
Manchester Metropolitan University Proposed Career's Hub

Design and Access Statement

Contents

01	Introduction	p.03
02	Existing	p.08
03	Design Proposal	p.15
04	Proposed Visuals	p.26

1.0 Introduction

1.1 MMU Bellhouse Campus

Introduction

This Design & Access Statement has been prepared by DAY Architectural on behalf of the Client, Manchester Metropolitan University for the redevelopment of the Careers Hub. DAY and the wider Design Team have undertaken a process of site analysis and investigation, alongside numerous key stakeholder meetings to firmly establish the brief and deliver a vibrant new Careers Hub for the Careers service.

The jobs hub at MMU currently offers tailored advice and support from specialist careers advisors. The service is currently located within the Geoffrey Manton building and is open for students to drop in or book 1-1 support for any potential career's opportunities. The proposed location for the new 'Careers Hub' will be based within the podium space of the Business School atrium. It currently is used for drop in adhoc meeting spaces and is a key route between the Business School and Sandra Burslem Building.

The new outward facing location will establish a presence for the career's service by benefiting from a key circulation route from Oxford Road into the MMU campus which will naturally promote the service for any students passing by. To further establish the service and distinguish as separate to the Business and Law School we are proposing a new automatic entrance within the existing glazing and a regraded landscape that allows for level access to form an open and inviting space.

Careers Hub Scope

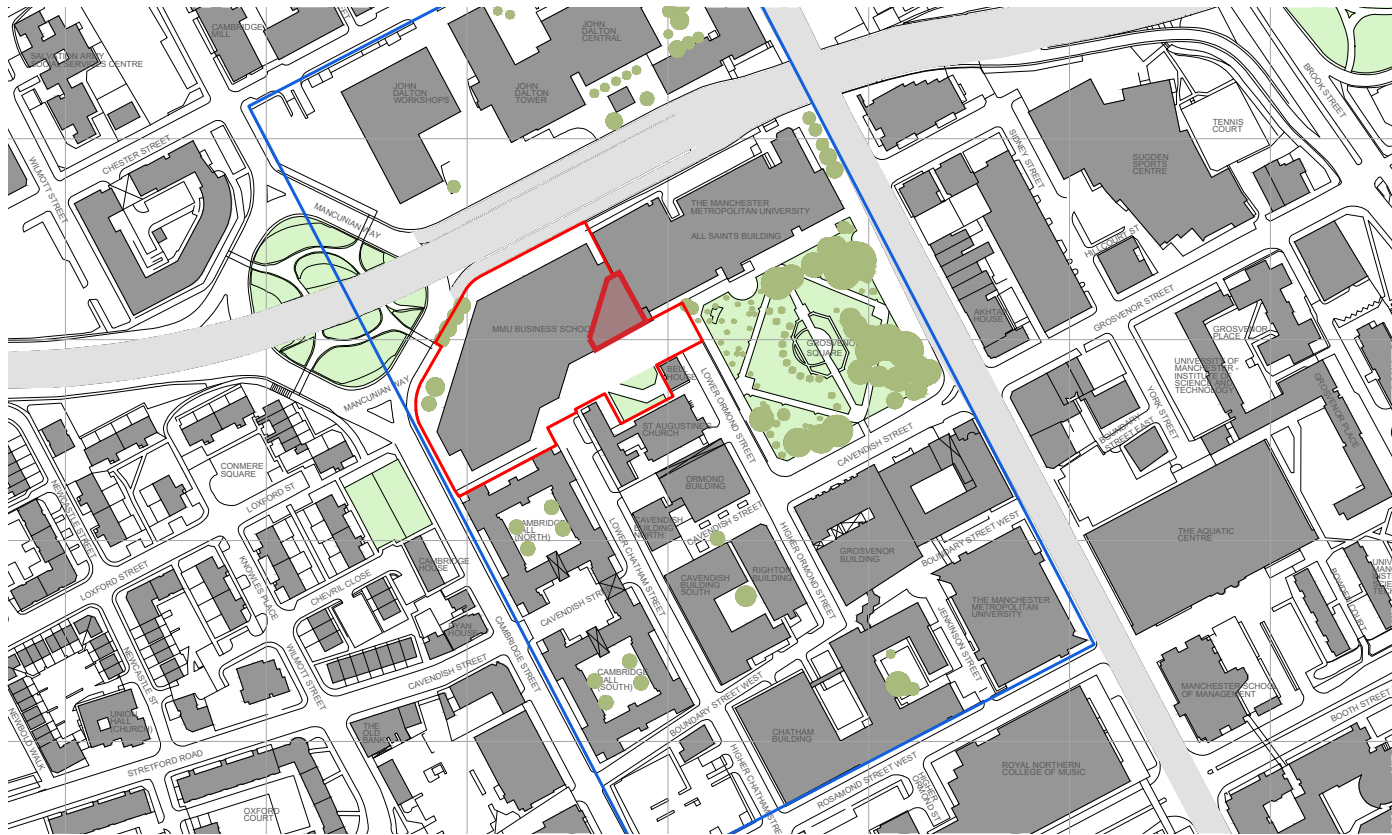
- External re-levelling works to provide a level entrance
- New external door and associated external facade alterations
- Removal of existing external raised seating to provide open access to new entrance
- Improved external and internal way-finding strategy through signage
- Separation of internal spaces to provide collaboration, study and meeting rooms through proposed internal partitions
- New floor, wall and ceiling finishes
- New furniture and fittings to align the Careers Hub with university standards



Existing MMU Bellhouse Campus Photograph

1.2 MMU Bellhouse Campus

Introduction



Background

The jobs hub at MMU currently offers tailored advice and support from specialist careers advisors. The service is currently located within the Geoffrey Manton building and is open for students to drop in or book 1-1 support for any potential career’s opportunities. The following document outlines our proposal for the new ‘Career’s Hub’ at MMU that will focus on creating an industry leading space that sits within the heart of the campus.

Key

-  Proposed Career’s Hub Boundary
-  MMU Business School & Student Hub Site Boundary
-  MMU All Saints Campus



Proposed Relocation

The new ‘Career’s Hub’ is proposed to be relocated within the Business and Law School and will be outward facing to create an established presence for the career’s service.

1.3 Key Design Principles

Introduction

The overarching project aims have been developed by the Design & Client Team through extensive stakeholder consultation, discussion and engagement. The brief can be summarised as follows:



01

Create a Careers space that provides independent accessible access



02

Further activate the frontage of the Business School



03

Utilise an existing unused space for the relocated Careers Hub



04

Establish a presence for the Careers space through a defined main entrance and external façade elements



05

Internally provide an industry-leading transitional space that prepares students for the modern work environment



06

Ensure adaptable and inclusive interior layouts that cater to diverse needs and learning styles



07

Prioritise a sustainable selection of finishes with recycled materials where possible



08

Foster a collaborative environment where students can connect and innovate



09

Develop a Careers Hub identity that aligns with the university's vision, reinforcing its commitment to student success



10

Re-finishing of the existing Listed Bellhouse to provide an improved experience for staff members

1.4 Design Team

Introduction

The Client for the project is Manchester Metropolitan University.

To assist with bringing this project to fruition, an expert design team has been engaged to develop the scheme and to advise on the proposals.

