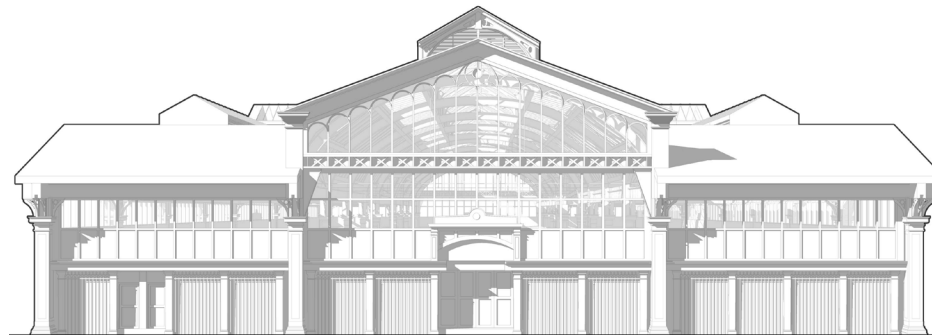


UPPER & LOWER CAMPFIELD

Liverpool Road, Manchester | Manchester City Council

Design and Access Statement (Addendum)
March 2025



CAMPFIELD

THE HOME OF ORIGINAL CREATION

POWERED BY
**LEVELLING
UP**

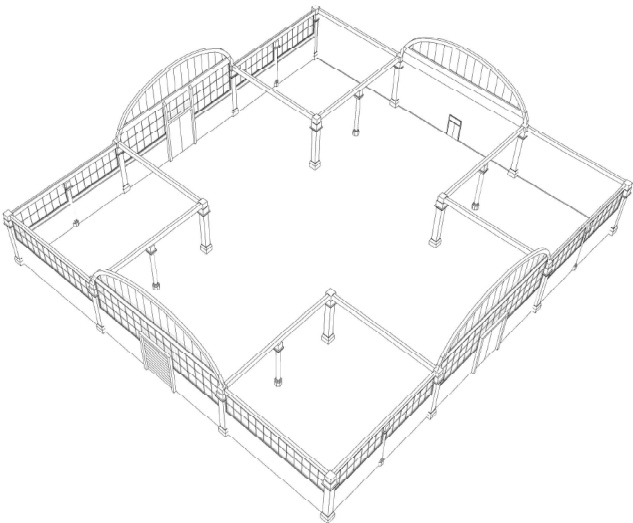
ALLIED LONDON



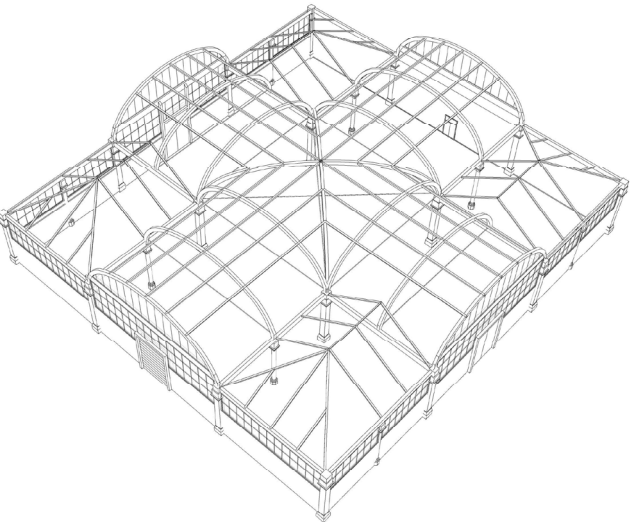
MANCHESTER
CITY COUNCIL

4.1 UPPER CAMPFIELD: USE

The project vision is to sensitively refurbish and repurpose the Grade II listed Upper Campfield Market Hall building to create a new studio workspace hall for media, creative and digital industries, providing a variety of spaces which can be tailored to meet the bespoke requirements of the occupants. This new Digital Hub will have the capacity to host an array of media industries including photography, advertising, podcasting, social media content, and to a lesser extent, tv/ movie production. A variety of studio spaces, green screen rooms and edit suites will provide a full catalogue of facilities which can be leased long-term or hired out on an ad-hoc basis. The mezzanine offers studio workspaces, with associated meeting room, break-out space and amenity.



Existing primary structure of Upper Campfield.



Existing structure of the roof on Upper Campfield.

4.2 UPPER CAMPFIELD: AMOUNT

The application is proposing the construction of a new mezzanine to provide 805sq.m. floor area for office use. This results in a 50% increase in the total GIA of the building.

As such the proposed total gross internal area over the existing ground floor and new mezzanine is 2,400 sq.m.

