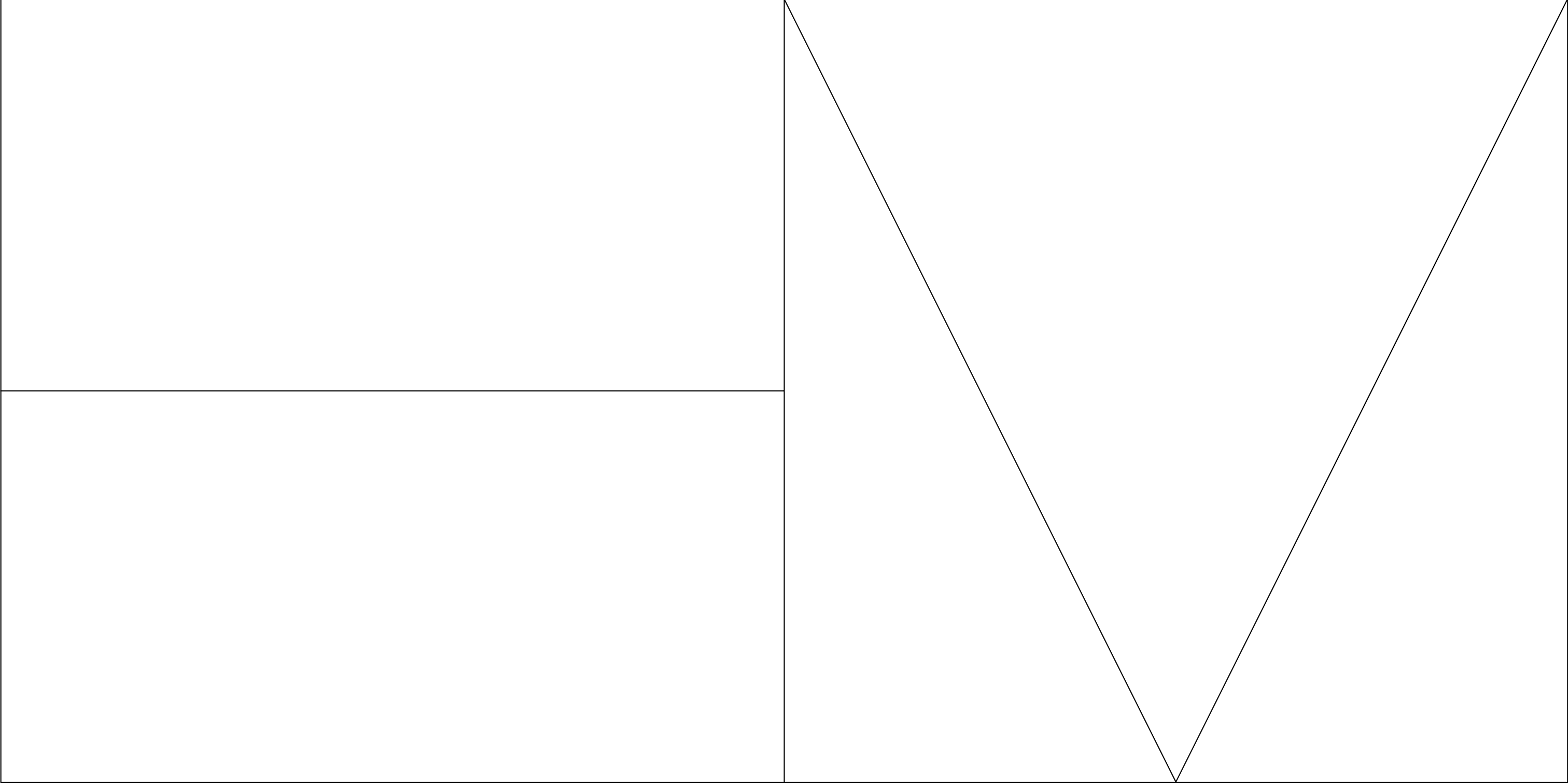


3.9 Building Images









4

Consultation

4.0 Public Consultation

Our League Life - Community Consultation Process

Below provides a summary of the consultation undertaken on the project so far, a detailed statement of consultation will be submitted as part of this planning application and sets out the process and feedback received in further detail. This process is taking place in order to provide the local public with further information about the proposed development and offer the opportunity to provide feedback to be taken into consideration in advance of submitting a planning application. Throughout the consultation process the project team have followed the principles below:

- being open, honest and accessible;
- providing information which is easy to understand;
- listening, and respond positively to, any concerns;
- speaking in plain English and avoiding technical jargon;
- seeking to establish positive relationships with individual stakeholders; and
- taking every opportunity to emphasise the local community benefits of the proposal

Objectives:

- Describe what the RFL is and what it does
- Explain Rugby League’s social impact and how this would translate locally i.e. via a commitment to play a long-term positive role in the community.
- Provide key information on the project:
 - Timescales
 - Ambitions and benefits
- Provide an honest appraisal of the scheme’s potential impacts through construction and operations, with information about how these will be addressed.
- Produce non-technical, accessible content at all times
- Define, and raise awareness of the consultation among, key audiences AND encourage feedback
- Respond positively to any questions and concerns, seeking to ensure they are addressed in advance of making the planning submission.
- Be accessible and easy to contact with questions, and foster a positive relationship with the local community as a basis for future ongoing positive community relations

Who have we consulted with?

- Local Councillors – consulted
 - a) on the consultation strategy before it is commenced;
 - b) on the consultation content before it goes live
- Manchester City Council Senior Officers, including Planning officers.
- Local residents.
- Local businesses.
- Local groups and organisations with a likely interest in the site / area and also those groups with an interest in sport.

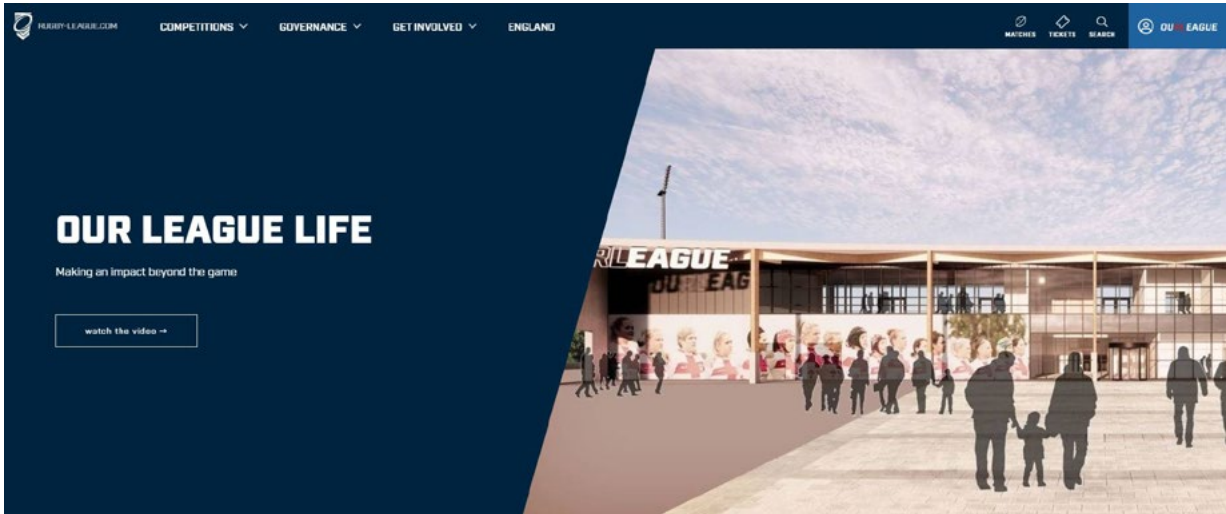
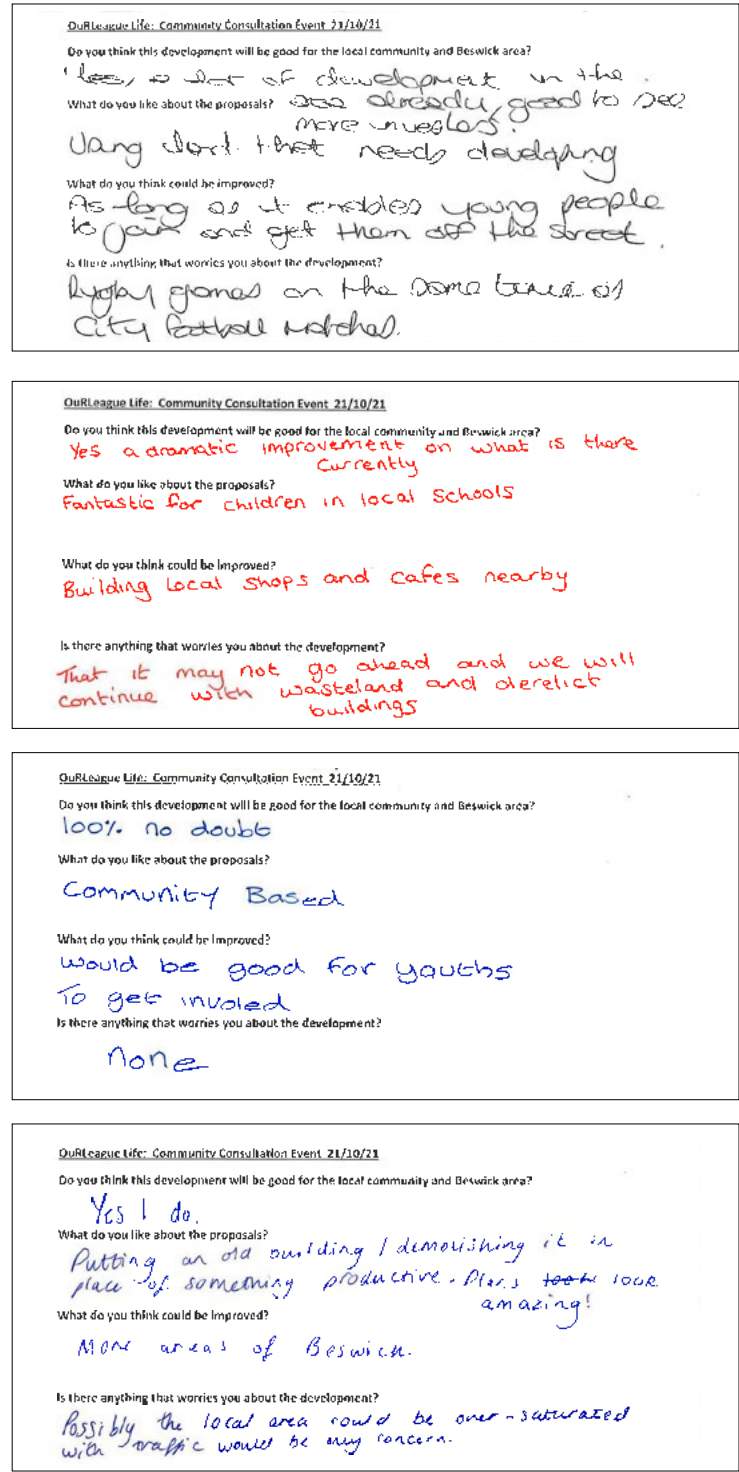
How did we consult?