The design team consists of:

Manchester Metropolitan University - Client

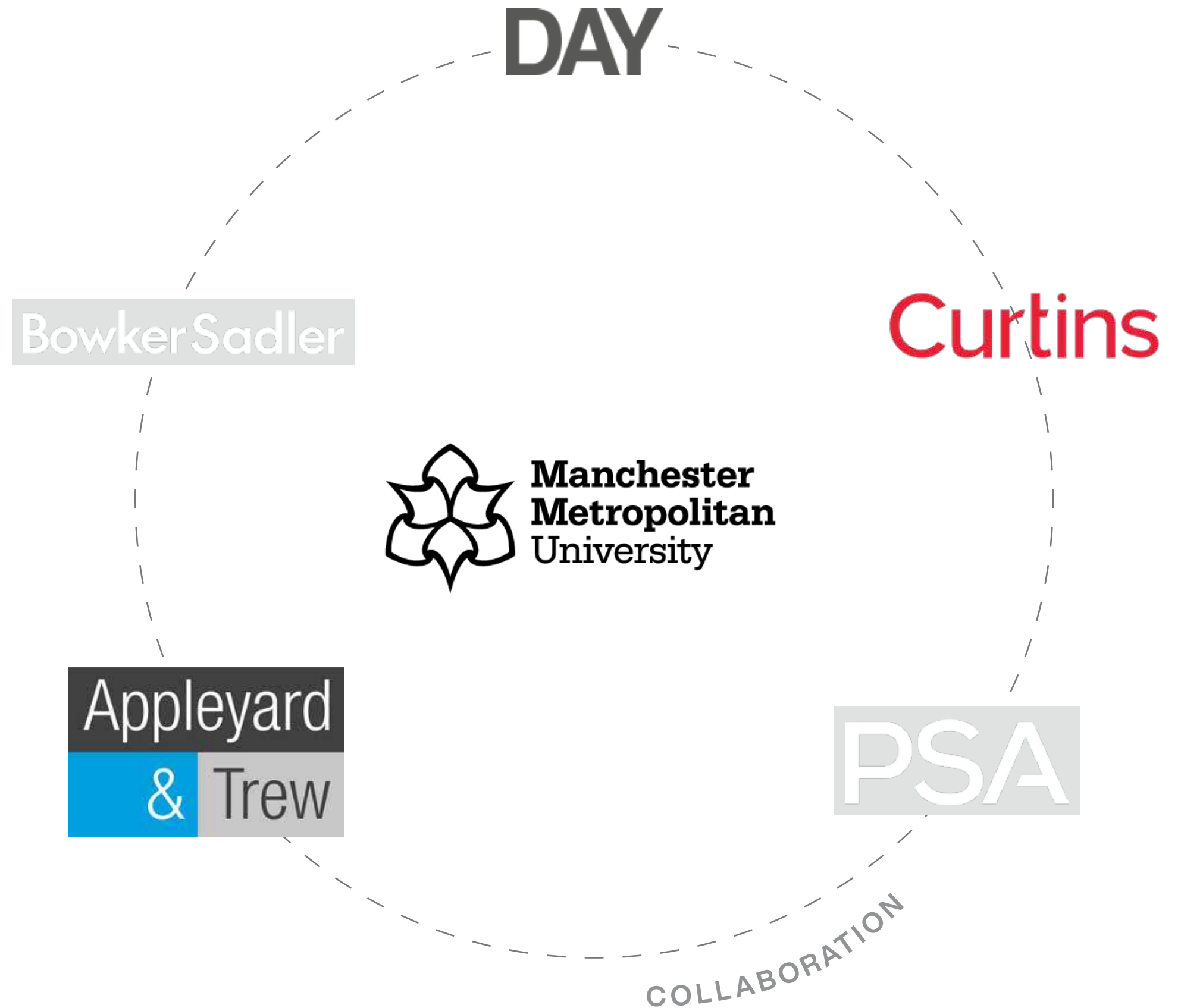
DAY - Architect, Lead Consultant, Interior Design

Bowker Sadler - Principal Designer

Appleyard & Trew - Quantity Surveyor

PSA - Services Consultant

Curtins - Structural Consultants



2.0 Existing

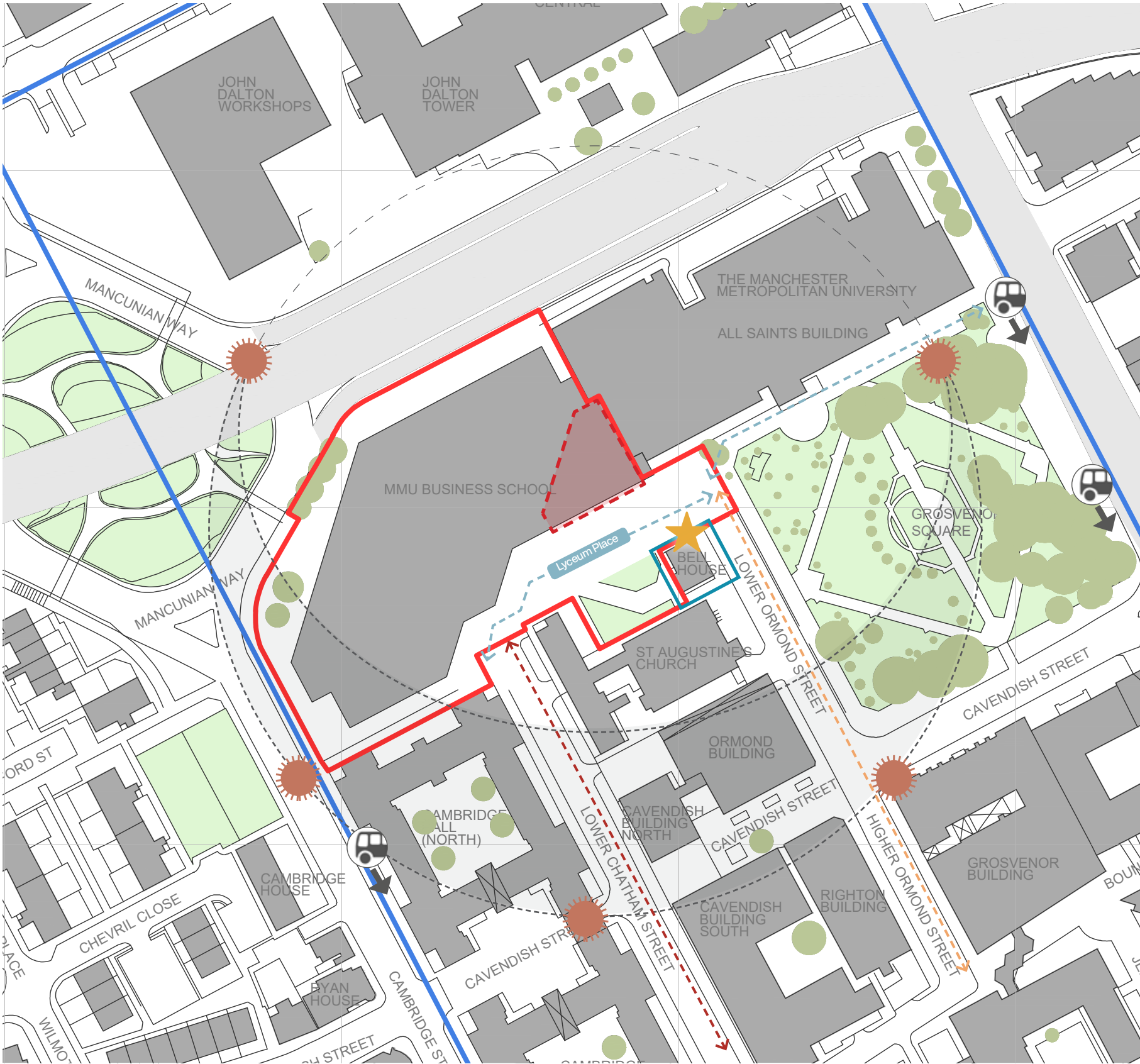
2.1 Wider Site Analysis

Existing

Background

The jobs hub at MMU currently offers tailored advice and support from specialist careers advisors. The service is currently located within the Geoffrey Manton building and is open for students to drop in or book 1-1 support for any potential career's opportunities. The proposed Career Hub location is in a key place for students walking through the campus.

- Key
- Proposed Career's Hub Boundary
 - Bellhouse Listed Building
 - Lower Chatham Street
 - Ormond Street
 - Lyceum Place
 - Solar Study Sun Path
 - Local Bus Stops
 - Main Roads
 - Adjacent Greenery
 - MMU Business School & Student Hub Site Boundary
 - MMU All Saints Campus



2.2 MMU Bellhouse Campus

Existing



Existing view of internal atrium



Existing view of canopy and entrance space



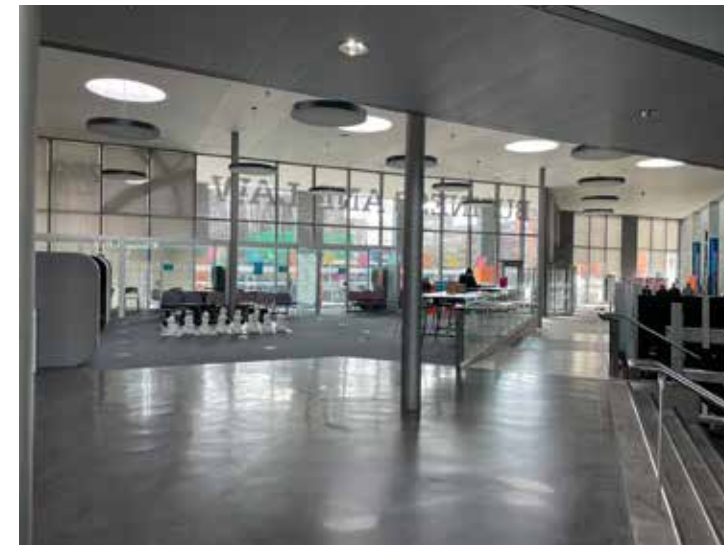
Existing view from Lower Omond Street & MMU Library



