

PLANNING

18 MARCH 2025

DESIGN AND ACCESS STATEMENT

UOM SQUIRRELS BAR
UNIVERSITY OF MANCHESTER

Prepared By

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Revision	Stage	Author	Approved	Date
P01	Planning	ALV	TG	28/03/2025
P02	Planning	TT	ALV	17/04/2025

1.0 OVERVIEW

This document has been produced by Rider Levett Bucknall Ltd on behalf of the University of Manchester. This statement is to accompany the planning application for the Squirrels Bar to be located at Gunnery Lane, Fallowfield, M14 6HE.

Planning application reference:	TBC
Site name:	Car park adjacent to Armitage Sports Centre
Address (inc. postcode):	Gunnery Lane, Fallowfield, M14 6HE
Grid reference:	386002 X (Eastings), 394168 Y (Northings)
Existing use:	Hardstanding car park
Proposed use/works:	Single storey modular build and associated landscaping works to house student 'Squirrels Bar'.

The University of Manchester (UoM) has appointed Rider Levett Bucknall (RLB) to develop proposals for the re-provision of the Squirrels Bar, a key student social and events facility. This is intended to facilitate the demolition of the existing bar as part of the DBFO redevelopment of the Fallowfield Campus.

The new facility is required to be fully operational by September 2025 and remain in use until July 2028, ensuring continuity of services and minimising disruption to students.

The University has decided to proceed with a portal steel frame, single-storey solution, with a GIA 400-500m². The solution will ensure a fully operational bar and events space, within the critical timeline, providing a lifespan of 10 years which gives the University the opportunity to re-purpose beyond 2028.

1.1 SUPPORTING INFORMATION

This design and access statement will provide an overview of the proposed works and is to be read in conjunction with the supporting documentation as listed below:

Document reference	Title	Author
37821-HYD-XX-XX-RP-GE-0001	Phase 1 Ground Conditions Desk Study Report	Hydrock
37821-HYD-XX-ZZ-RP-Y-2001_P01	Air Quality Assessment	Hydrock
37821-HYD-XX-XX-RP-TP-4001-P01	Transport Statement	Hydrock
37821-HYD-XX-XX-RP-WENV-0001	Flood Risk Assessment	Hydrock
37821-HYD-XX-XX-RP-Y-1001 P01	Noise Impact Assessment	Hydrock
The Squirrels Manchester DBA	Desk-based Heritage Assessment	Prospect Archaeology
UoM Squirrels Bar Desk-Based Ecological Appraisal - Final	Desk-based Ecological Assessment	Stantec
37821-HYD-XX-XX-RP-D-0001 P1 Drainage Strategy	Drainage Strategy	Hydrock
37821-HYD-XX-XX-DR-C-0500 P01		
Planning drawings	Planning drawings: - Existing Site Layout - Location Plan - Proposed Site Layout - Proposed Floor Plan - Proposed Elevations - Proposed Soft landscaping - Proposed Hard landscaping	RLB / Turley's
07.03.25-RLB-XX-XX-R-ME-01 Rev001	Ventilation statement	RLB

2.0 EXISTING SITE

2.1 EXISTING SQUIRRELS BAR

The existing Squirrels Bar is located to the far Southwest of the Fallowfield UoM campus, housed within the Oak Park halls of residence. The existing accommodation is to be demolished as part of the DBFO re-development of the Fallowfield campus (LPA ref. 138126/OO/2023).