- Direct mail – 700 postcard were issued to local communities introducing the proposals and advertising consultation opportunities.
- News release – A news release about the consultation event and online opportunities was shared with Manchester Evening News and Radio Manchester on 18 October, and the Beswick community Facebook page. The news article on the RFL website had circa 50 views ahead of the consultation event and 155 in total to date.
<https://staging.rugby-league.com/article/36167>
- Email – targeted invitations to key local organisations and stakeholders to brief them on the proposed development and obtain valuable feedback, making them aware of the consultation
- Website – hosted an online consultation through a dedicated webpage on the RFL website. The website contained further information about the proposed development and included an area for feedback to be provided. The consultation leaflets that were issued contained information on how to find the website and local stakeholders, including local Councillors were made aware of the website also.
- Drop-in event – a physical drop in event was hosted at Beswick Library on the 21st of October 2021. Approximately 30 people attended and the general feedback was highly positive with most comments mentioning the positive impact this would have on the community and the poor state that the vacant shops building is currently. Attendees were encouraged to complete the available feedback forms, a section of which are shown adjacent.

Public Consultation Invitation



Public Consultation Feedback Forms



DRIVING SKILLS AND SOCIAL MOBILITY THROUGH SPORT

Rugby League is more than a game. For 125 years Rugby League has brought a huge range of social and economic benefits to communities in the north of England and beyond. It is a sport with a massive social impact.

Now we want to make an impact in east Manchester, where our proposed development would become a local focal point for education, training and skills. Driving up skills and social mobility through sport.

And not just Rugby League. OurLeague Life would also serve the wider sporting community. This will be a unique base shared by elite players and community players and coaches, co-located with learning spaces for young people and adults.



CONTACT US

Please click [HERE](#) for answers to frequently asked questions.

If you have any further questions on the Our League Life project, please email our Customer Services Team.

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Email Us



4.1 Crime Impact

As part of the design process, the project team consulted with Design for Security; a design-led crime prevention consultancy based within Greater Manchester Police. A package of design information was issued to Design for Security for review and a meeting held to explain the project and discuss the proposals with a case officer. A Crime Impact Statement (CIS) was then developed and provided by Design for Security.