Existing view of ramp in atrium space



Existing view of external covered walkway



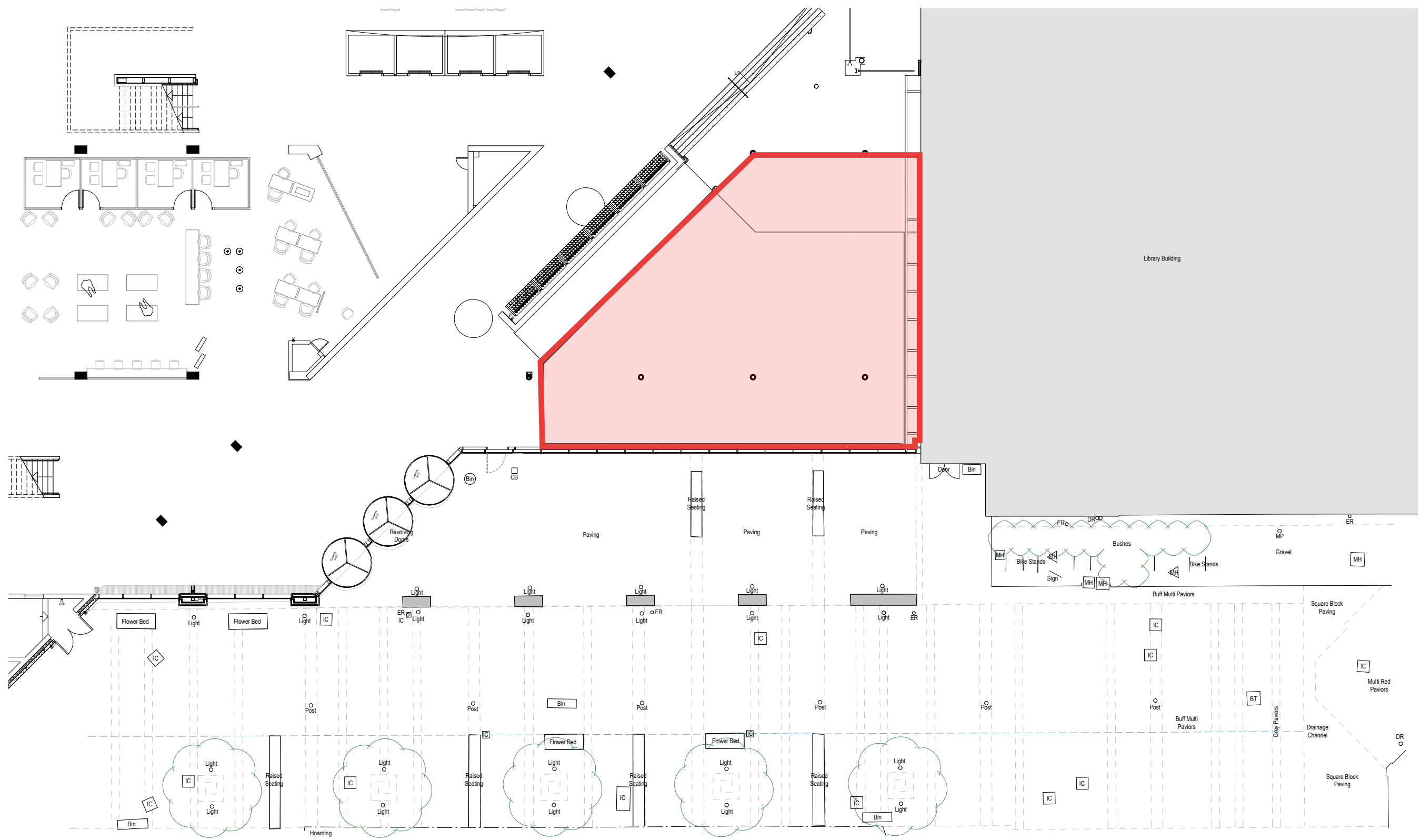
Existing view of internal atrium



Existing view of external elevation & existing manifestation

2.3 Business School Site Plan

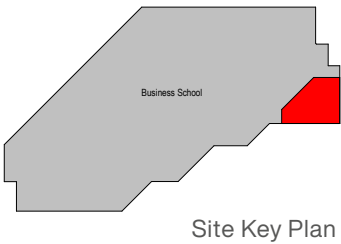
Existing



 Proposed Career's Hub Boundary

2.4 Business School Ground Floor Plan

Existing



Existing Business School Atrium

The proposed location for the new 'Careers Hub' will be based within the podium space of the Business School atrium. It currently is used for drop in adhoc meeting spaces and is a key route between the Business School and Sandra Burslem Building.