As consented in **September 2023**, the net internal area over both floors as divided between uses **was**:

- Studios/Workspace: 1,270 sqm (5 studios/3 workspaces)
- Make Up Rooms: 166.9 sqm (6 rooms)
- Break Out Space: 228.1 sqm
- Edit Suites: 110.0 sqm (7 suites)
- Reception & Loading: 159.8 sqm
- Tea points, WCs & Showers: 185 sqm
- Plant, storage rooms & bin storage: 190 sqm

As per current submission in **March 2025**, the net internal area over both floors as divided between uses **is**:

- Studios: 895.8 sqm (5 studios + workspaces omitted)
- Atrium: 301.9 sqm (Formerly Central Studio 01)
- Make Up Rooms: 77.3 sqm (2 rooms)
- Green Rooms (Formerly Edit Suites + Break Out Spaces): 291.5 sqm (5 rooms)
- Scene Dock (Formerly Reception & Loading): 164.6 sqm
- WCs & Showers: 93.3 sqm
- Plant, storage rooms & bin storage: 127.7 sqm
- Viewing Gallery: 51.0 sqm

For comments on changes between September 2023 and March 2025 submissions, refer to following pages within Section 4.0.

4.3 UPPER CAMPFIELD: LAYOUT

A| As per consented scheme in **September 2023**:

- The proposal consisted of internal works and sensitive architectural additions to the ground floor façades to provide new entrances and a new Digital Media Hub.
- Internally the remaining later addition enclosures are proposed to be demolished.
- The historic cruciform plan informs the functional distribution of the space. Five film studios in the corners with double volume spaces and the central studio forming the natural focus of the space. The space between the studios accommodates amenity and communal spaces.
- The main entrance is to be off Liverpool Road opening up to a reception area.
- The existing doors to the Deansgate Arcade are retained but locked shut for security.
- The left space to the north was for wet rooms, plant and a bin store.
- The existing entrance off Tonman Street serves as a secondary entrance.
- The entrance off Barton Road opens up to a loading bay.
- The new mezzanine has a cruciform plan around a void over the central studio. An open walkway around the central studio forms the circulation space connecting three enclosed studio workspaces and communal, meeting and amenity spaces to the eastern facade.
- The internal periphery follows the historic grid.
- A new lift core integrated in the scheme to provide access to all to the mezzanine.

B| As per current submission in **March 2025**:

Ground Floor

- 01 Larger Double doors to the corner studios: All double doors increased in size to all for props and equipment access to studios.
- 02 New doors to the corner studios: Double doors added-operational request.
- 03 Pockets added to all the studios: Airlocks added to studios for operational purposes.
- 04 Omitted 1No. corner studio: End user request.
- 05 Omitted central Studio 01: To allow for a greater appreciation of the central space.
- 06 Relocation of the staircases: To facilitate occupant discharge to the street and not internally in the event of a fire.
- 07 Omitted the staircases both sides of Studio 01: As a result of internal rationalisation in the event of a fire.
- 08 Relocation of the lift: Lift resized following operation review.
- 09 Relocation of the WCs/Showers: Following operational and fire review.
- 10 Relocation of the restaurant bin store: Following fire review.
- 11 Additional plant room: Larger studios required additional plant.
- 12 Relocation of the designated reception space: Following operational review.
- 13 Edit suites omitted for green rooms to studio spaces: Internal design revision, operational betterment.

Mezzanine

- 14 Removal of all workspaces: No longer required following client review.
- 15 3No. additional studio spaces: Loss of workspaces facilitated the additional smaller studio spaces, following client review.
- 16 Relocation of the WCs/Showers: Following operational review and redesign of studio spaces.
- 17 Additional viewing gallery: Internal design revision, operational betterment.
- 18 Additional plant deck: Larger studios required increase in plant.
- 19 Additional break out space: Client change.
- 20 Additional make-up room & green room: Internal design revision, operational betterment.

Barton Street

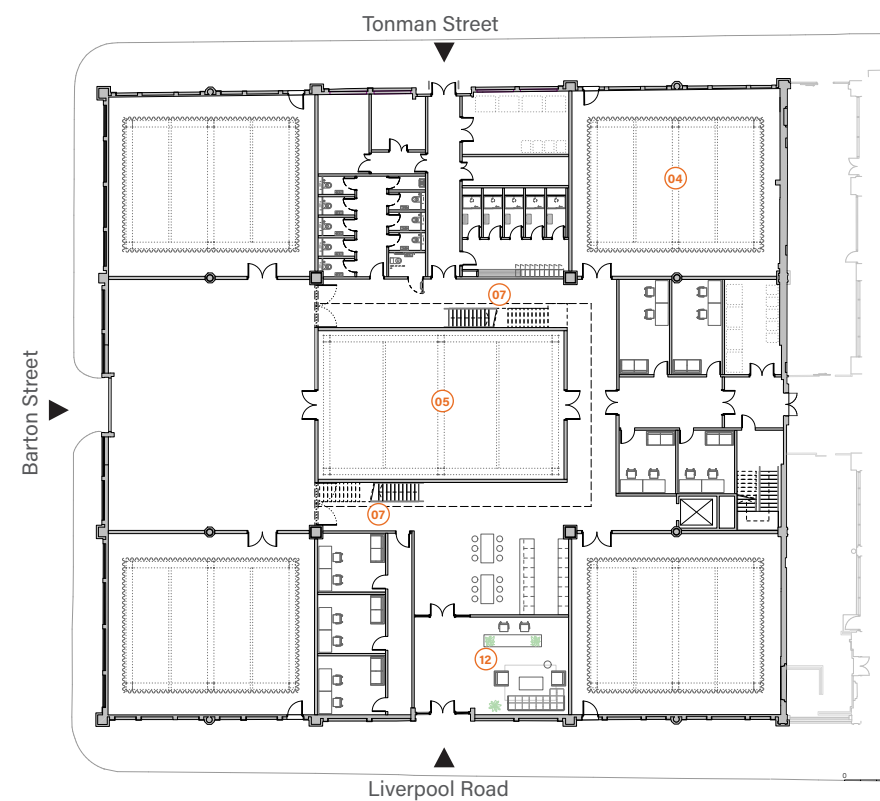
- 21 Additional pedestrian access door to internal scene dock area.
- 22 Fire escape door to base of staircase.
- 23 Existing iron gates to vehicular access made functional again, to be closed out of hours.