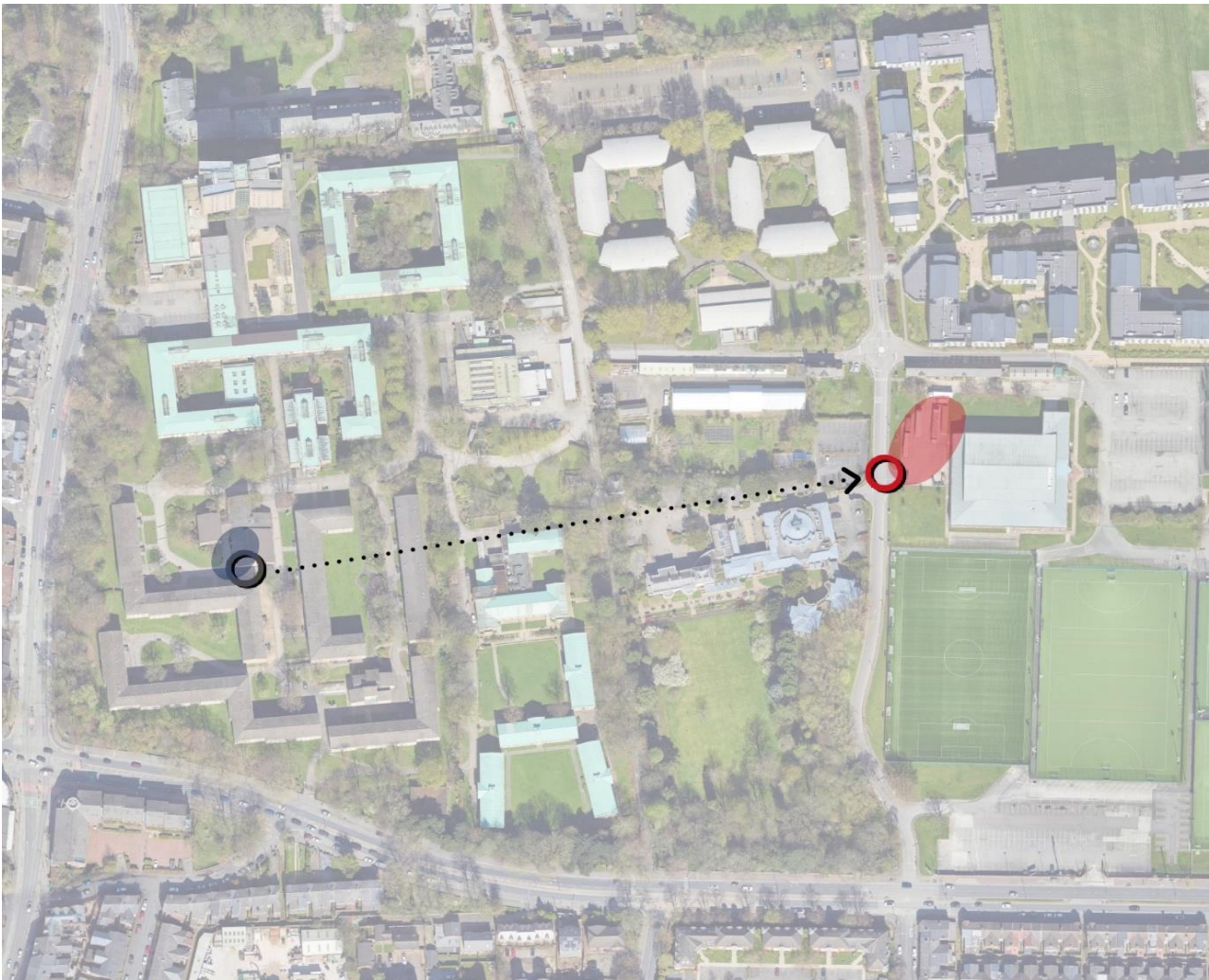


Image 1: Existing (blue) and proposed (red) site location

The existing accommodation it is split across two floors, with a large open event space to the Ground Floor and the main bar area to the First Floor. Internally the spaces are arranged to allow flexibility,

notably with ample event and social space. The proposals are to look at replicating the existing accommodation and offering of the space, over a one -storey build.