Existing View 01



Existing View 02



Existing View 03



Existing View 04

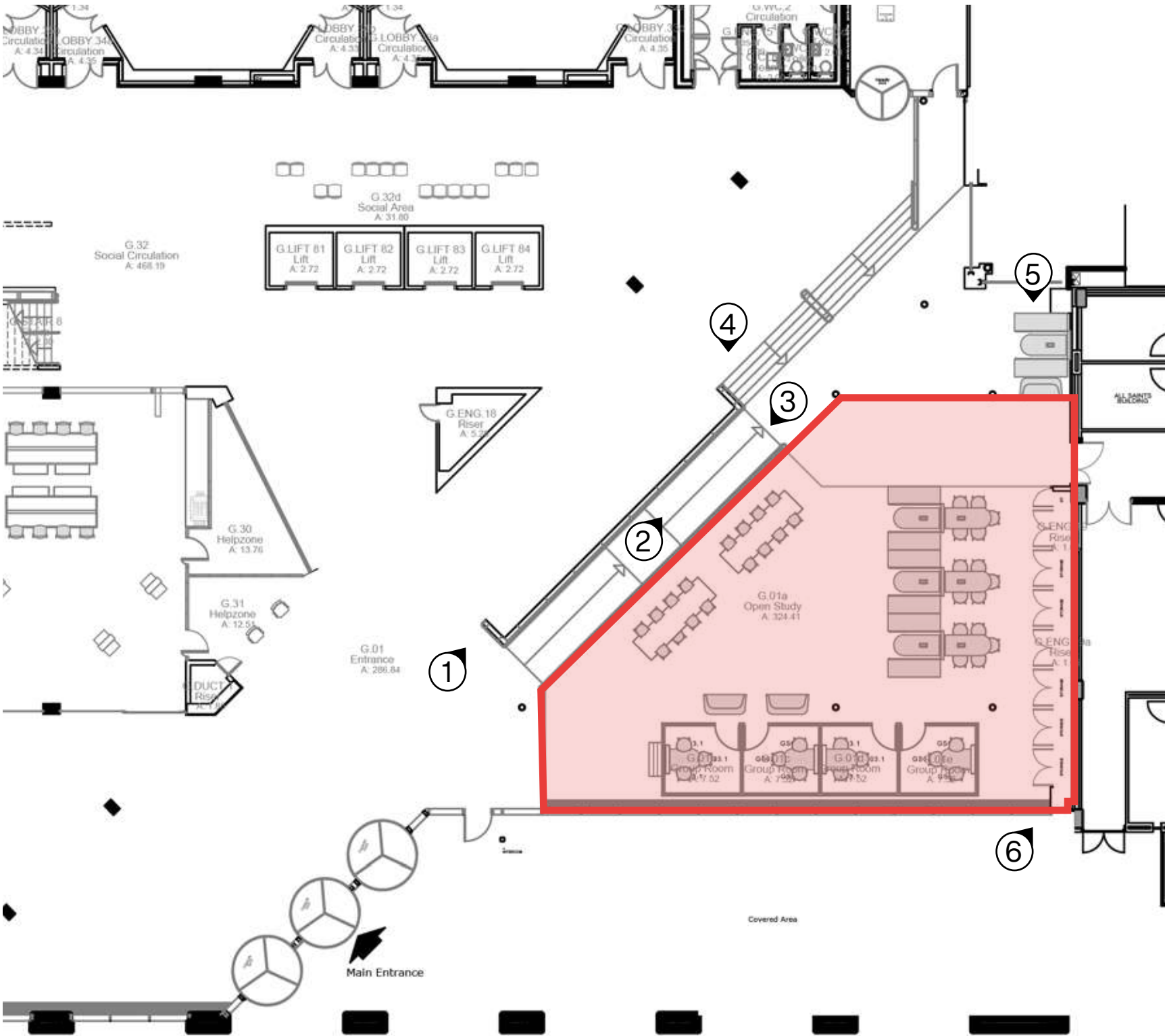


Existing View 05

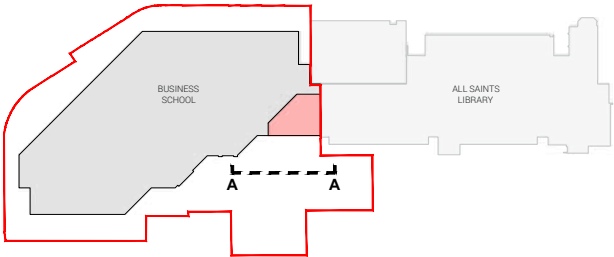


Existing View 06

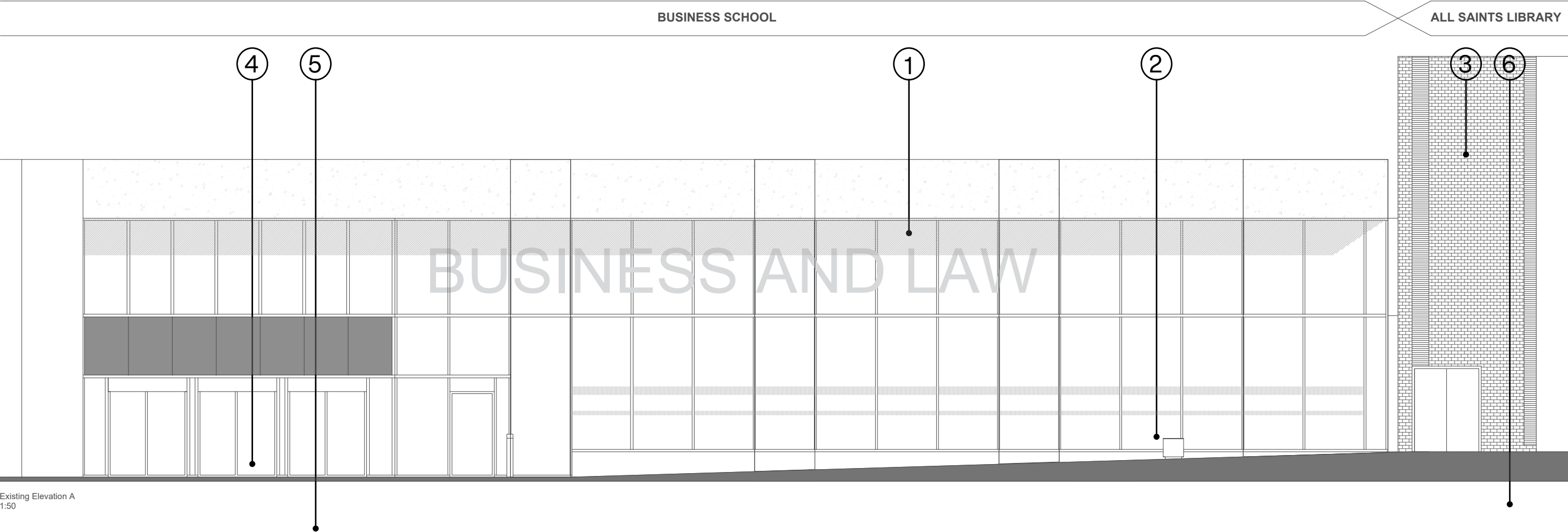
Key
 Proposed Career's Hub Boundary



2.5 Business School Elevation Existing



Site Key Plan



Existing Elevation A
1:50

The proposed works to the existing facade will be developed to resemble as close to the existing finishes as possible. We will propose any alterations to the curtain wall to be replaced with the same system and the doors to match the existing power assisted entrance.



1 Pre cast concrete panels to canopy roof and columns



2 Structural silicone glazed curtain walling system



3 Red brick facade to adjacent library building



4 Brushed stainless steel finish to entrance doors



5 Grey granite paving slabs to Business School landscaping



6 Indian sand stone paving stones to Library landscaping

2.6 Wider Context

Existing



All Saints Park

To ensure the proposed works to the external facade are in keeping with the surrounding context DAY have looked at the newer developments around campus for successful modern references. All Saints Park provides a well-received palette of finishes that tie the various surrounding developments together to form the heart of the campus.



Corten/ powder coated metal



Timber



Resin-bound Gravel



Light Buff Paving Blocks



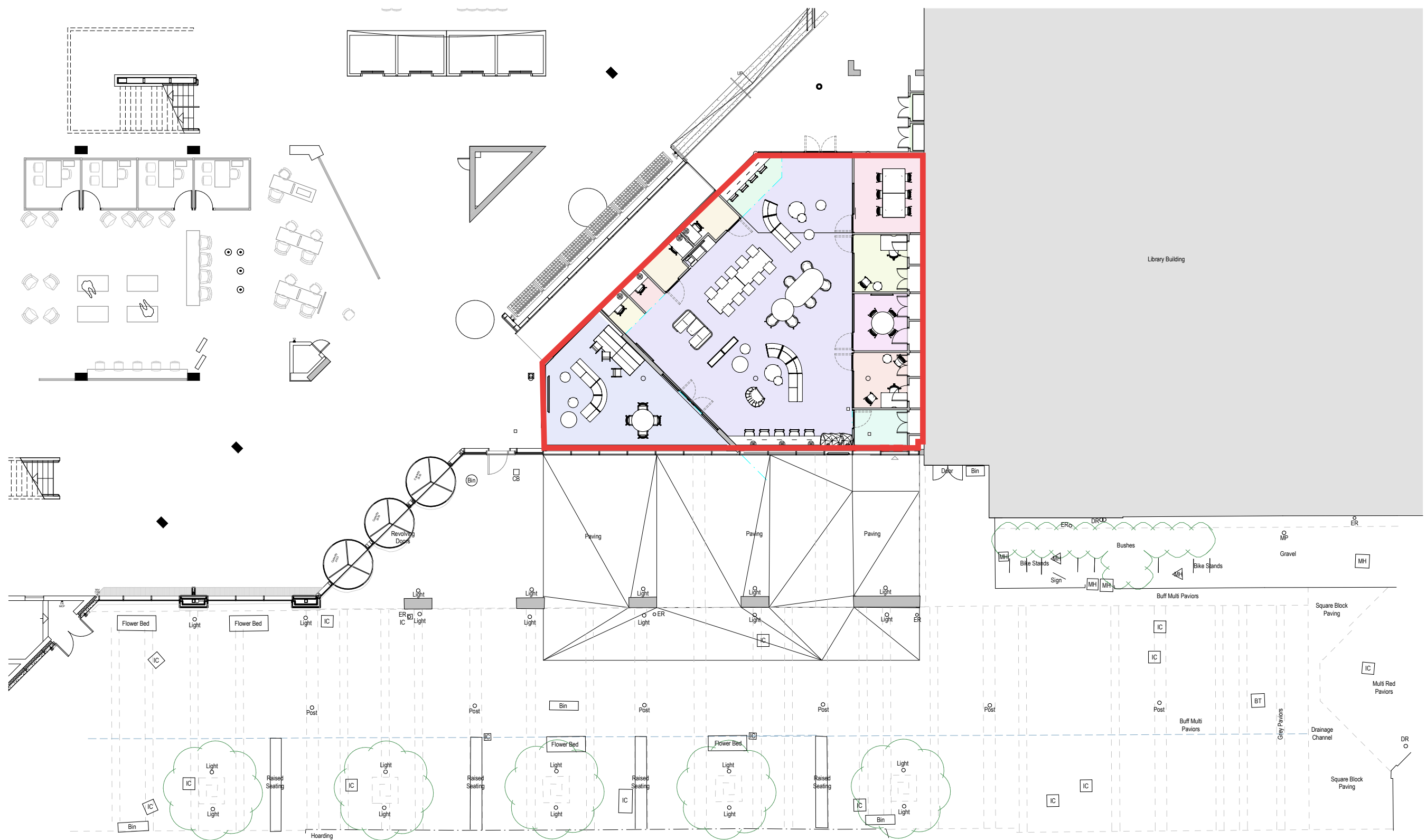
Key

- ▬ Proposed Career's Hub Boundary
- ▬ MMU Business School Site Boundary
- ▬ MMU All Saints Campus

