

**New Brick Workshop
The Manchester College,
Wythenshawe Campus**

Design and Access Statement

Job No: 1462

14/08/2025

10architect



Revision P1

Rev	Date	Comments	Prep.by	Appr. by
P1	14/08/2025	i126 – Issue for Planning Application	AP	ADS

Introduction

This Design and Access Statement is written in support of a planning application for the erection of a single-storey Class F1 (a) (Provision of education) building comprising a brick workshop and ancillary space with external covered teaching area following the demolition of the existing single-storey brick workshop and polytunnel building together with relocation of the existing secure compound for HGVs at the Wythenshawe campus of The Manchester College.

The Wythenshawe Campus is located on Brownley Road, Wythenshawe, Manchester, M22 9UH.

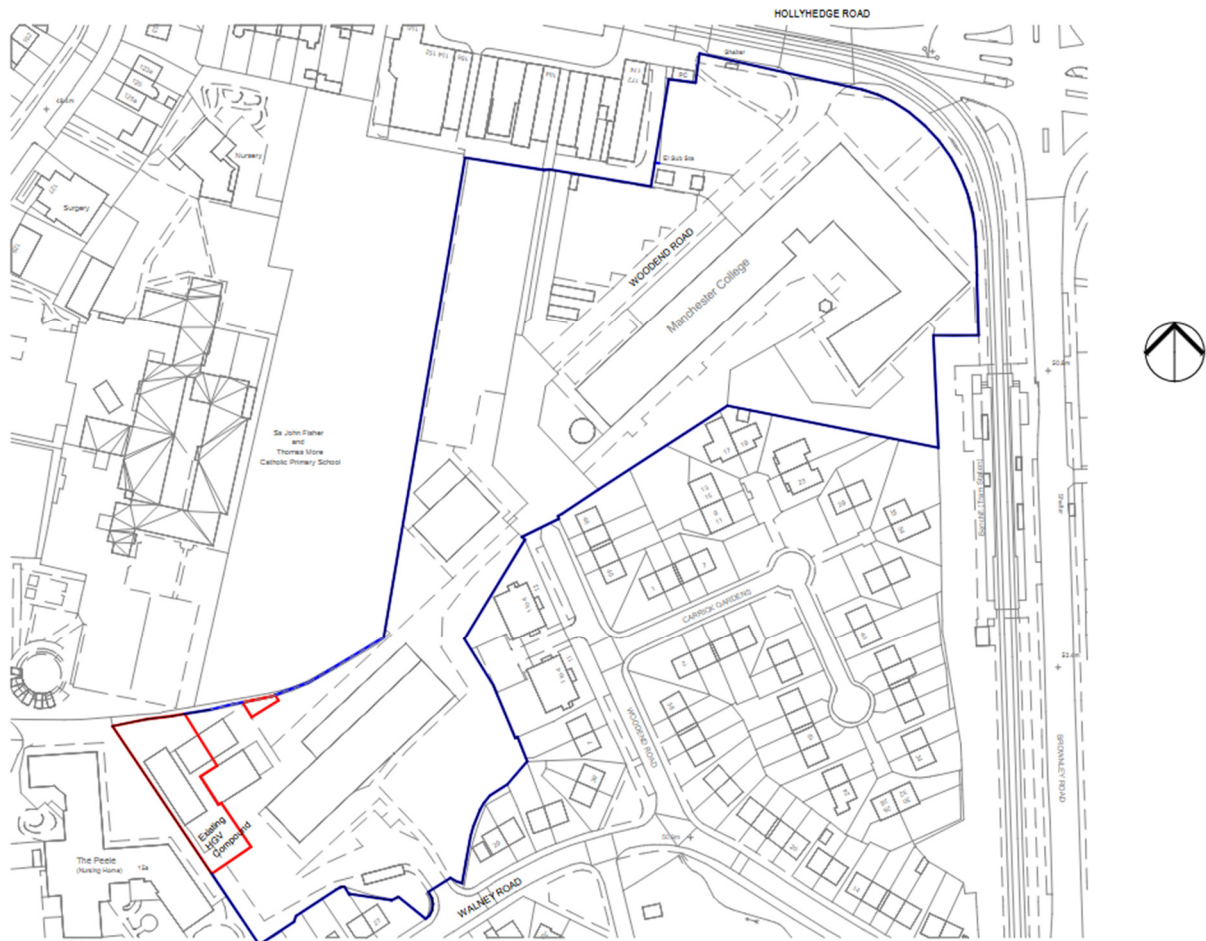
The new building is proposed to provide a new space for the practical teaching of brick laying which will replace the existing single-storey brick workshop and polytunnel building which are in poor condition. The roof of the new building is proposed to extend out to cover an adjacent external teaching area as well as the pan mixer along with plant space to service the building.

