

The University of Manchester

AMBS ENTRANCE DOOR ALTERATIONS

Design & Access Statement

7320 Revision (01) July 2025

WILSON MASON
architecture and interior design

0.1 | Contents

1.0 Project Information
1.1 Revision History

2.0 Project Objectives & Brief
2.1 Introduction
2.2 Location

3.0 Existing Building
3.1 Photographs
3.2 Floor Plan
3.3 Elevations

4.0 Proposed Design
4.1 Design approach
4.2 Design influences
4.3 Floor Plan
4.4 Appearance: Elevations
4.5 Appearance: Materiality

5.0 Developed Design

1.0 | Project Information

1.1 | Revision History

Revision	Details	Prepared By	Checked By	Date
01	Design & Access Statement	ES/KC	KC	16 07 2025

2.0 | Project Objectives & Brief

2.1 | Introduction

Design & Access Statement

This Design and Access Statement has been prepared in support of the planning application for the University of Manchester Executive Education Centres alterations to the entrance doors. The Design and Access Statement is intended to allow the Local Planning Authority, the local community and others interested in the proposal to understand the design principles behind the development.

University of Manchester Executive Education Centre

The University of Manchester Executive Education Centre is part of the Alliance Manchester Buisiness School. The building provides teaching space for the business School's coporate leadership and management programmes.

The Works are located at;

Alliance Manchester Business School
Executive Education Building
Booth St W
Manchester
M15 6PB

The University have encountered numerous issues with the existing sliding entrance doors over the last 12-18 months.

The existing installation has a number of issues. These include;

- Numerous and ongoing performance malfunctions. The downtime and repair resource demand has led to the University drive to assess alternative installations.
- The doors have been out of operation repeatedly and for large periods of time. The University have had to arrange separate security provision at these times.
- The orientation of the existing doors does not account for the prevailing wind direction. This leads to draft creation and staff discomfort within the reception area
- Coupling the above point with the frequent instances of defective door operation during which the doors must remain in the open position, there is an excessive energy usage experienced to maintain a reasonable working temperature within the entrance areas of the building.
- A regularly out of service front entrance has a dramatic impact upon visitor perception of the facilities and the department.

Brief and Project Background

2.0 | Project Objectives & Brief

2.2 | Location



Building Boundary

Buildings Adjacent to the site

01	Alliance Manchester Business School (AMBS)
02	Hyatt Regency Manchester
03	Humanities Bridgeford Street Building
04	Booths Street West car park (multi-storey)
05	Mixed use Building (retail/accommodation)

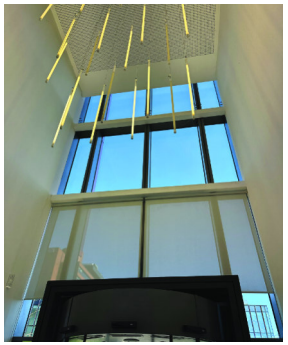
3.0 | Existing Building

3.1 | Photographs

External Glazed Pod

The existing main entrance is a drum with curved sliding doors to either side of the drum.

The entrance is set within an aperture formed from aesthetic steel sections. The drum is semi recessed within the building, the centre of the drum sited on the curtain walling line.