3.0 Design Proposal

3.1 Proposed Site Plan

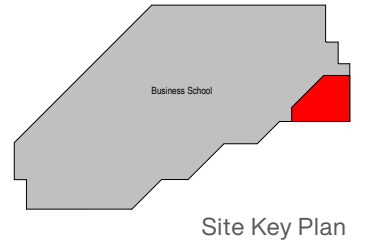
Design Proposal



□ Proposed Career's Hub Boundary

3.2 Proposed Ground Floor Plan

Design Proposal



Ground Floor Plan Changes

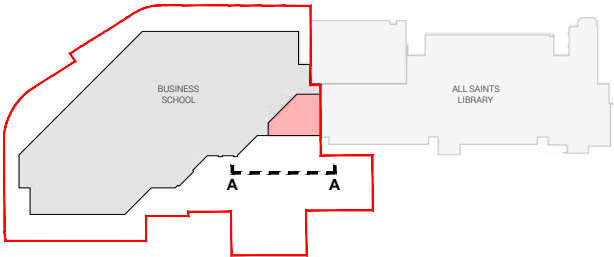
The proposed ground floor plan aims to transform an underutilised space within the Business and Law School into a dynamic and engaging Careers Hub, designed to support university students. The layout has been carefully structured to include dedicated spaces such as:

- Co-working lounge
- Enterprise Lounge
- Focus pods
- Interview pods
- Drop-in space
- Meeting rooms
- Private offices

The design respects the existing configuration of the Business and Law School, re-purposing a currently disused area while maintaining cohesion with the broader layout. A key aspect of the project involves regrading the external elevation of the Careers Hub to ensure level and accessible entry through a dedicated lobby leading into the co-working lounge. This enhancement is integral to the proposal, ensuring accessibility for all students.



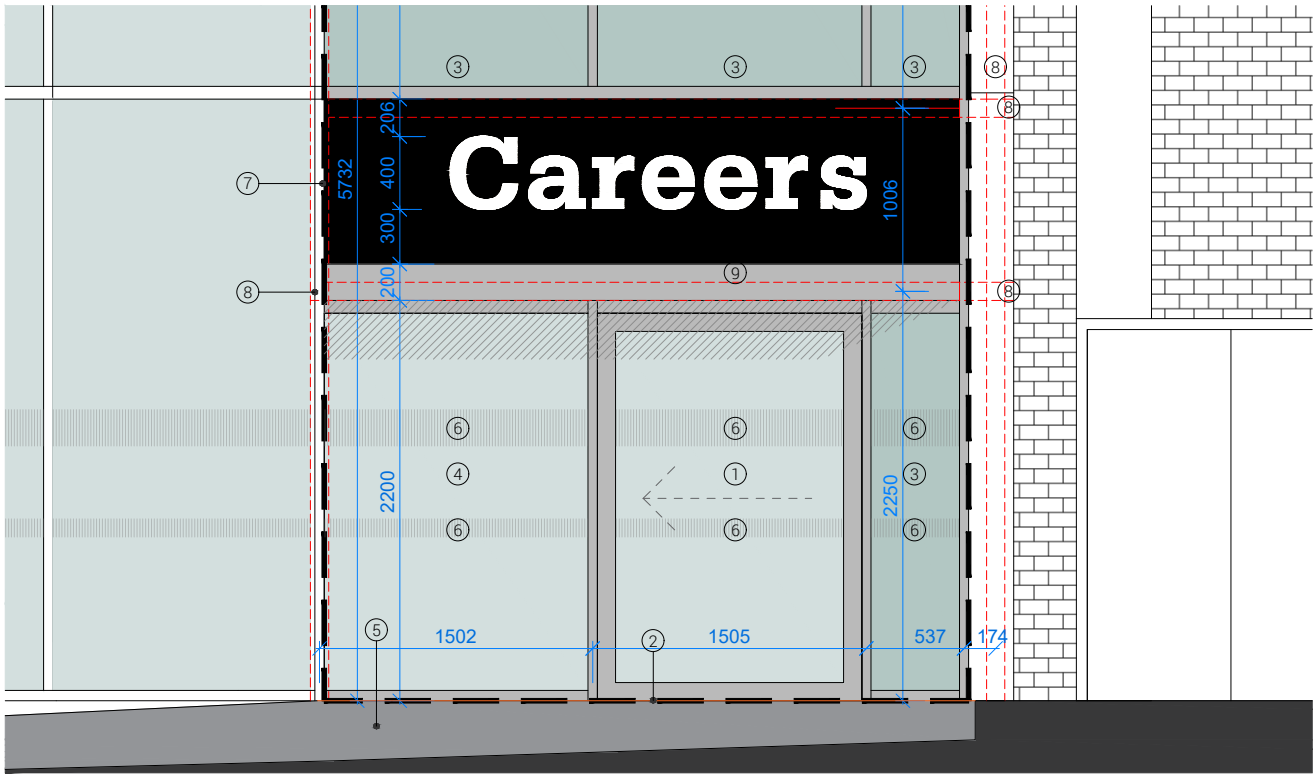
3.3 Proposed Elevation Design Proposal



Site Key Plan

SCOPE OF WORKS:

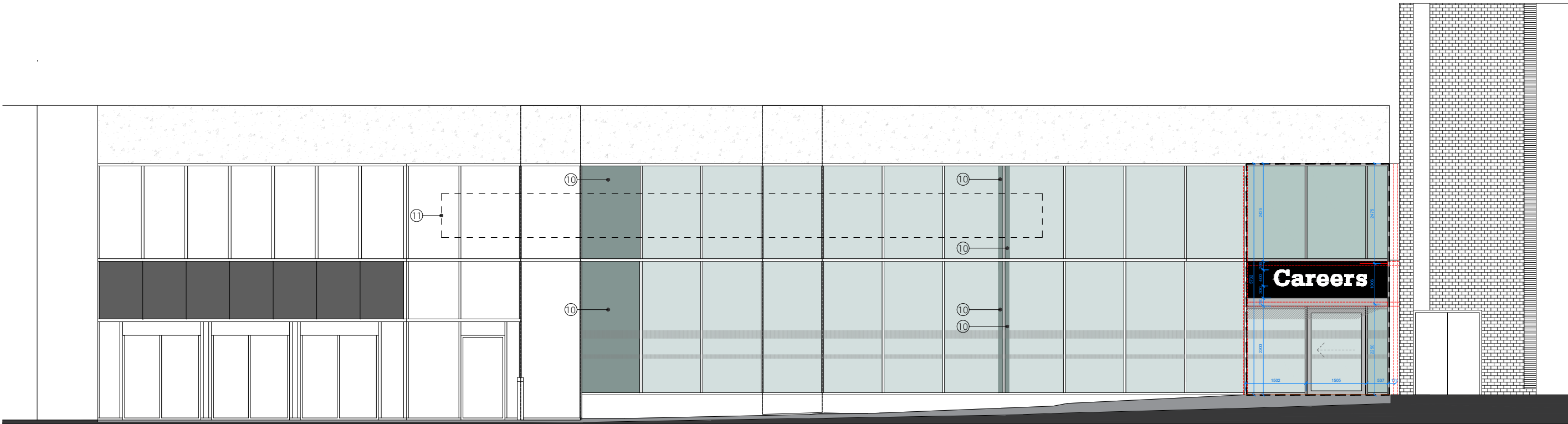
- 1. New accessible automatic sliding single leaf door with floor mounted push pad button. MEP to confirm location of push button, power required for door operation. Structural engineers to confirm suitability of specification with wind loading. Door to be compatible with existing curtain walling system.
- 2. Existing curtain walling to be inspected and confirmed if salvagable, contractor to allow for full replacement of mullions, transoms and glazing. Aluminium frame to match existing RAL colour.
- 3. 4 no. Back painted ceramic glass panels to match existing. Panel located adjacent to the proposed door to be safety glazing.
- 4. 1 no. Fixed clear safety glazing.
- 5. External landscaping to be regraded, new paving blocks to be laid and match landscaping within All Saints development. Location of new tactile paving TBC following further detailed design.
- 6. New door and ground floor glazing panels to receive vinyl manifestation to match existing.
- 7. Sign to be flush with glazing. Insulated aluminium panel to interior face. Halo illuminated,
- 8. Structural steel beams and columns to support section of curtain walling, sat inside of existing curtain walling.
- 9. Projecting aluminium fascia, 200mm x 200mm.
- 10. Frosted film to be applied to rear of glazing prior to construction of internal partitions. Colour TBC. Colour as shown on elevation is indicative to highlight difference compared to regular glazing.
- 11. Existing 'Business and Law' signage to be removed as part of a separate application for other works