Image 2: Photographs of existing Squirrels Bar

2.2 PROPOSED SITE

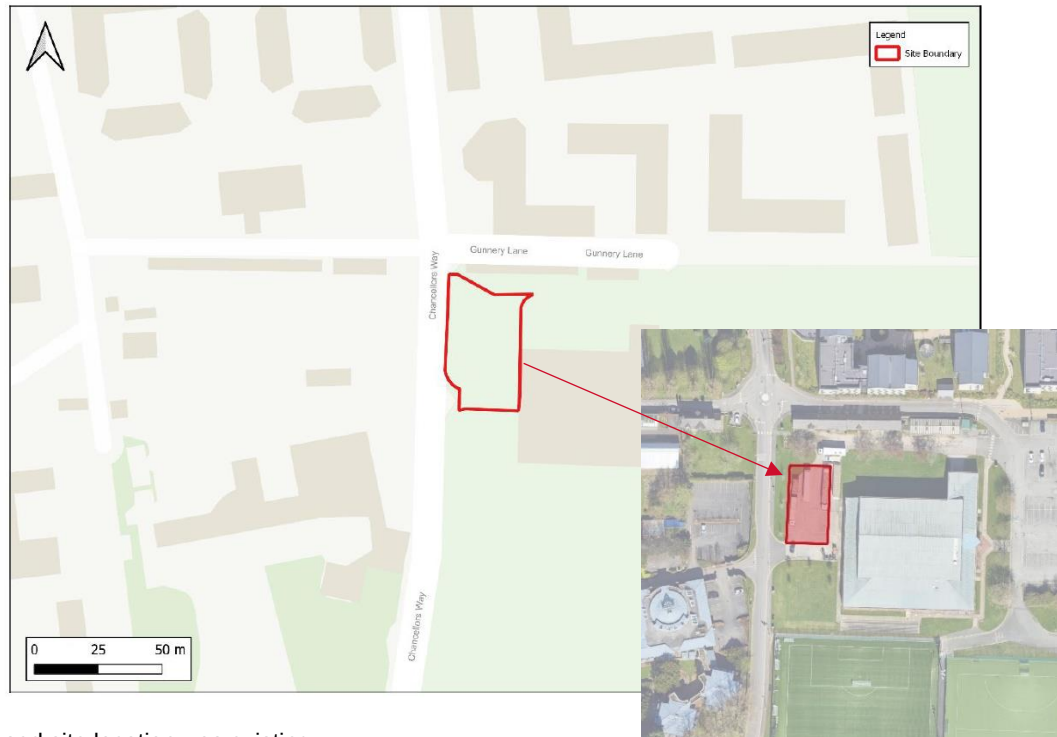


Image 3: Proposed site location - as existing



Image 4-7: Proposed site location - as existing photographs

As part of the Client briefing, a proposed location was identified as the preferred option for the re-provision, having initially assessed four potential site locations. The proposed site is located within the UoM Fallowfield campus grounds, to the rear of the Armitage Sports Hall.

The site is accessible to the wider UoM estate, within close proximity of the newly refurbished Student Hub and walking distance for the surrounding halls of residence.

To the North, the site is bordered by existing single storey storage buildings, with Unsworth Park, four storey student accommodation beyond. To the East, the site is bordered by The Armitage Sports Centre and open land, with a mixture of car parking and sports facilities beyond. To the South, the site is bordered open land, with sports facilities beyond. To the West, the site is bordered by Chancellors Way, with Firs Botanical Grounds and Uttley House, a Grade II listed building beyond.

The site is bordered by grass embankments and built form, with no fencing currently in situ.

The site is not within a conservation area and there have been no TPO's identified within the site boundary.

During the initial feasibility study conducted, extensive site analysis identified the opportunities and constraints with the existing site, which have been taken into consideration within the final design. Please refer to **Section 3.0 – 11.0** for further details. This has included developing designs to fit within the site context, as noted above, both in scale and appearance.

3.0 USE

The proposed site is currently used as car parking with hard landscaping surrounded by grass embankments.

It is understood that the existing car park, designated as coach parking associated with the Armitage Sports Hall is no longer active and therefore utilised as overflow car parking. To facilitate the proposed building footprint of circa 400-500 sqm, the majority of the car park space will be lost. Although bays are not currently marked, this is estimated at approximately 15-20 undesignated parking spaces. However, with ample car parking immediately surrounding the site, this is not deemed to be an issue by the University.

The site proposals look to re-develop the site to house a single storey building to be used as the 'Squirrels bar' for use by students at the University. This is fitting with the surrounding building uses, with student accommodation and sports hall located in close proximity.

The primary project objective is to re-provide the existing student bar elsewhere on the University campus as a temporary measure during the DBFO demolition works. The existing student bar contributes to the Universities revenue in the region of £1 million annually, therefore it's reprovision is critical to continued operations. A temporary facility is required to be fully operational by September 2025 and to remain in use until July 2028, ensuring continuity of services and minimising disruption to students.

It is intended following its use as ‘Squirrels bar’, that the modular building will be used as alternative accommodation by the University deemed suitable. At this stage its future use is unknown however it has been discussed, it could be re-purposed to act as a recreation space or additional storage associated with the Armitage sports hall and surrounding playing grounds.