Entrance lobby



External view from Higher Chalham St



External view of glazed pod entrance



Switchboard located in the entrance



External view from pedestrian walkway



Internal view from building reception

3.0 | Existing Building

3.2 | Floor Plan

Existing Ground Floor Plan | Not to Scale

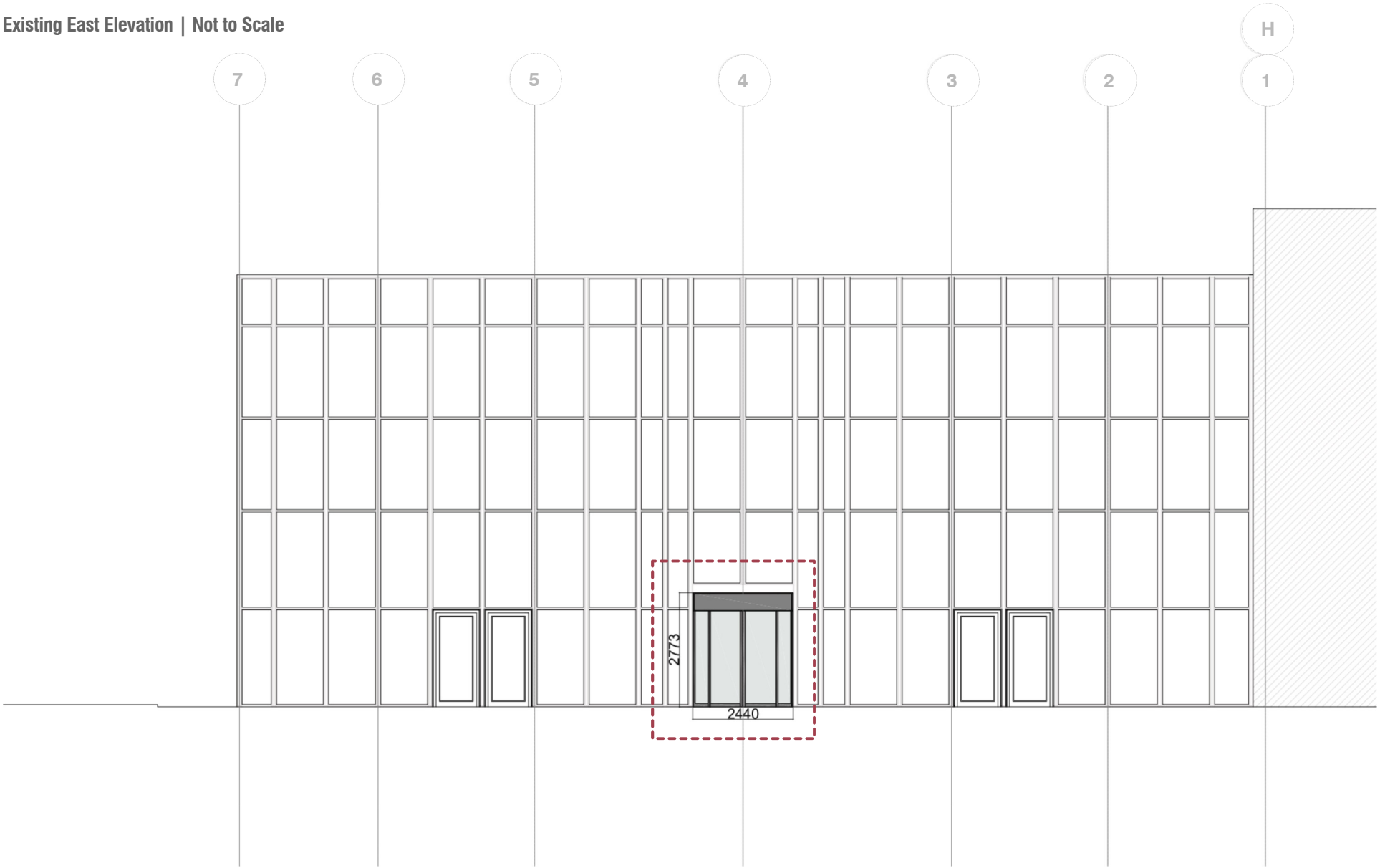
Scope of Works



3.0 | Existing Building

3.3 | Elevations

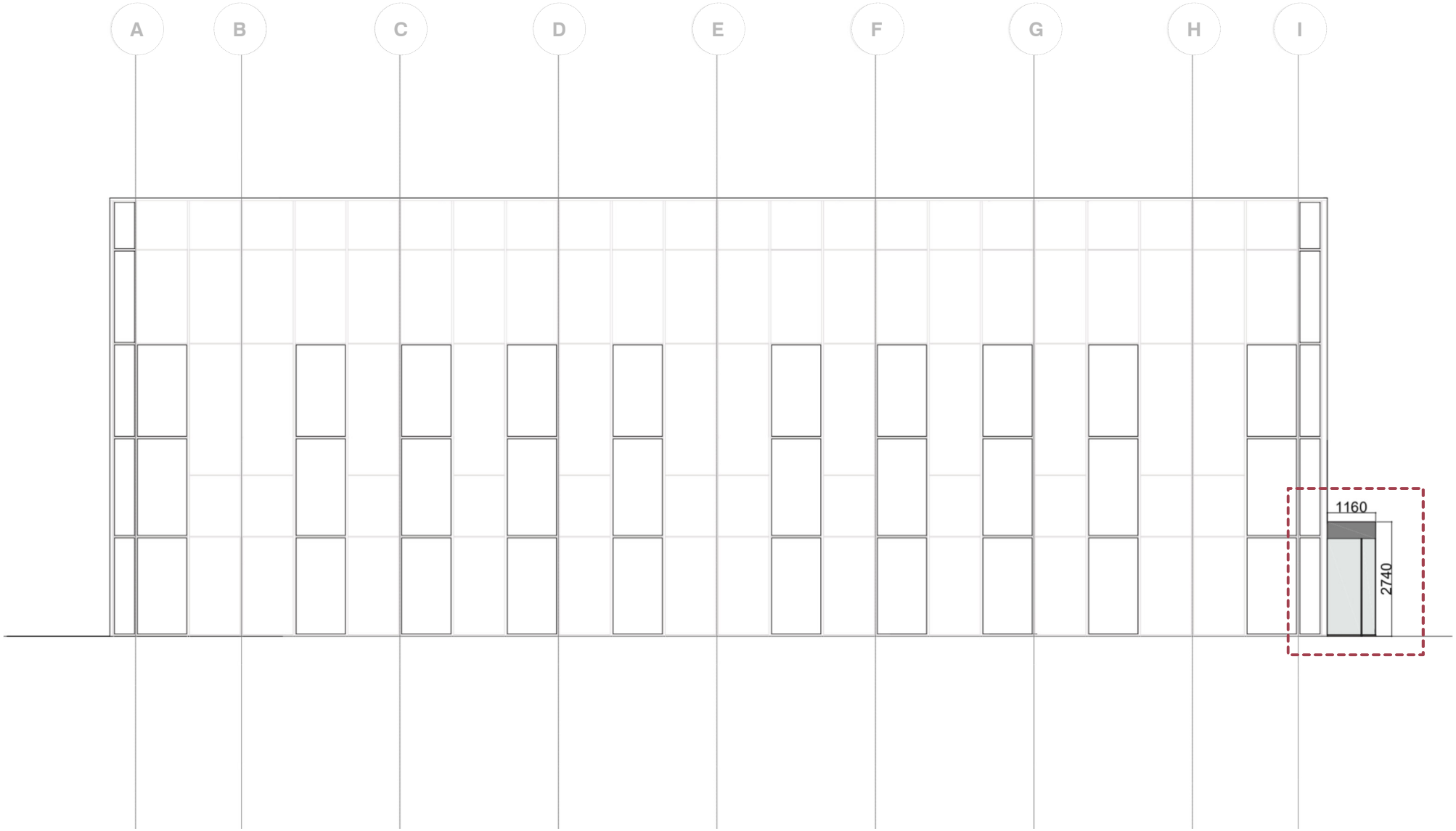
Existing East Elevation | Not to Scale



3.0 | Existing Building

3.3 | Elevations

Existing South Elevation | Not to Scale



4.0 | Proposed Design

4.1 | Design approach

Existing

The existing main entrance is a drum with curved sliding doors to either side of the drum.

The entrance is set within an aperture formed from aesthetic steel sections. The drum is semi recessed within the building, the centre of the drum sited on the curtain walling line.

Proposed

The proposed new entrance is to use sympathetic materials and arrangement to enable a seamless integration into the existing facade.

The new rectangular pod is to be sited wholly externally, avoiding interaction with existing services, finishes and pedestrian flows internally.

There is an existing aesthetic structural steel surround to the existing entrance drum. It is the intention to retain and reuse the steel surround. This will assist formation of abutments and enhance the perception of the new entrance being part of the original installation / intent.

Use of the existing structural surround means that the new entrance pod will be the same width and height as the existing drum. This will reduce any perceived impact upon the existing facade as a result of the change.

The new arrangement of doors and functionality is as follows:

- Outer door is at 90d to facade and inner door. This is intended to assist reduce the incidents of prevailing winds / drafts affecting the entrance area.
- Staggering the doors operation is to be progressed with the services engineers. This is intended to assist security and will reduce potential for drafts within the entrance area.
- New door programming is to allow for user control of the times of operation. This is a security and control enhancement, enabling the doors to be open to all for certain periods, or requiring swipe control access at other times.