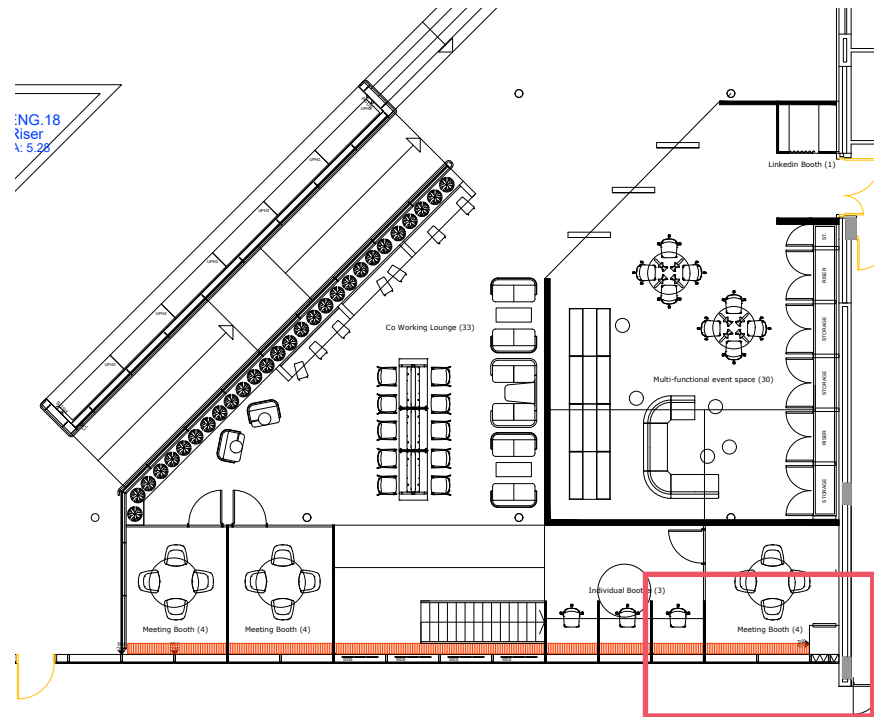
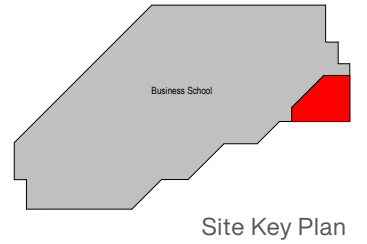
Proposed Detail Elevation A
1:20

BUSINESS SCHOOL

ALL SAINTS LIBRARY

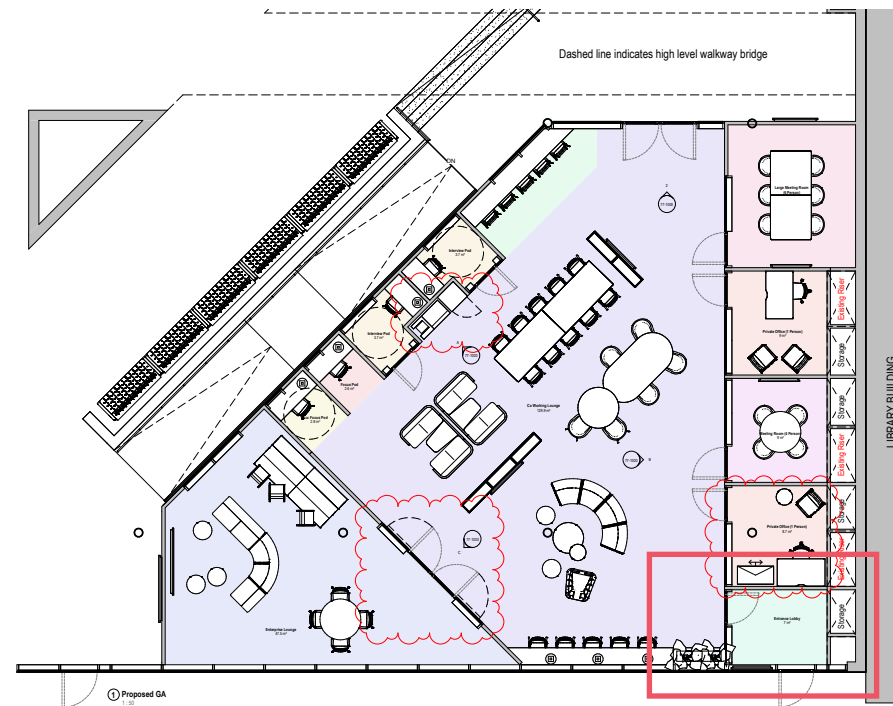


3.4 Plan Development Design Proposal



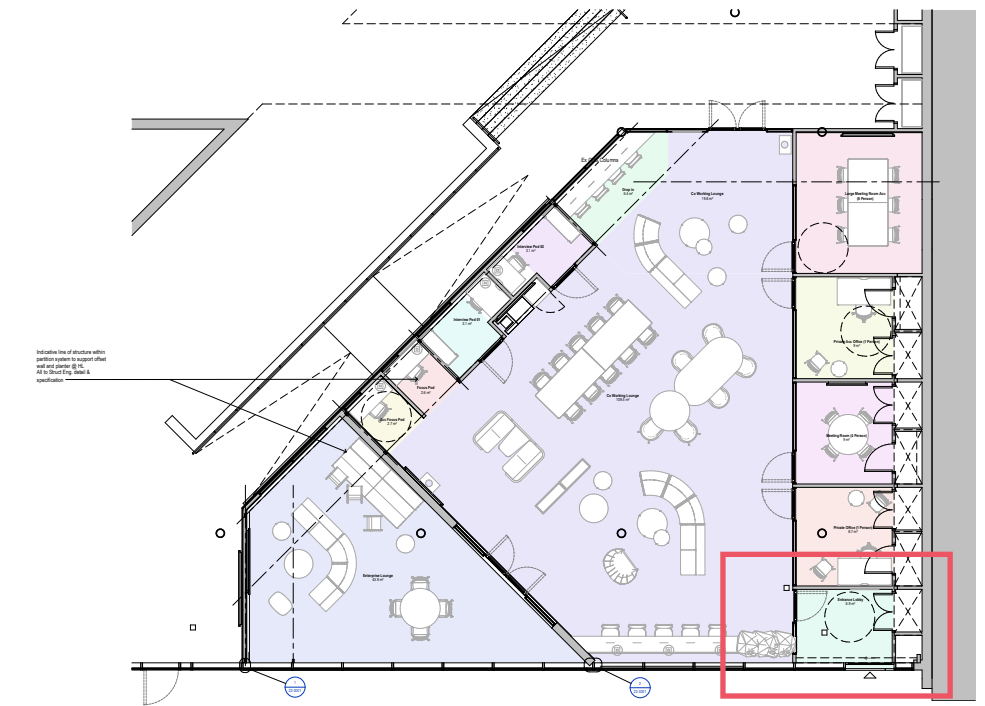
Previous Option - March 2024

- + No alterations required to external curtain walling
- No level access provided from external makes the proposal less inclusive
- Means of escape for fire safety is less optimum



Previous Option - October 2024

- + Means of fire escape provided
- + Lobby area provided which improves energy efficiency within the building
- Small section of curtain wall to the right of the door would be a separate panel which interrupts the existing rhythm of the façade
- Swing door is less optimum for accessibility than a sliding door



Current Proposal - February 2025

- + Most accessible door option
- + External level access able to be provided
- + Existing curtain wall glazing section is updated with opportunity for Careers Hub signage for improved way-finding