Site and Context

The area of proposed works has been highlighted on the aerial view below. The location of proposed landscaping works is within the red line:



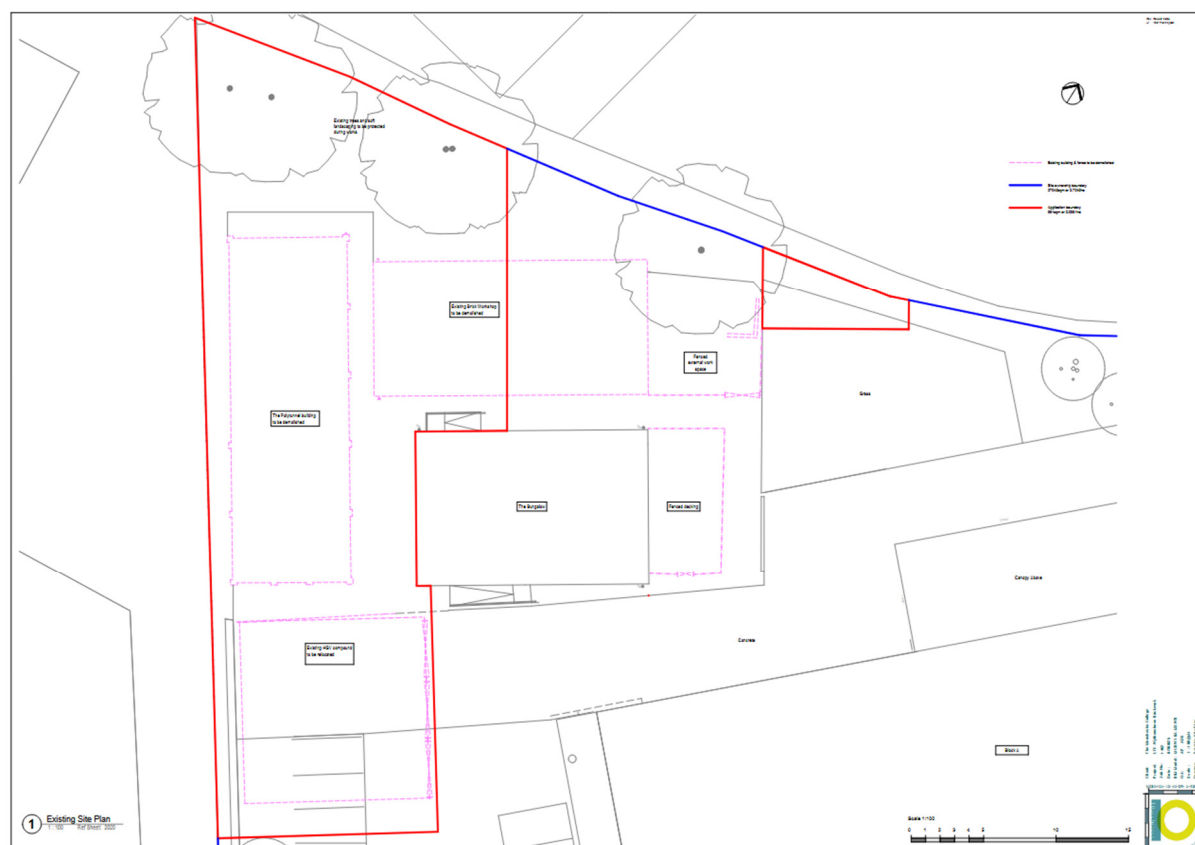
OS Plan below:



The Wythenshawe campus is located in Wythenshawe, fronting onto the major road intersection of Hollyhedge Road to the North and Brownley Road to the East with its main vehicular access from Hollyhedge Road. The site is neighboured by 2 storey residential to the East and South, 3 storey sheltered accommodation block to the West and SS John Fisher and Thomas More Catholic Primary School and retail buildings to the North. The campus is long and thin with linear slab blocks running from the reception at the Northeast to the Southwest.