A heat curtain is to be installed internally. This will be finished sympathetically to blend in with the surround steelwork and adjacent curtain walling powder coatings.

The new proposal incorporates single sliding doors. These are standard ‘off the shelf’ installations. They have a much greater reliability than the large curved doors in the existing entrance.

The pod is to be internally lit, with recessed ceiling fittings.

4.0 | Proposed Design

4.2 | Design influences

Access

The door arrangement will conform to accessibility and inclusivity regulations. This will include statutory direction AD Part M.

In the event of a failure of the new entrance pod, there are existing escape doors at the bottom of the staircases to the north and south of the new entrance pod. These can operate as pass doors for those with specific mobility requirements.

The external works adjacent to the new pod are not to be amended other than general making good. We understand that external paving is currently compliant with AD Part M. Thresholds will be flush.

Operation

The pod will be installed with presence detection sensors, fitted at the door head. There will also be a bollard erected outside of the external door, enabling a swipe / card controller to be positioned.

The card controller will enable access to be controlled; the system can be programmed to adjust the times of operation and personnel access permissions.

Occupancy

Acknowledging that the width of the front entrance is being reduced in the new proposals, we queried the building occupancy. We have been advised that the maximum occupancy of the building is 164 people.

The expected building occupancy is not high. We have confirmed that the general expected pedestrian flow rate through a single sliding door is approximately 40 people per minute.

Fire

The new proposed doors are single door width, to both the outside and inside positions. This compares with the existing doors which are a double door arrangement in both cases. This new entrance pod therefore reduces the available width through the aperture.

We have confirmation from a 2024 University fire risk assessment that the front door to the building does not form part of the building fire strategy, and therefore its width does not need to be considered from the perspective of fire escape.

The University fire risk assessment report issued July 2024 confirms;

There is an additional exit via the main entrance Dorma automatic revolving doors and there are additional doors that link into the hotel, but which are not generally available. None of these doors form part of the escape strategy for the building

There are two existing and retained escape doors in close proximity to the main entrance; one is located to the north and other to the south.