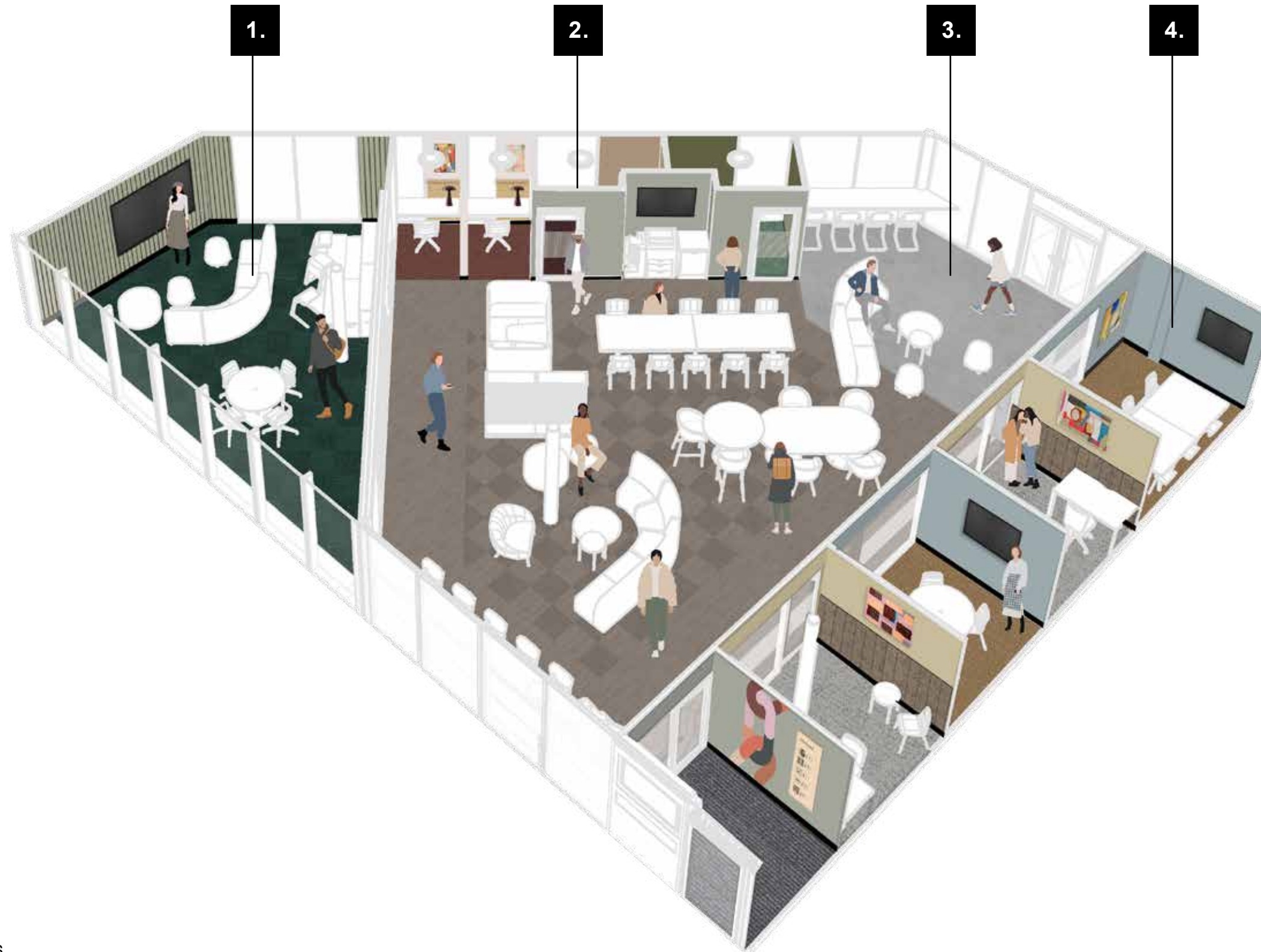
3.5 Proposed Furniture Plan

Design Proposal



3.6 Proposed Career's Hub Axonometric

Design Proposal

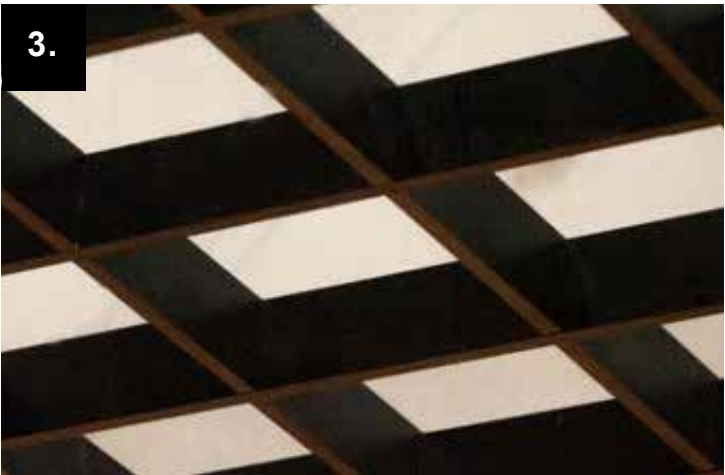


Key:

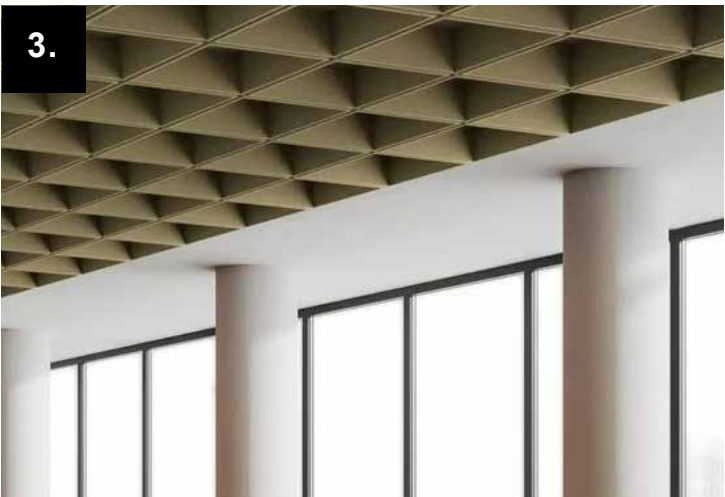
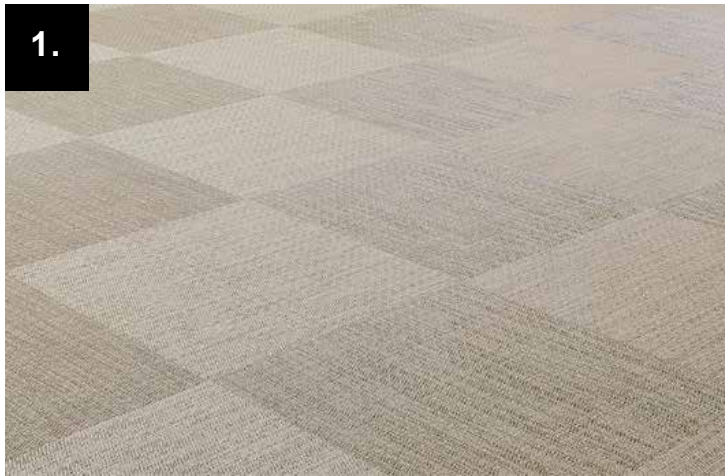
- 1. Enterprise Lounge
- 2. Focus & Interview Pods
- 3. Co-working Lounge
- 4. Meeting & Private Offices