4.0 SCALE

The proposals have been developed following a feasibility study to assess the existing site and context, addressing any key considerations such as the scale of the surrounding built form.

Following various design iterations during the concept development stage, the final proposals have been prepared to meet the Universities spatial requirements whilst appropriate for their context and scale of the site. These are for a single storey building with a gross internal area of 450sqm and external cellar/storage area at 10sqm. The proposed building length is circa 30m with a width of 15m. The proposed height of the building is 3.3-3.6 metres. In comparison to the Armitage sports hall to the East, sitting at approximately 15m tall and the storage buildings to the North at approximately 7m tall, the proposals are an appropriate scale to not impose on their surroundings.

As a single storey building, the proposed will allow visibility across the site, with the Armitage sports hall still identifiable for those approaching from Chancellors Way.

5.0 AMOUNT

Functionality was the key objective in developing the proposals to ensure the design layouts allow for all the necessary ‘front of house’ and ‘back of house’ accommodation to facilitate the bar. The existing student bar has been used as a basis, with the aim to replicate the area provisions. Given the size of the site, and as noted in **Section 4.0**, the appropriate scale building within its context, the single storey 460 sq.m building was deemed the best solution. This will allow the necessary internal spaces for the bar’s operation, whilst maintaining circulation and landscaping around.

The internal configuration has been developed to create a simple flow for entrance, circulation and egress of the building. The spaces/zones within the building include general seating/event space, WC’s, bar/staff area, store rooms, circulation, office space and services. Whilst the layout includes the necessary ‘back of house’ areas to function as a bar, it has also been designed to provide 300+sqm of open plan floor space to be used for general student use and events. This space is critical as a multi-functional student space given the demolition of the existing bar, which currently facilitates both the bar and wider event functions.

As noted in **Section 3.0**, the existing parking will be displaced and no additional parking is proposed. It has not been deemed necessary to provide parking for the bar, with students encouraged to walk given it’s close proximity to the accommodation and ample staff parking available elsewhere. There is

space available to the South of the site, which is to be landscaped and could be used as undesignated parking, should it be required, including for deliveries or emergency services.

6.0 APPEARANCE

The proposals developed look to sit within their context, complimenting the adjacent buildings and local architectural context. Given the intended use of the space as a bar therefore the need for functionality and durability, a modular building is proposed. This will allow a pre-fabricated construction that will minimise the risk or impact to the existing site or surrounding areas.

It is proposed that the modular build will be cladded externally, with a composite panel roof and UPVC windows/doors. For an overview of the proposed materials, please refer to the table below:

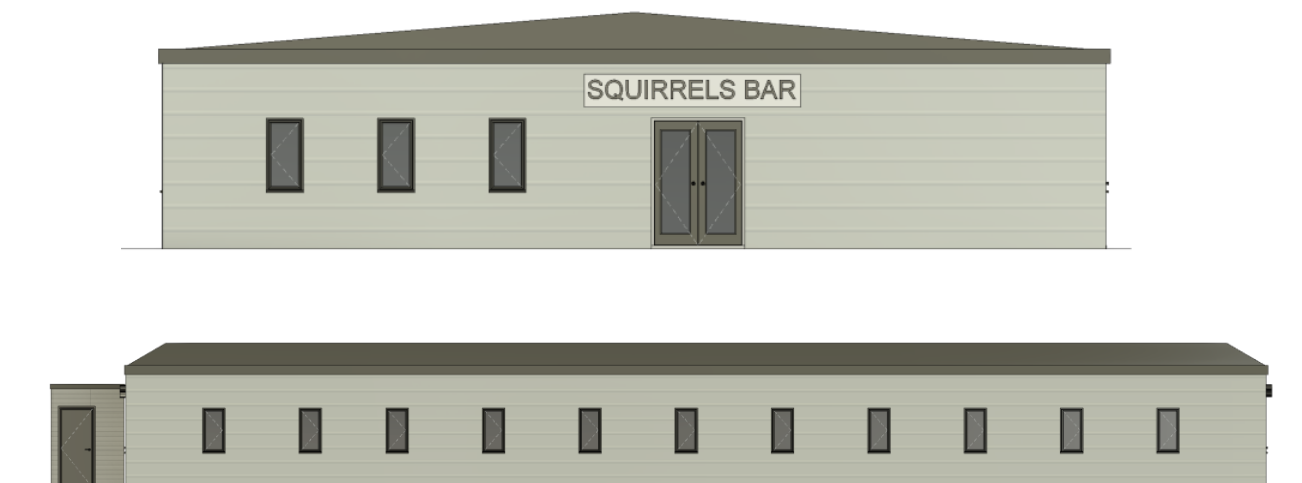


Image 8: Proposed modular building – elevations



Image 9: Proposed modular building – site context

Element	Existing	Proposed	Key considerations
External Facade	N/A	Light Grey composite cladding panel	Colour/ finish of external cladding to compliment and blend with surrounding materials of the area.
Roof	N/A	Grey composite cladding panel	Colour/ finish of external roof to compliment and blend with surrounding materials of the area.
Windows	N/A	Proposed UPVC rectangle windows to building façade.	Windows to help with the aesthetic of the building breaking up the external façade and to help with natural daylight within the building. Window frame/ glazing colours to match and compliment external façade and surrounding finishes of the area.
Doors	N/A	Proposed Glazed UPVC Doors to building façade.	Door frame/ glazing colours to match and compliment external façade and surrounding finishes of the area.

7.0 LAYOUT

A primary consideration for the proposals was the need to work within the existing site constraints, minimising the disturbance to the surroundings and maintaining access through the site. The layout devised looks to sit on the existing hardstanding, retaining the grass landscaping where feasible and provide clear access routes from the North and South.