The site is traversed across its centre by a pedestrian footpath, dividing the campus into two separate halves for security (ringed by fencing) and for vehicular access. The North East end of the site is accessed by vehicles from Hollyhedge Road, this end housing the majority of the car parking split between two enclosures and a secure waste enclosure. The South West end is accessed by vehicles from Renton Road off Walney Road. HGVs are stored at this end of the site as part of the adult driver training.

Existing Site Plan:



The proposed works are located to the Southwest end where the existing brick workshop is located in close proximity with the polytunnel building which is also proposed to be demolished and a brick-built, pitched roof building referred to as the bungalow. The existing brick workshop runs parallel to the northern boundary and the polytunnel building runs parallel to the Southwest boundary. The existing secure compound for the storage of the HGVs is immediately adjacent to the polytunnel building to the South.

Site Photographs



Existing Brick Workshop



Existing polytunnel building



Existing secure compound for HGVs. Bungalow building is visible to the right-hand side.

Detailed proposal

Linear Block

The new brick workshop is proposed as a simple linear arrangement to provide a single open space to give clear vision across the whole for the benefit of teaching. Double-stacked brick laying bays are arranged to either side of a central aisle. This allows for four bays for every 1.1 metres, providing a greater number in a smaller width.

Access

Arranged around a central aisle, the linear plan is ideally accessed from either end of the building. The main student entrance will be from the Southeast end from the car park. As such the majority of the ancillary spaces are arranged at this end; an office, a store, a cleaners store, a WC and an accessible WC, positioned to either side of a central corridor. The corridor is lined with lockers.

As the external working area is located to the North side of the building, double doors are required here for bringing mortar in via forklift truck. The doors and a window also provide greater connection for the internal and external working zones. Located next to the doors to the external working are wash troughs to allow for cleaning tools and the remainder of the lockers.

External Canopy

A canopy covers the external working area, supported by the building to the South and columns to the North. A plantroom is located to the West end of the space. The wall to the rear extends beyond the plantroom to provide acoustic and visual protection for the primary school grounds located beyond the trees at the North.