Tonman Street

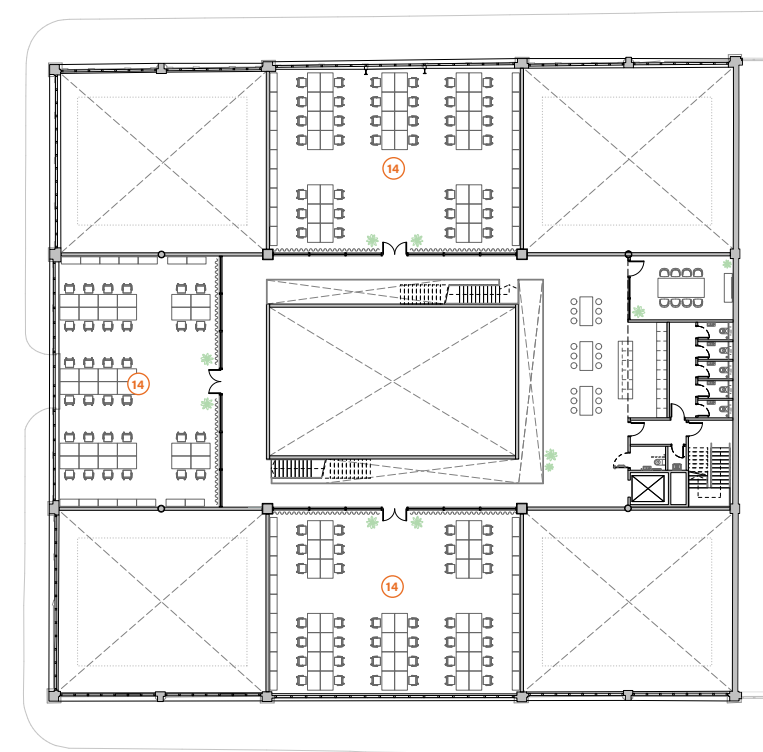
- 24 New double door and threshold to relocated bin store.
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Liverpool Road

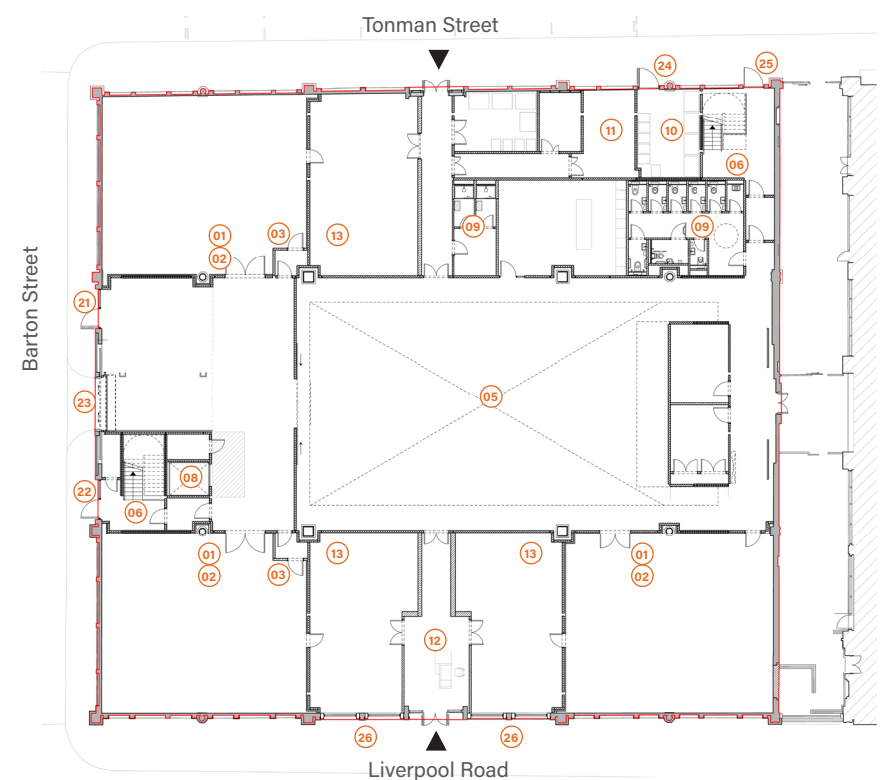
- 26 Elevational design proposal to have visual synergy with Lower Campfield windows, 2No. Full height glazed panels to replace the railing to both sides of the main entrance. Internal layout changes and green rooms require natural daylight.