4.0 | Proposed Design

4.3 | Floor Plan

Proposed Floor Plan | Not to Scale

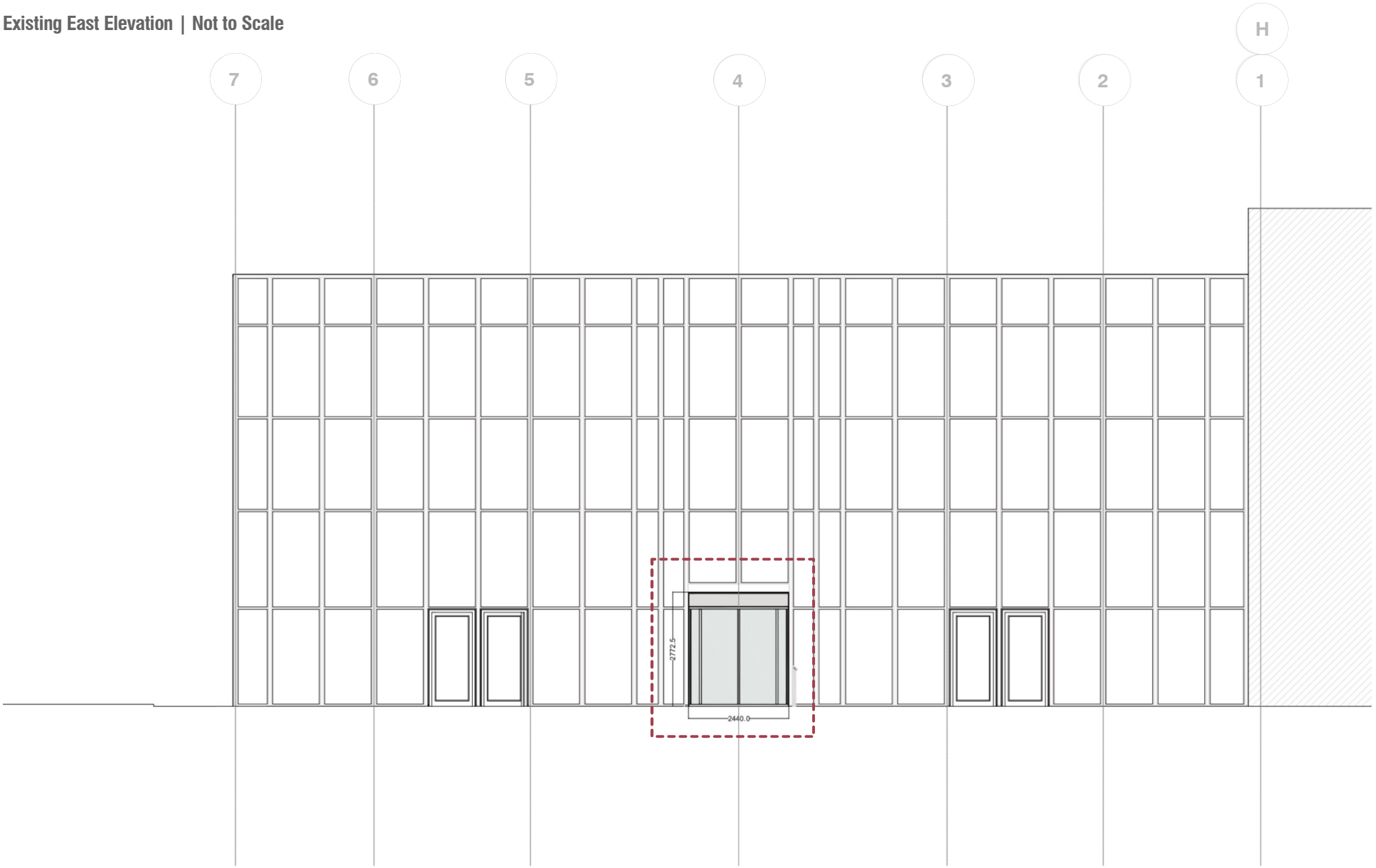
Scope of Works



4.0 | Proposed Design

4.4 | Appearance : Elevations

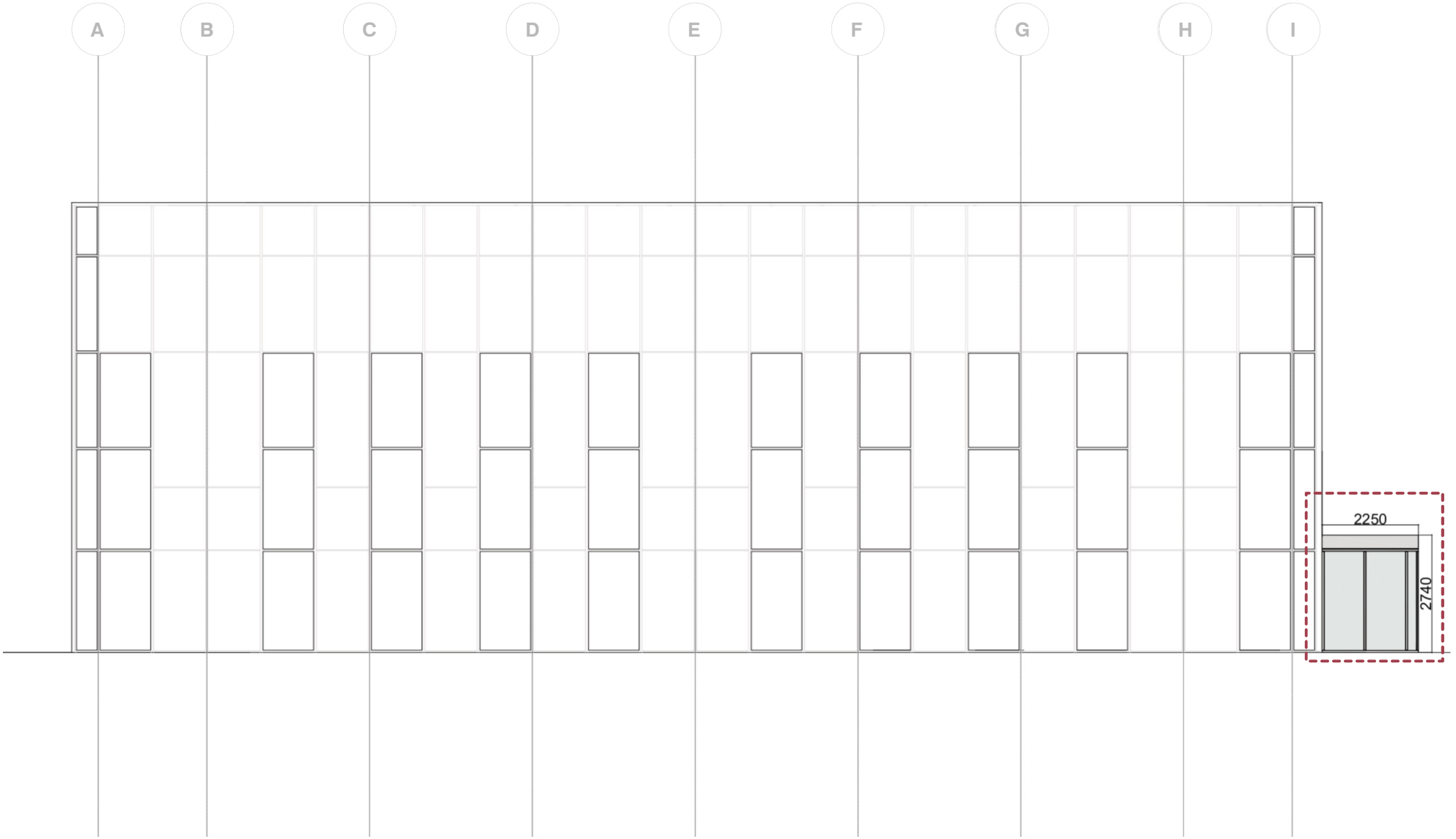
Existing East Elevation | Not to Scale



4.0 | Proposed Design

4.4 | Appearance : Elevations

Existing South Elevation | Not to Scale



4.0 | Proposed Design

4.5 | Appearance : Materiality

Proposed

The proposed new entrance is to be constructed from curtain walling, to mimic the colour and arrangement of the existing adjacent facade curtain walling.

The use of glazing and matching curtain walling system assists to integrate the new into the existing, with the intention of delivering an entrance which looks as though it was part of the original installation.

External bollard is to be steel construction, stainless steel finish. This will house the access / swipe control.