3.7 Proposed Career's Hub Finishes

Design Proposal



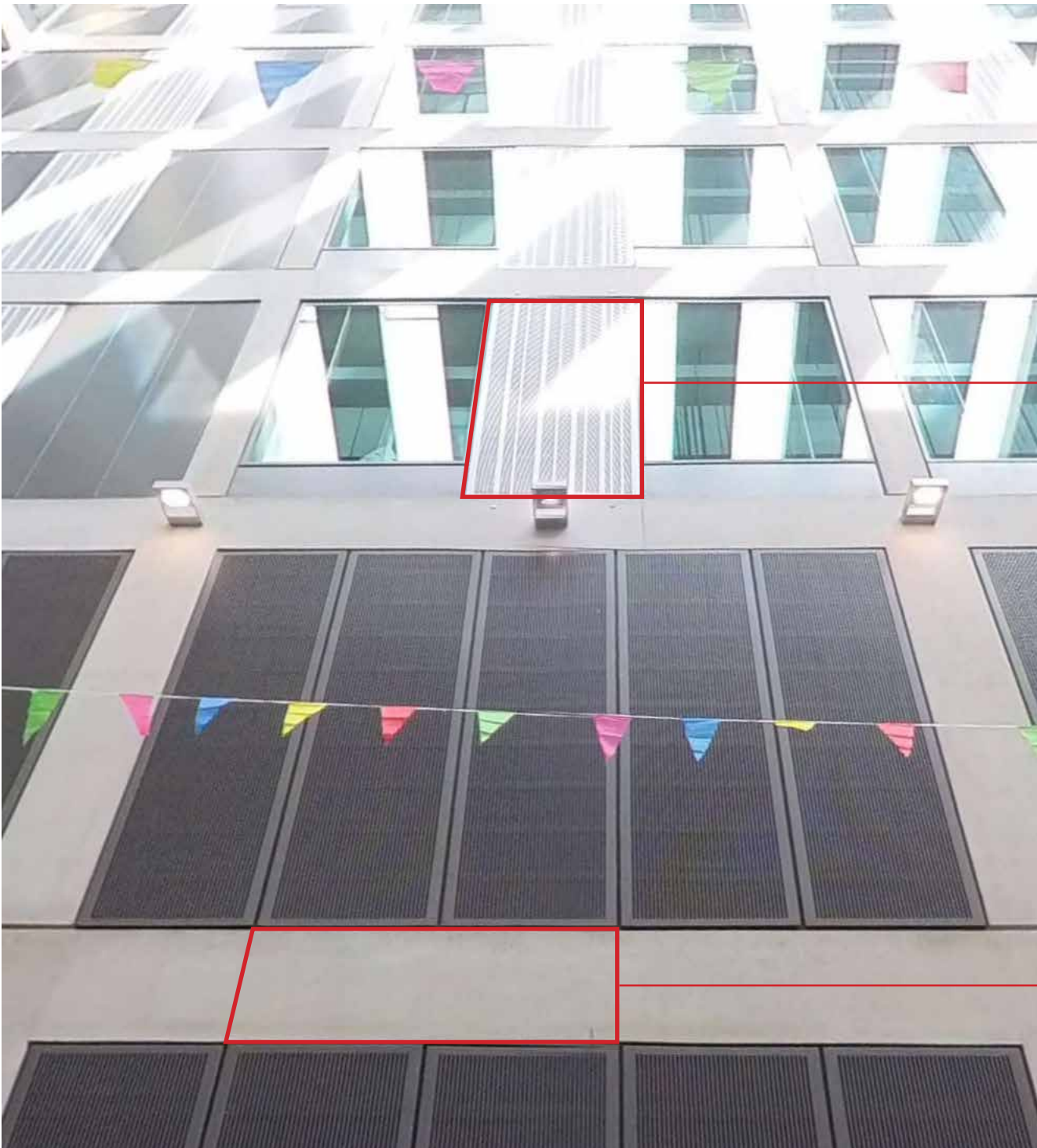
- 1. Floor Finishes
- 2. Wall Finishes
- 3. Ceiling Finishes



The following finishes provide a neutral backdrop whilst using a variation of textures to add depth and interest to the space. Through the use of varying the flooring laying pattern a zone can be created within the space which is complimented with the grid forms of the ceiling baffles.

3.8 Proposed Atrium Design Proposal

Existing Acoustic Panelling



Acoustic panels with linear perforations

Exposed concrete structure



Atrium Location Plan



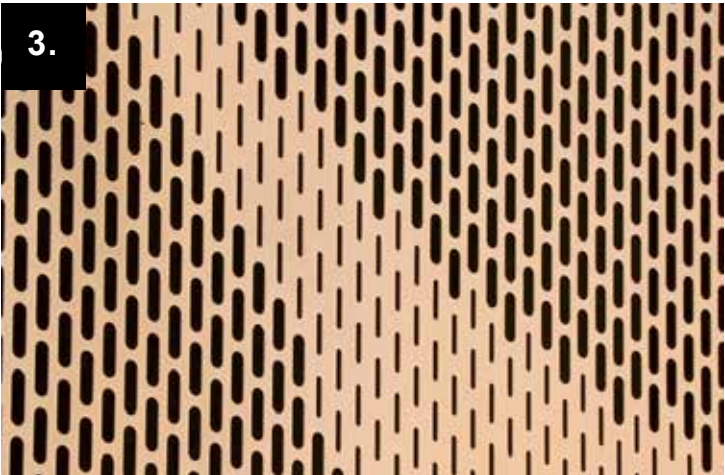
Proposed Light-Weight Cement Panels



Proposed Slatted Cladding

3.9 Atrium Finishes

Design Proposal



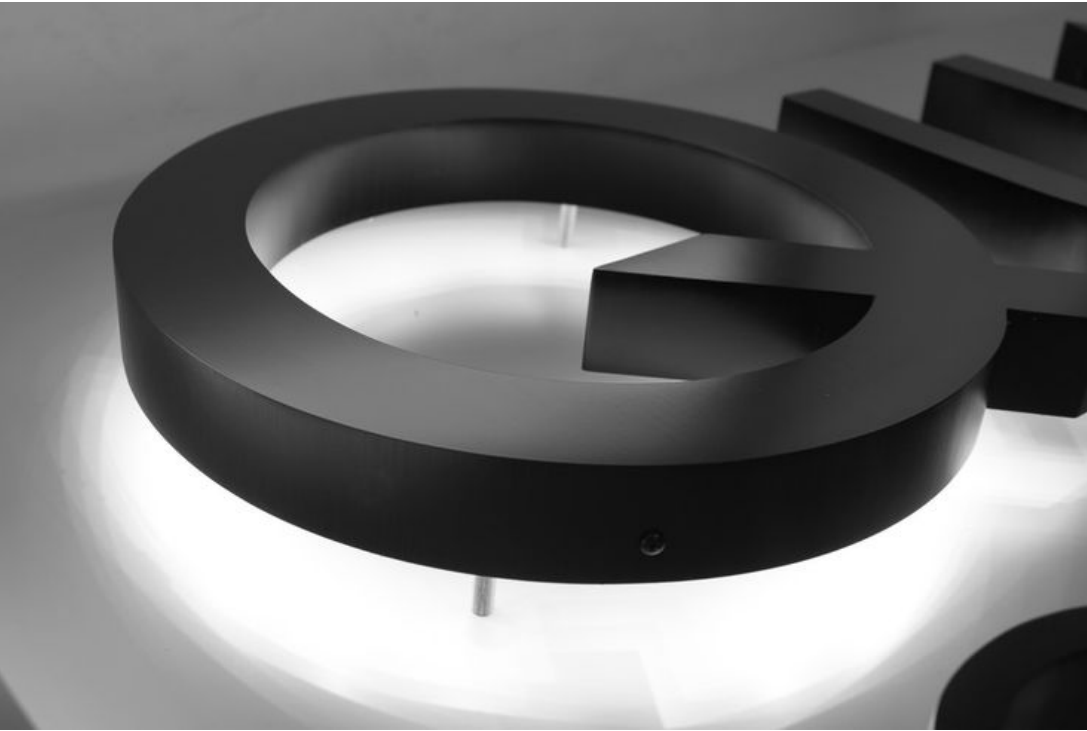
- 1. Micro Perforated
- 2. Perforated
- 3. Bespoke Perforated



To add warmth to the atrium proposals we have proposed a timber acoustic panel option. The acoustic element of the panels can also be adjusted to provide various look & feels. We have suggested the following options with varying levels of perforations to illustrate the options available.

3.10 Internal Wayfinding Strategy

Design Proposal



4.0 Proposed Visuals

4.1 Internal View 01

Proposed Visuals



Scan for internal
panoramic view

Internal View 01 - Co-working Lounge

4.2 Internal View 02

Proposed Visuals



Scan for internal
panoramic view

Internal View 02 - Co-working Lounge

4.3 Internal View 03

Proposed Visuals



Internal View 03 - Internal Atrium

4.4 External View 01

Proposed Visuals



External View 01 - View from Grosvenor Square

4.5 External View 02

Proposed Visuals



External View 02 - View onto Main Entrance to Career's Hub

4.6 External View 03

Proposed Visuals



External View 03 - View under External Canopy

4.7 External View 04

Proposed Visuals



External View 04 - Elevational View onto Career's Hub Entrance

4.8 External View 05

Proposed Visuals



External View 05 - View from Library Corner

Studio 1
77 Deansgate
Manchester
M3 2BW