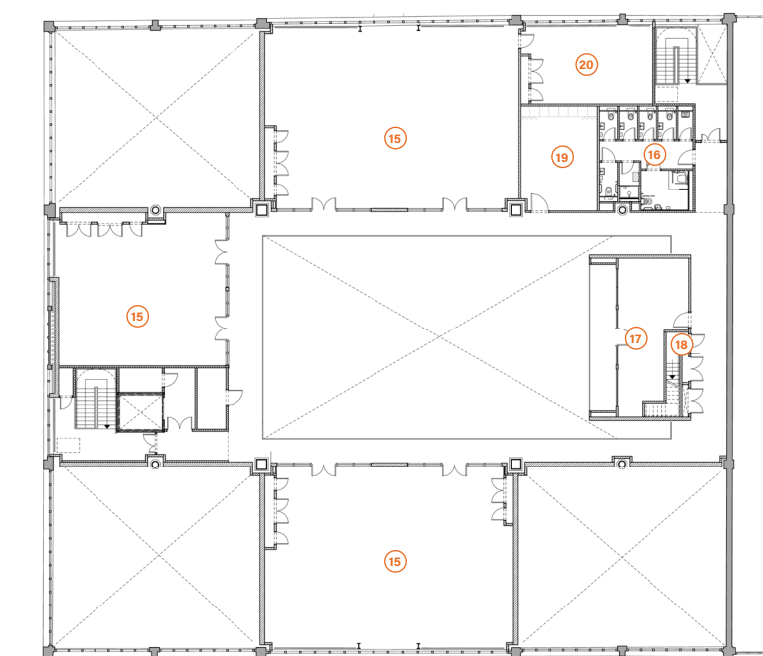
September 2023: Upper Campfield proposed Ground floor plan.



September 2023: Upper Campfield proposed Mezzanine floor plan.



March 2025: Upper Campfield proposed Ground floor plan.



March 2025: Upper Campfield proposed Mezzanine floor plan.

4.4 UPPER CAMPFIELD: APPEARANCE

Interior Design

A| As per consented scheme in **September 2023**:

- The new additions were light touch. All were centred around reinforcing the industrial architectural language of the building and its wider historic context. The new mezzanine and internal enclosures were proposed for acoustic separation and to be easily removable in the future.
- The mezzanine finished floor level proposed to align with the external moulded cornice dividing the elevations horizontally. The central and corner studios remain double height as necessitated by their function.
- The mezzanine had its own new load-bearing structure following the historic grid.
- Glazed screens divided the offices from the central circulation gallery on the mezzanine level. The offices and central walkway were left open to the exposed wrought and cast-iron roof structure. Dropped ceilings were proposed over the WCs & meeting room, which allowed for a plant to be located above.
- The corner studios used the double height space leaving the original roof structure exposed. Only the central studio was covered with a new ceiling for acoustics.
- The central studio was designed as an independent box, finished in a feature colour replicated on the adjacent new pair of industrial steel staircases.
- The original exposed brickwork to the east of the building was retained and was to be exposed within two studios. The sloping floor of the building was retained.

B| As per current submission in **March 2025**:

Ground Floor

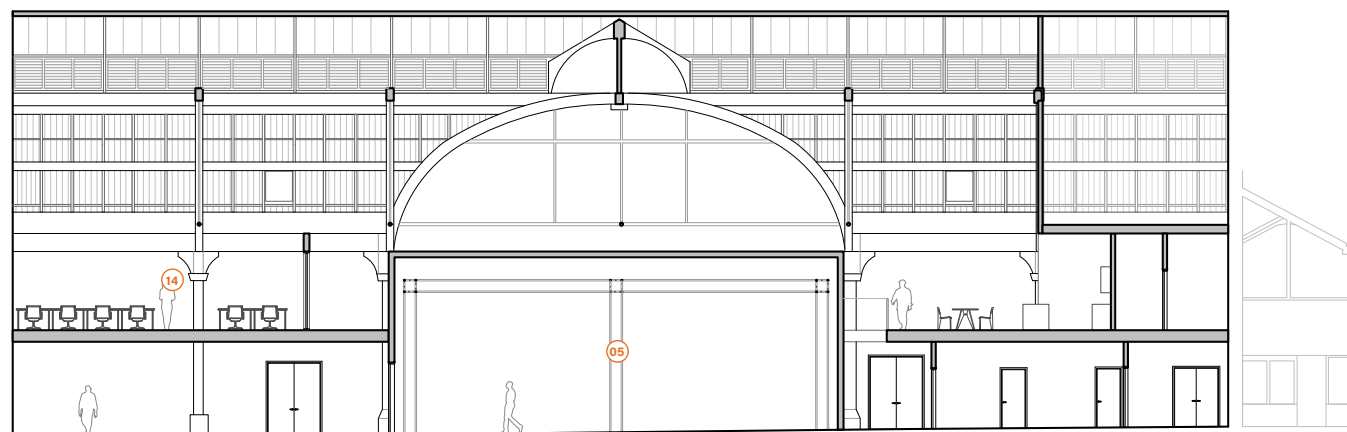
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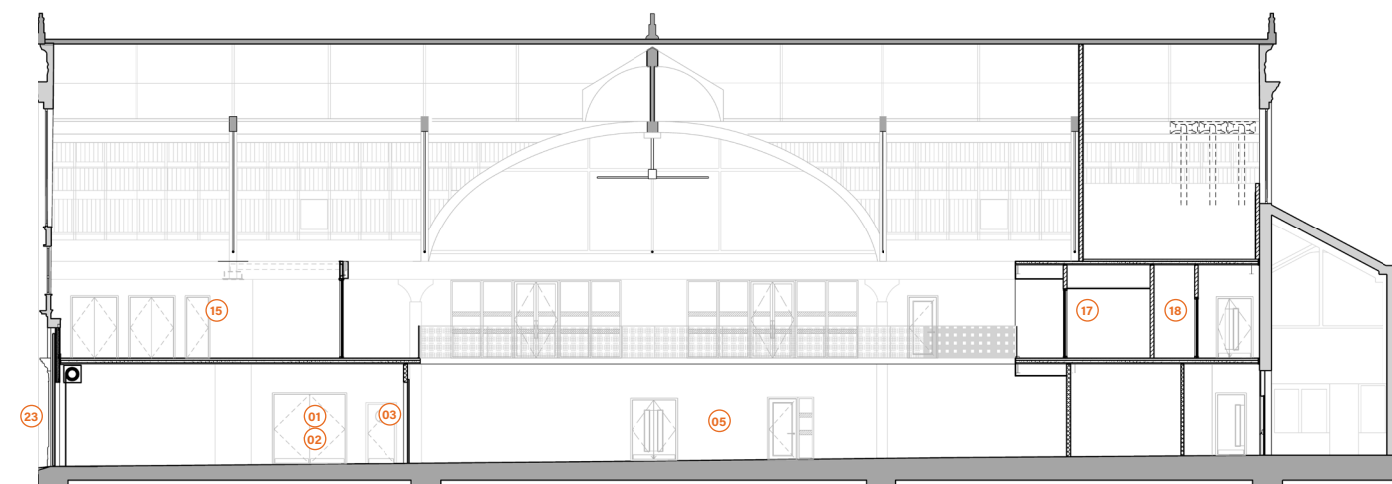
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4.0 DESIGN PROPOSALS: UPPER CAMPFIELD