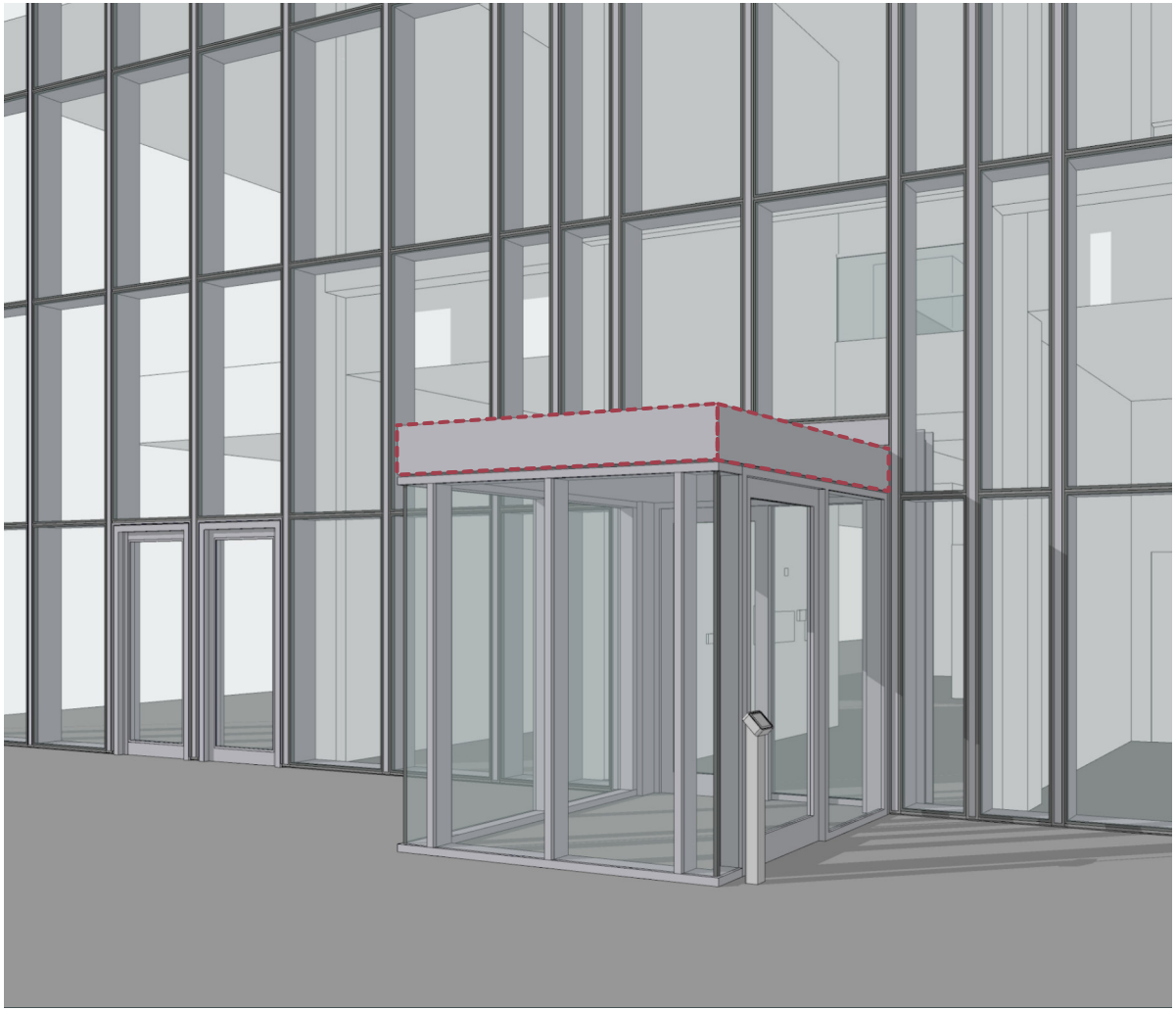
The pod will be constructed of aluminium framing, with 3mm aluminium sheet to the fascia. These elements and all trims will be polyester powder coated, coloured dark grey to match the existing and adjacent curtain walling.

Glazing to be solar controlled double glazed units. Manifestation will be applied to the glass.

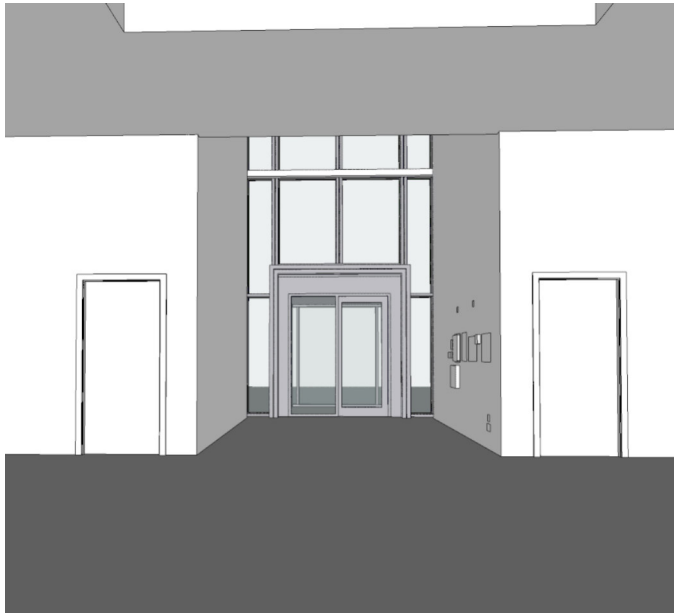
Signage

The deep fascia panel at the head of the new entrance pod provides opportunity to position building signage. This zone is indicated on the adjacent illustration with a red outline.

A Planning application will be made separately defining the detail for any proposed signage.