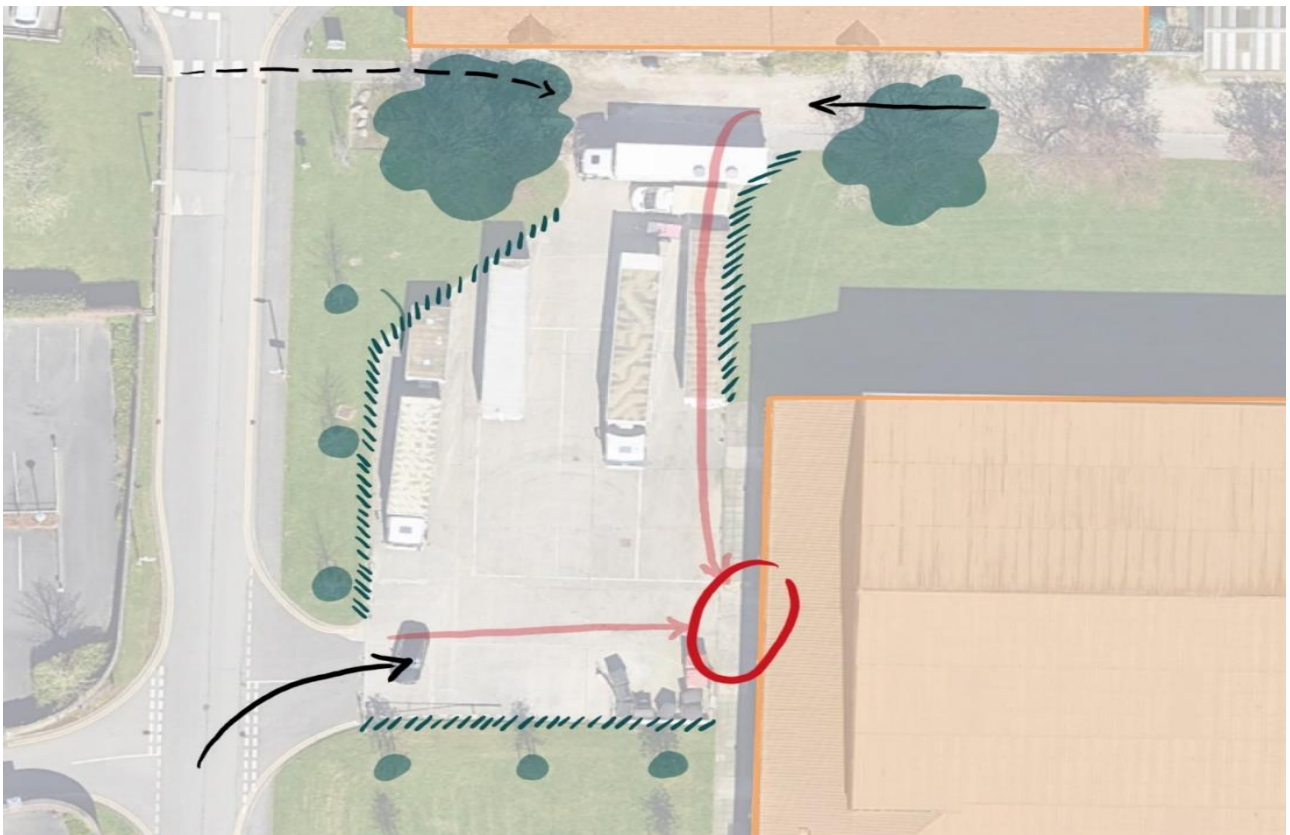


Image 10: Site analysis – primary considerations for layout

The proposed building is arranged on site to follow the existing built form and topography. Primary access points will be positioned to the North and South, whilst the elevations to the East and West include an array of windows, allowing natural light into the internal spaces.

Internally the spaces are configured to allow 'back of house' accommodation to sit to the West, allowing ease of access for deliveries to the bar. The location of the WC's to the North West corner is devised to allow utilities connections and ease for waste disposal. This orientation also encourages the North/North East to present as the active frontage for the bar, away from the Chancellors Way road. Landscaping proposals have been developed to enhance the surrounding site, with external works to include additional planting, hardscaping and designated vehicular routes.

8.0 ACCESS

There are currently 2 No. vehicular access points to the existing site, via the Southwest corner off Chancellors Way and a road running to the Northeast from Fatty Avenue. Pedestrian access is gained from Chancellors Way via the Northwest corner of the site, with a marked crossing in situ.

These are to remain within the proposed, with a minimum 3 metre road to be maintained to the East of the proposed building footprint for a singular vehicle access. This will implement a one-way access, with entrance via Chancellors Way and exit via Fatty Avenue.

There is a loading bay to the West elevation of the Armitage sports hall, which whilst infrequently used, will still require access. The proposed building footprint and location will allow a clear access route to this loading bay as well as deliveries to the bar and external store.

Inclusivity is a primary objective of the University, therefore the internal configuration has been devised to allow for all users including those in wheelchairs to use the bar space and welfare facilities.

Landscaping proposals have been developed, as detailed in Section 9.0. This will include groundworks to allow for ramped access to the proposed building, working with the existing topography.

9.0 LANDSCAPING

Landscaping proposals have been developed and submitted as part of this planning application. These look to compliment the proposed building and context, largely retaining the existing soft landscaping/trees, with some additional ornamental planting to the North/West elevation. Hard landscaping is proposed to include a footpath to the building perimeter, surface works to the service yard and an extension to the existing footpath off Chancellors Way, allowing ease of safe access.

As part of this planning application, various surveys have been undertaken that have been taken into account within the landscaping proposals including:

- Flood risk assessment
- Drainage strategy
- Ground investigation report

Please refer to **Section 1.1** supporting information.

9.1 FLOOD RISK

The site is located within Flood Zone 1, and is therefore classified as having a 'low' risk of flooding from tidal and/or fluvial sources. The site is considered to be at low risk of flooding from surface water and all other assessed sources.

This flood risk assessment found that in flood risk context, the proposals are safe and appropriate and do not increase flood risk.

9.2 DRAINAGE

A drainage strategy has been developed to include the following:

- The surface water drainage hierarchy has been considered and the preferred drainage solution for disposal of surface water is to discharge to the existing private sewer via a below ground gravity network at a restricted rate of 7.5l/s. The total site area is approximately 0.124 hectares.
- The use of Sustainable Drainage Systems (SuDS) has been considered. Pollution prevention and site control methods will be utilised prior to outfall.
- Pollution treatment measures will be provided in the form of SuDS Planters and silt traps on drainage elements which will filter and trap silts and debris and mitigate against the risk of pollution entering the sewer network.
- The SuDS and other drainage elements will be regularly maintained by a nominated management company on behalf of the client/occupier.
- Foul flows will be discharged to the existing private combined sewer network at an unrestricted rate before connecting into the public United Utilities combined sewer south of the site.