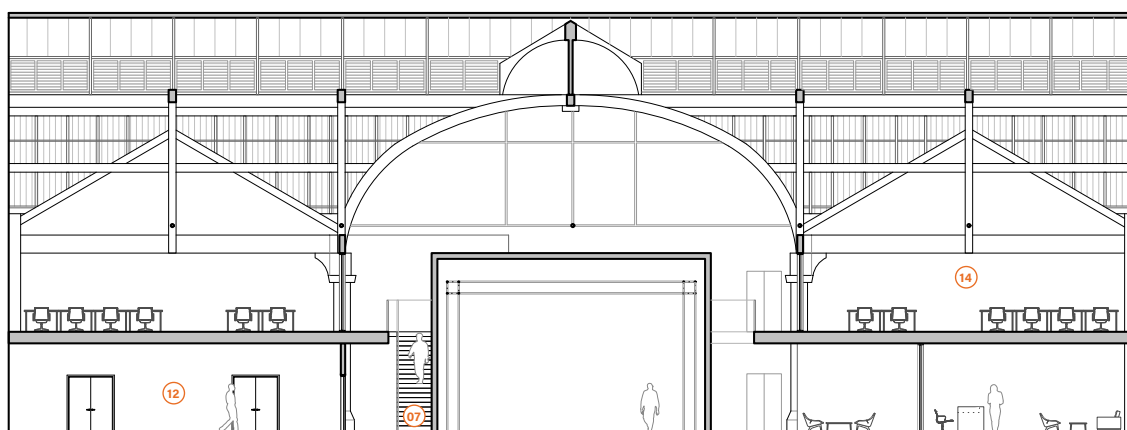
Upper & Lower Campfield, Liverpool Road



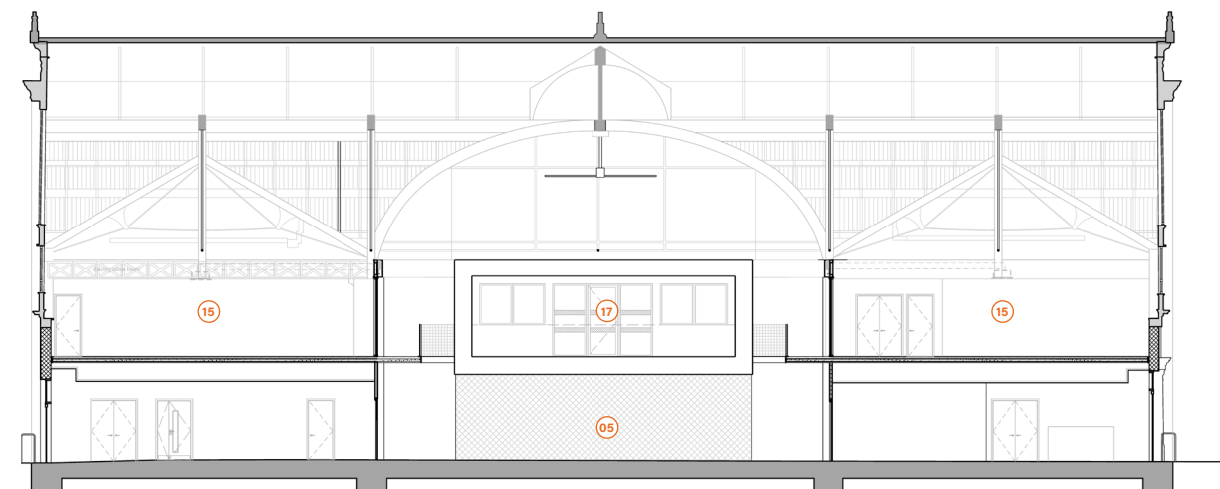
September 2023: Proposed long section through the Studio, Workspaces and Edit Suite area.



March 2025: Proposed long section through the Studio, Workspaces and Edit Suite area.



September 2023: Proposed short section through the Reception, Studio and Workspaces.



March 2025: Proposed short section through the Reception, Studio and Workspaces.

Exterior Design

A| As per consented scheme in **September 2023**:

- No new window openings were required to the façades of Upper Campfield. The main changes were found to the entrances.
- On the south facade a new main entrance, glazed screen with double doors, replaced the modern corrugated metal gates. The existing metal panels with an access hatch and vent were removed and replaced with solid metal panels.
- On the west facade an industrial roller shutter door replaced the modern corrugated metal gates, finished to match the corrugated sheeting to minimise the visual impact on the listed building.
- On the north facade double doors replaced the large format gates, forming the secondary and service access to the building.
- In the instance of each entrance the metal sheeting above the door opening within the ornate timber arch was either retained or replaced with like-for-like.

B| As per current submission in **March 2025**:

Barton Street

- 21 Additional pedestrian access door to internal reception area.
- 22 Fire escape door to base of staircase.
- 23 Existing iron gates to vehicular access made functional again, to be closed out of hours.

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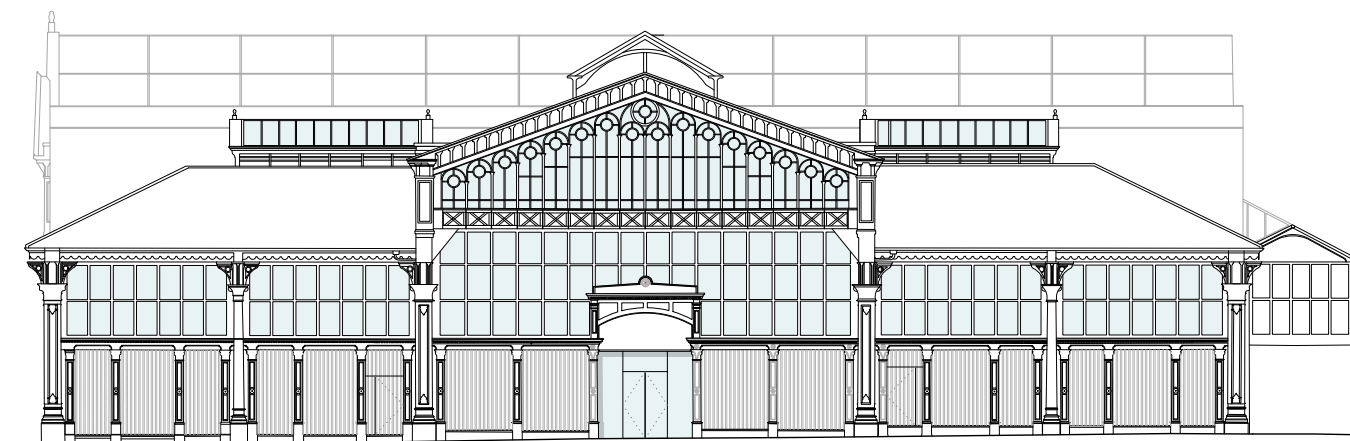
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Liverpool Road