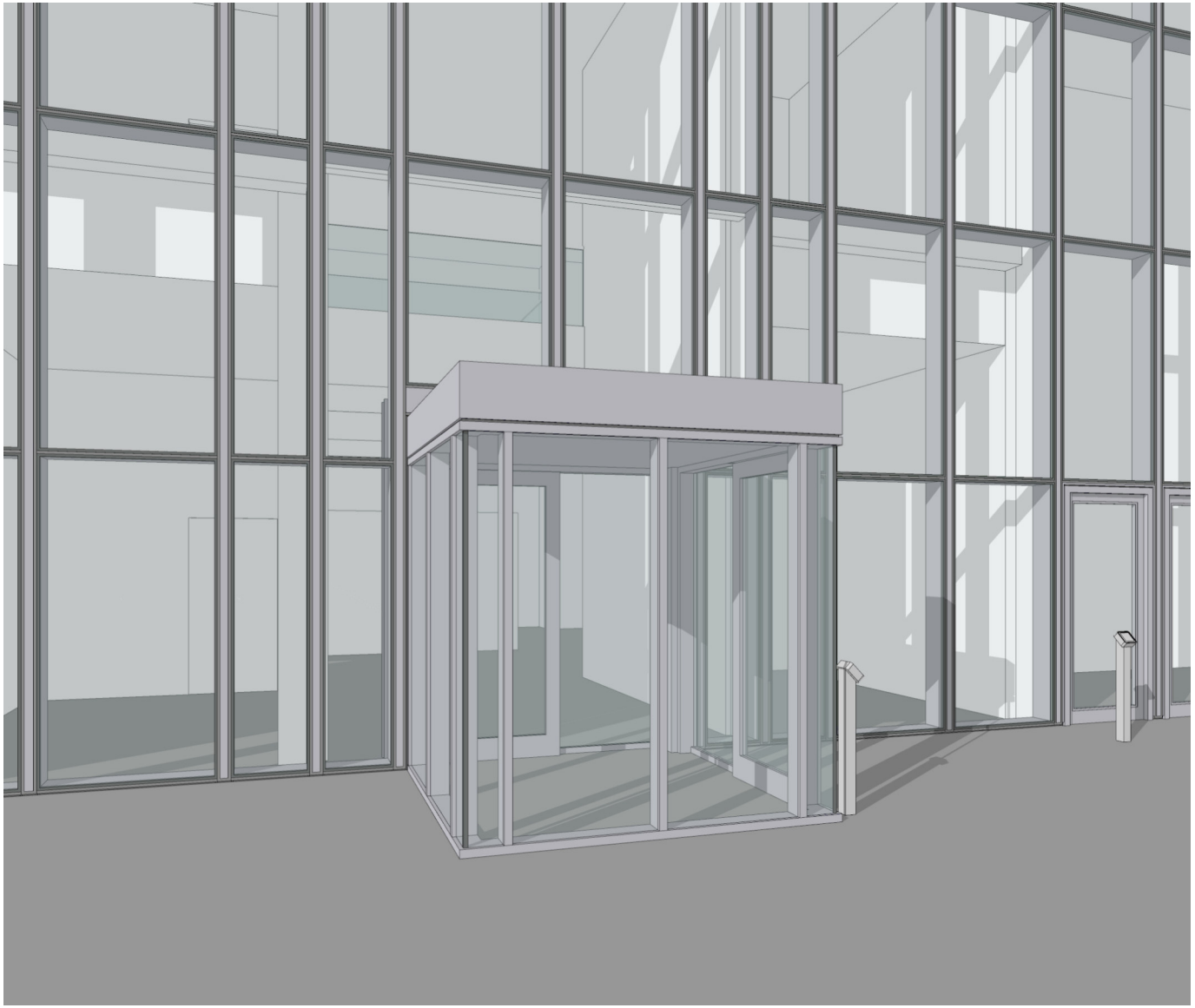
5.0 | Developed design



Internal view from building reception



Internal view from building reception



External view from pedestrian walkway

Upland House
Spring Lane
Samlesbury
PR5 0UX

01772 877 455
north@wilsonmason.co.uk

12 Albemarle Way
Clerkenwell
London
EC1V 4JB

020 7637 1501
london@wilsonmason.co.uk

www.wilsonmason.co.uk

WILSON MASON
architecture and interior design