Please refer to the supporting proposed drainage strategy drawings for further information.

9.3 GROUNDWORKS

The ground investigation study completed concluded that:

‘It is considered unlikely that the site would be classified as Contaminated Land under Part 2A of the EPA 1990.

The overall risk from land contamination at the site is considered to be low for the current development, as it is covered by hard standing or buildings limiting the possibility of contact with the soils, as well as the risk of significant rainwater infiltration leading to leaching.

The overall risk for a redeveloped site is assessed to be low, with some specific potentially moderate risks, but this would need to be confirmed by appropriate intrusive investigation, testing and assessment of the results of the investigation.’

Further ground surveys are to be completed as part of the enabling works by the awarded Contractor.

10.0 SUSTAINABILITY

As part of this planning application, various surveys have been undertaken that have been taken into account within the sustainability strategy for this project including:

- Ecological assessment
- Air quality assessment

Please refer to **Section 1.1** supporting information.

10.1 ECOLOGICAL

A desk-based ecological appraisal has been undertaken to determine the initial potential of the site to support protected and notable species/habitats.

The conclusion of the assessment found:

‘Overall, the Site was of low intrinsic ecological value, being dominated by highly modified habitats (modified grassland and hardstanding). However, the trees present on the Site may support nesting birds and buildings neighbouring the Site may have potential roost features for bats. Further surveys are required firstly to assess the trees and structures for their potential for roosting bats, with possible further surveys to determine presence / likely absence, where identified features could be affected by the development proposals.’

The landscape proposals developed look to retain the existing trees on site and appropriately protect these during works whilst improving the surrounding planting to enhance the sites ecological value.

10.2 AIR QUALITY

An air quality assessment has been undertaken to determine the impact of the proposals on AQALs at the site and to surrounding areas.

The conclusion of the assessment found that the Proposed Development will comply with all relevant air quality policy and as such, air quality should not pose any significant obstacles to the planning process

11.0 HERITAGE ASSETS

As part of this planning application, a desk-based heritage assessment has been undertaken. Please refer to **Section 1.1** supporting information.

The conclusion of the assessment found:

‘The proposed development will have no direct effect on any designated assets. The effect on the setting of the designated Chancellors Hotel will be Negligible. There will be a Negligible effect on the setting of the non-designated 19th century farm buildings.’

The Site has a very Low potential for significant archaeological remains and no further work is recommended.’

**APPENDIX A:
VENTILATION STATEMENT**



FEASIBILITY REPORT

MARCH 2025

SQUIRRELS BAR REPROVISION

VENTILATION STATEMENT

Revision 001

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AUTHORISATION

This report has been prepared by:



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Mike Lloyd

Issue/revision	001	002	003	004
Remarks	Ventilation Statement			
Date	07/03/2025			
Prepared by	Mike Lloyd			
Signature	<i>M Lloyd</i>			
Authorised by				
Signature				

1.0 INTRODUCTION

This statement has been prepared to provide outline details of the ventilation proposals for Squirrels Bar Reprovision, Manchester.

The design and installation of ventilation systems will be developed in line with the following:

- Current Building Regulations Approved Documents
- CIBSE Guidebooks
- Health and Safety at Work Act
- Manchester City Council planning conditions and requirements

All relevant British Standards and Codes of Practices.

All ventilation systems will be specified to meet the acoustic requirements.

Mechanical ventilation will be installed to where required in accordance with Building Regulations Part F.

Where Natural Ventilation is provided this shall be compliant with CIBSE AM10.

Where Mixed Mode Ventilation is provided this shall be compliant with CIBSE AM13.

The provision for air quality monitoring will be reviewed as part of the design development.

2.0 VENTILATION STATEMENT

2.1 OFFICE AREAS

The office areas are to be provided with mechanical ventilation to achieve 10 litres/second/person. The ventilation systems proposed will provide adequate supply ventilation to satisfy the buildings proposed occupation density.

The Office Areas could potentially be combined with the Bar & Event Seating ventilation system.

The provision of heat recovery will be reviewed as part of the design development to ensure the systems are energy efficient.

2.2 TOILET FACILITIES

Toilet extract ventilation will be provided by local extract fans to achieve the minimum requirements of Part F. Extract is proposed to be discharged locally adjacent to each toilet area.