The development was assessed against the principles of ‘Crime Prevention Through Environmental Design’, in order to reduce the opportunities for crime and the fear of crime. The CIS noted that the proposed development is broadly acceptable and highlighted some of the proposed features that would make a positive contribution to the prevention of crime and fear of crime. The CIS also made some recommendations that should be addressed (Section 3.3) and noted that should these be implemented then Design for Security would be supportive of the planning application.

The following points were identified for further consideration. These were reviewed by the project team, incorporated into the design proposals where possible and responses provided to justify which recommendations cannot be accommodated and why.

Crime Impact Statement Recommendation	Design Response
3.3.1 - Access to the sides of the building should, ideally, be restricted to staff and legitimate users to prevent these areas from being misused when the building is closed.	It was discussed with Design for Security that moving the fence line either side of the building toward the main entrance elevation would compromise the fire escape strategy and functionality of the building. It was agreed that given the building is open relatively late (i.e. 21:00 on most days) and there are good sightlines, the securing of these areas is not essential so long as the following mitigating measures are included: • The sides of the building should be illuminated to a high standard to deter offenders and those antisocially minded from operating in these areas. • CCTV cameras should cover the sides of the building. • Bin stores should be secure and robust enclosures to prevent misuse. • Hard landscaping (i.e. seating) should not be included in these areas and any soft landscaping should not impede sightlines.
3.3.2 - The landscaped area to the front of the building and all pedestrian routes should be illuminated to a high standard to reduce the potential for misuse and to foster a safe environment for users of the building. External lighting must be provided to the landscaped area and vehicular/ pedestrian routes, in accordance with BS 5489.	The recommendations are to be incorporated into the external lighting design proposals.
3.3.3 - The proposed and retained boundaries are acceptable for the purpose of securing the sight. It is recommended that the gates to the sides of the building area of robust construction and should not be easily climbed, these gates should be either metal railings or a close-knit weldmesh construction. There should be no features of the gate that could assist climbing such as exposed hinges or locking apertures. Ground clearance should be minimised so that crawling underneath to gain access is not possible.	The recommendations are included within the fencing design proposals.
3.3.4 - Landscaping to the front of the building should be carefully considered so that good sightlines can be maintained, and to avoid creating areas that could generate loitering or antisocial behaviour. Low planting should not exceed 1000mm in height, and tree canopies should fall no lower than 2000mm from the ground. This is in order to allow people to see their surroundings better, make a rational choice of routes and eliminate hiding places. Loose surface materials in the publicly accessible areas of the scheme should be avoided. Small fragments of ground covering can be used as missiles against people and premises (both to gain entry and to commit criminal damage).	The recommendations are included within the planting and surfacing landscape design proposals.
3.3.5 - The landscaped areas, and in particular any pedestrian routes or seating areas, should be illuminated to a high standard.	The recommendations are to be incorporated into the external lighting design proposals.
3.3.6 - The physical security of the building should be compliant with Secured by Design standards, to reduce the potential for offenders to gain access to the building using force.	The recommendations are to be incorporated into architectural specifications. If any circumstances cannot be included (eg limitations when using third-party ironmongery), further consultation will be undertaken with Design for Security.
3.3.7 - The office reception should be staffed to allow visitors to be vetted before being permitted access into the building. There should be a video/audio intercom on the main entrance to allow staff to vet visitors to the building when the main reception is not staffed. The main entrance into the building, all external doors, and access around the building should be governed with an auditable access control system.	The recommendations are to be incorporated into the access control design strategy.
3.3.8 - Access into the proposed bicycle store should operate on an access control system, with access restricted to genuine users. Cycle stands should be Sheffield style, or similar, allowing both wheels and the frame to be locked. If a rack system is used it should still allow both wheels and the frame to be secured.	The recommendations are to be incorporated into the access control design strategy and cycle stand specification.
3.3.9 - A comprehensive CCTV system should be installed to monitor all external doors and elevations, the reception area, circulation cores, all plant/back-of-house functions, and the cycle store. Individual offices and ground floor/basement commercial units should have the infrastructure so that any tenants can easily install a CCTV system if required.	The recommendations are to be incorporated into the security design proposals.
3.3.10 - Any blank facades should be treated with an anti-graffiti coating, to an approximate height of 2000mm, so that graffiti can easily be cleaned.	Anti-graffiti coatings are to be reviewed further with Design for Security as part of the Stage 4 detailed design. It is suggested that only key areas of blank façade would require treatment. This would be limited to areas within the public realm that are susceptible to vandalism and treatment can reasonably be applied to the façade material.



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