Materials and Construction

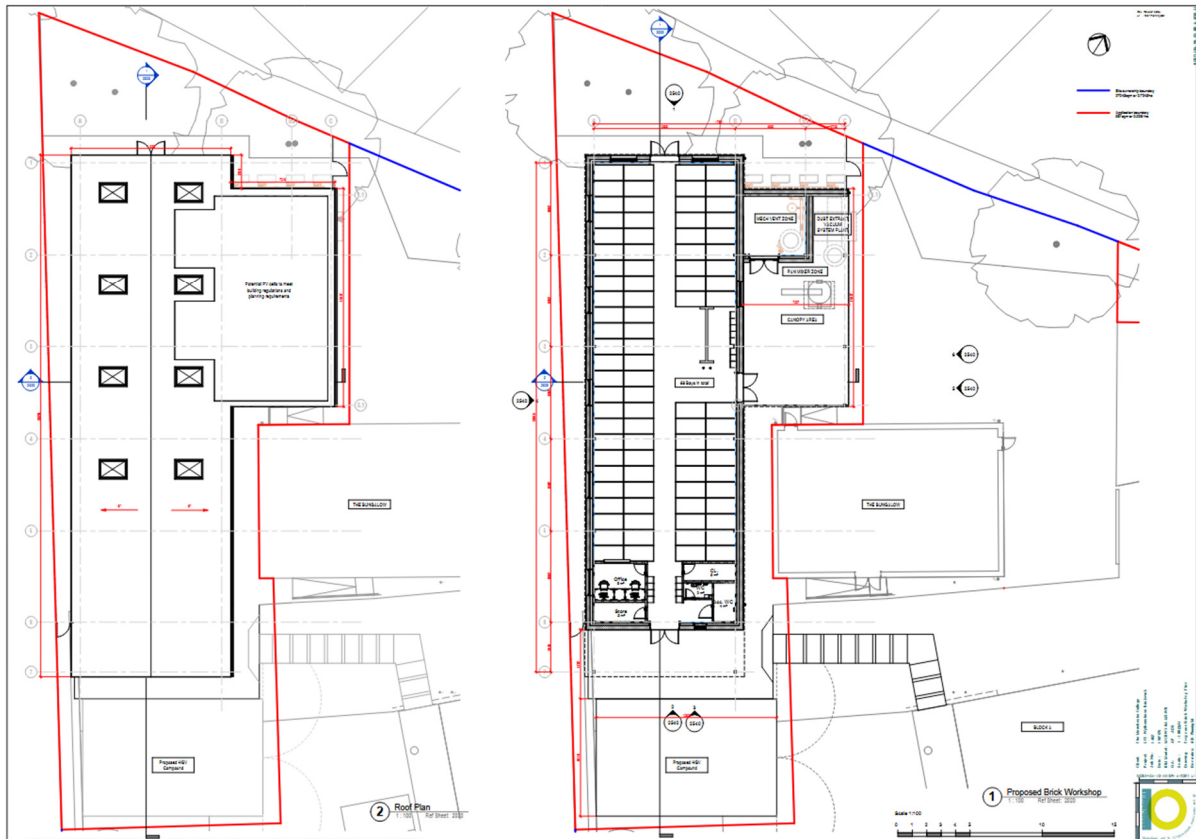
The building is proposed to be steel framed and metal clad to the roof and walls. The walls will be powder coated metal composite panels and the roof will have a profiled metal finish.

Rainwater goods will be ppc aluminium. Doors and windows will be double glazed with ppc aluminium frames. Louvres will also be in ppc aluminium.

Roof

Rooflights are positioned over each bay of the building; those to the South side will be fixed polycarbonate, whilst those to the North will be automatic opening to provide additional ventilation.

A potential PV zone has been identified on the canopy roof to meet planning and building control requirements.



Proposed Roof and Floor Plans

Landscape

There are a number of trees located to the Northwest side of the site against the boundary with the school grounds. Please refer to the tree constraints plan included in the Arboricultural Survey carried out by Arbtech which shows a large grouping at the far corner of the site and a further tree at the end of the brick workshop. These trees are proposed to be retained along with the existing informal planting in this area which will be enhanced with the addition of native shrubs. In addition the College are proposing to plant two new native trees in an area of grass land close to the site to ensure a minimum 10% biodiversity net gain as a result of these works.

In addition to the trees on the site, there are two groups of trees located next to the site which are very close to the existing polytunnel and the proposed new brick workshop. Arboricultural advice has been sought regarding how these can be protected during the demolition and construction work. Two of the adjacent trees' root protection areas overlap with the proposed building footprint. The foundations will be designed following advice from the arborist to ensure that no damage is caused to these trees.



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Access

The new brick workshop will be fully accessible with level entrances throughout. The main entrance is located at the car park end of the building and is covered to offer protection to students when waiting for the workshop to be opened. A dropped kerb with tactile paving is proposed at the crossing point across the internal road to allow for universal access to the entrance.

External access doors are all double. One door leaf of the main entrance door and the door to the external canopy area will be sized to provide a minimum clear opening width of 1000mm providing adequate width for all users. An accessible WC will be provided for the use of staff and students.

Conclusion

The design of the new brick workshop has been carefully considered to maximise opportunities for the College to rejuvenate an underutilised and redundant area on site. The proposed development is a much-needed improved teaching area for the College's Construction discipline and will improve the appearance and usability of this area of the campus.



10architect Ltd
12 Hilton Street
Manchester
M1 1JF

Telephone: 0161 605 0904