It is envisaged that due to the potential usage of the building extract fans will operate continuously during occupation, however it is intended that outside of occupied hours fans will be turned off.

2.3 BAR AREA & EVENT SEATING AREAS

The proposed Bar & Event Seating areas will be provided with ventilation to achieve Part F for occupancy. The provision of ventilation will either be Natural, Mechanical or Mixed Mode. This will be reviewed as part of the design development to achieve an appropriate system that complies with statutory requirements and is energy efficient.

Extract ventilation will be provided the Bar Areas, as these areas could see the production of water vapour.

Intake and discharge positioned will either be via high level louvres in the external walls or with penetrations through the roof.

The provision of heat recovery will be reviewed as part of the design development to ensure the systems are energy efficient.

APPENDIX B:
EXTERNAL LIGHTING STATEMENT

FEASIBILITY REPORT

MARCH 2025

SQUIRRELS BAR REPROVISION

EXTERNAL LIGHTING STATEMENT

Revision 001

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And reviewed for issue by:



Mike Lloyd

Issue/revision	001	002	003	004
Remarks	External Lighting Statement			
Date	07/03/2025			
Prepared by	Nick Street			
Signature				
Authorised by	Mike Lloyd			
Signature				

3.0 INTRODUCTION

This statement has been prepared to provide outline details of the external lighting proposals for Squirrels Bar Reprovision, Manchester.

The design and installation of the external lighting will be developed in line with the following:

- Current Building Regulations Approved Documents
- The IET Wiring Regulations BS7671 18th Edition + Amendment 3
- BS EN 12464-2:2024 – Lighting of workplaces – Outdoor work places
- CIBSE and SLL Lighting Guides.
- Manchester City Council planning conditions and requirements
- All relevant British Standards and Codes of Practices

All relevant British Standards and Codes of Practices.

The external lighting scheme will be developed to ensure sufficient lighting is provided in the vicinity of the building to facilitate safe access and egress.

The external lighting will take cognisance of the local properties, roadways and any local restrictions to ensure a suitable scheme is provided.

Where ecological restrictions and/or planning restrictions are present, the external lighting scheme will take cognisance of these, and BS compliance may not be achieved.

4.0 EXTERNAL LIGHTING STATEMENT

4.1 EXISTING LIGHTING

The existing site is bordered by a carriageway to the West, an existing sports facility to the East, existing buildings to the North and open space to the South.

The existing carriageway (Chancellors Way) is currently illuminated via column mounted streetlights located along the footway for vehicular and pedestrian traffic.

The existing loading bay for the sports facility is currently illuminated via high-level building mounted floodlights.

The sports area to the South is illuminated via high-level column mounted floodlighting.

The existing local lighting will be retained and will not be altered as part of the proposed works.

4.2 NEW LIGHTING

There is extensive external lighting currently provided in the vicinity of the building as described within section 2.1. It is intended that this is retained in its entirety.

The new external lighting will be limited to new local external luminaires to building entrances and pedestrian routes to facilitate safe access and egress.

The new lighting will comprise building mounted LED luminaires and low-level LED bollards, the specification of these will be confirmed with the Architect and the Client as the design develops.

The new lighting will be provided to achieve compliance with BS EN 12464-2:2024 in regards to lux levels and uniformity.

Where necessary, the luminaires will be suitably IK rated to protect against vandalism and accidental damage.

The new external lighting will be controlled via a timeclock and photocell arrangement to limit hours of operation to hours of darkness.

Typically, external luminaires will be circa 4000K in colour temperature however where ecological/planning restrictions apply, the external lighting will take cognisance of these.

Where required, external luminaires will be provided with integral 3-hour emergency battery packs to facilitate safe escape by occupants. Where internal emergency versions of luminaires are not available, local 3-hour emergency LED bulkhead type luminaires will be provided.

4.3 TYPICAL LIGHTING LEVELS

The table below outlines typical external lighting levels.

Area	Lux Level	Uniformity
Pedestrian only routes	5 lux	0.25
Slow moving vehicular routes	10 lux	0.40
Regular vehicular traffic	20 lux	0.40
Pedestrian passages, vehicle turning and loading/unloading locations	50 lux	0.40

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