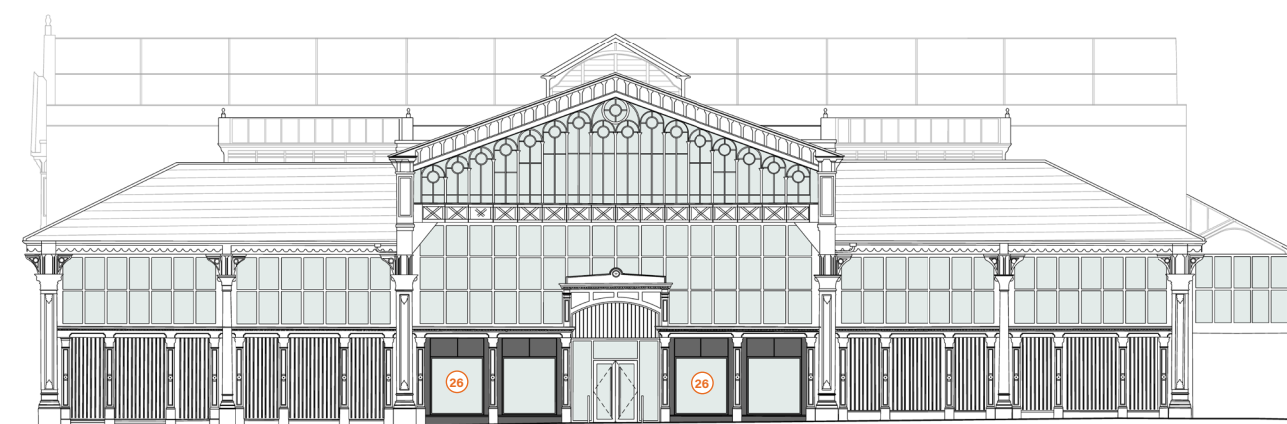
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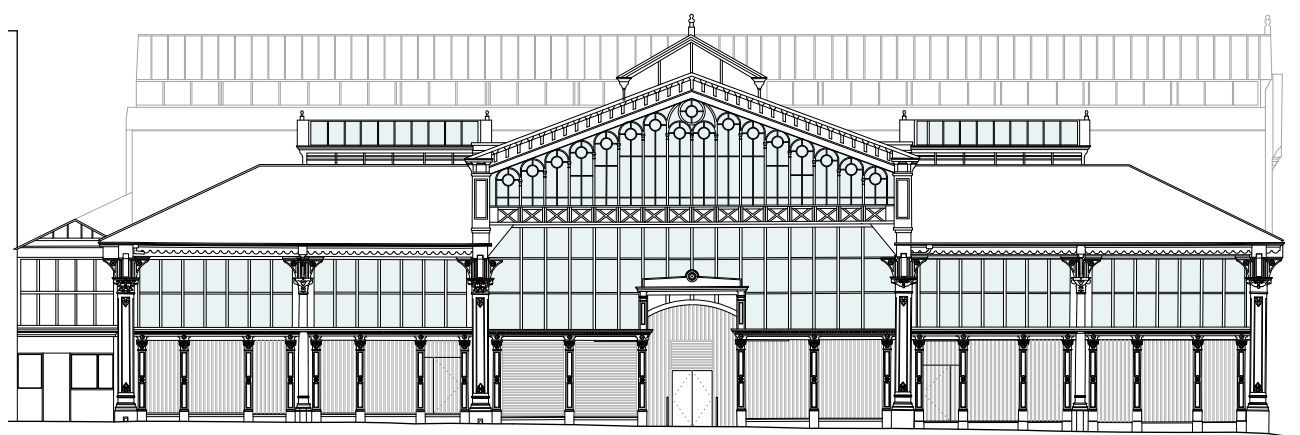
Upper & Lower Campfield, Liverpool Road



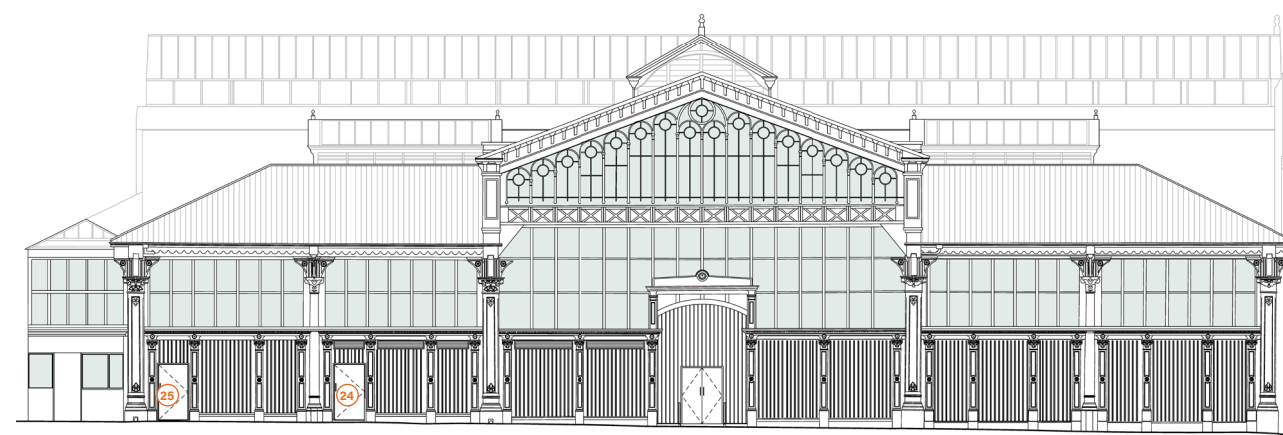
September 2023: Proposed south elevation (Liverpool Road).



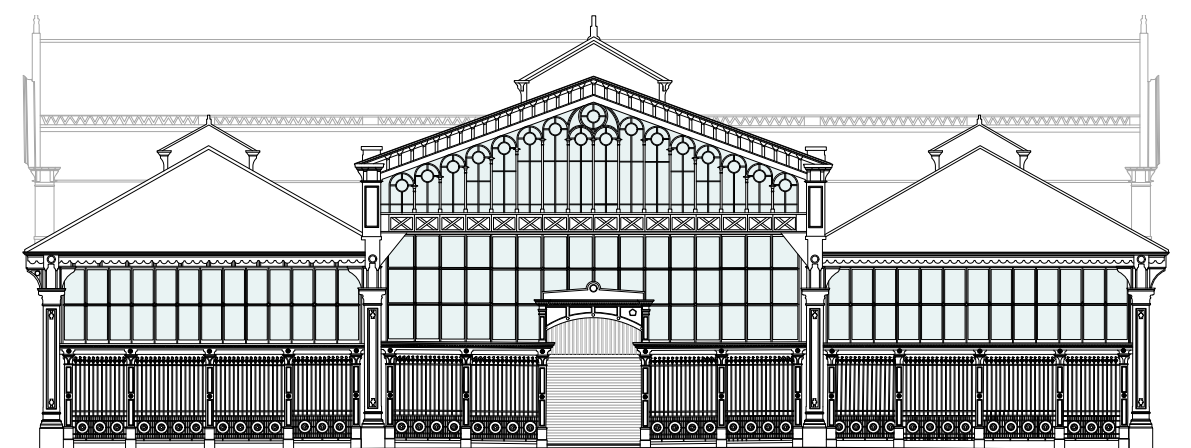
March 2025: Proposed south elevation (Liverpool Road).



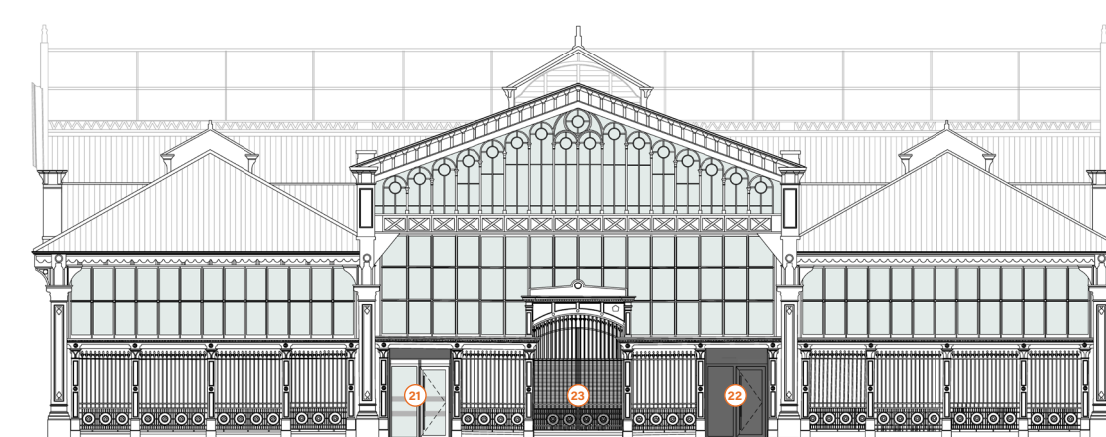
September 2023: Proposed north elevation (Tonman Street).



March 2025: Proposed north elevation (Tonman Street).



September 2023: Proposed west elevation (Barton Street).



March 2025: Proposed west elevation (Barton Street).

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