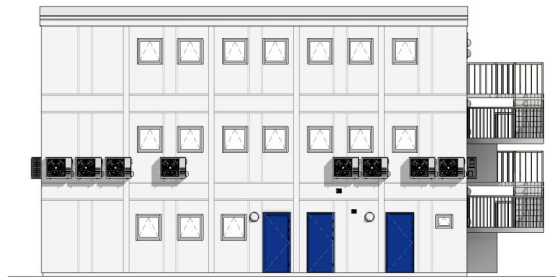
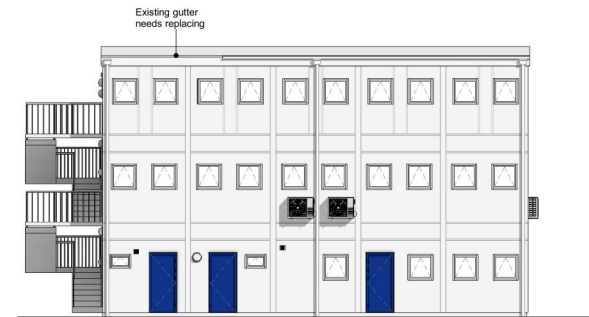


3.4 EXISTING CABIN ELEVATION



South Elevation as Existing

1 : 100 @ A1



North Elevation as Existing

1 : 100 @ A1



East Elevation as Existing

1 : 100 @ A1



West Elevation as Existing

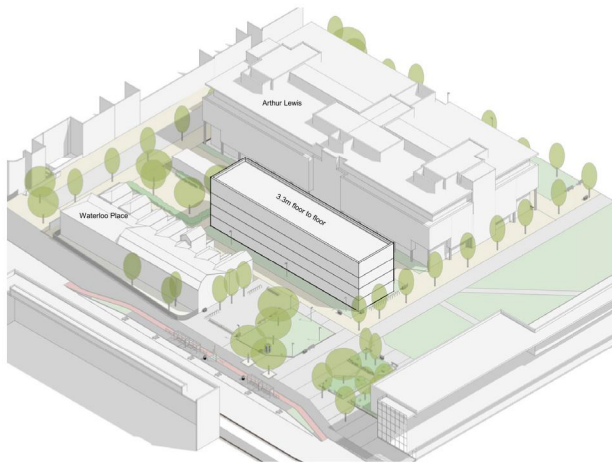
1 : 100 @ A1

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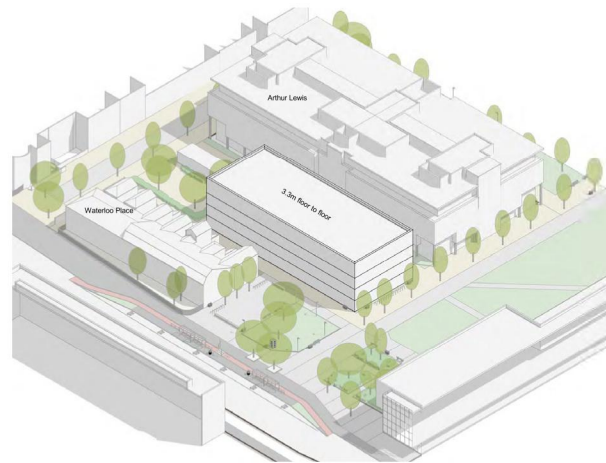
PROPOSAL

- 4.1
Layout Options
- 4.2
Orientation
- 4.3
Layout Plan

Option 1 Overview



Option 2 Overview



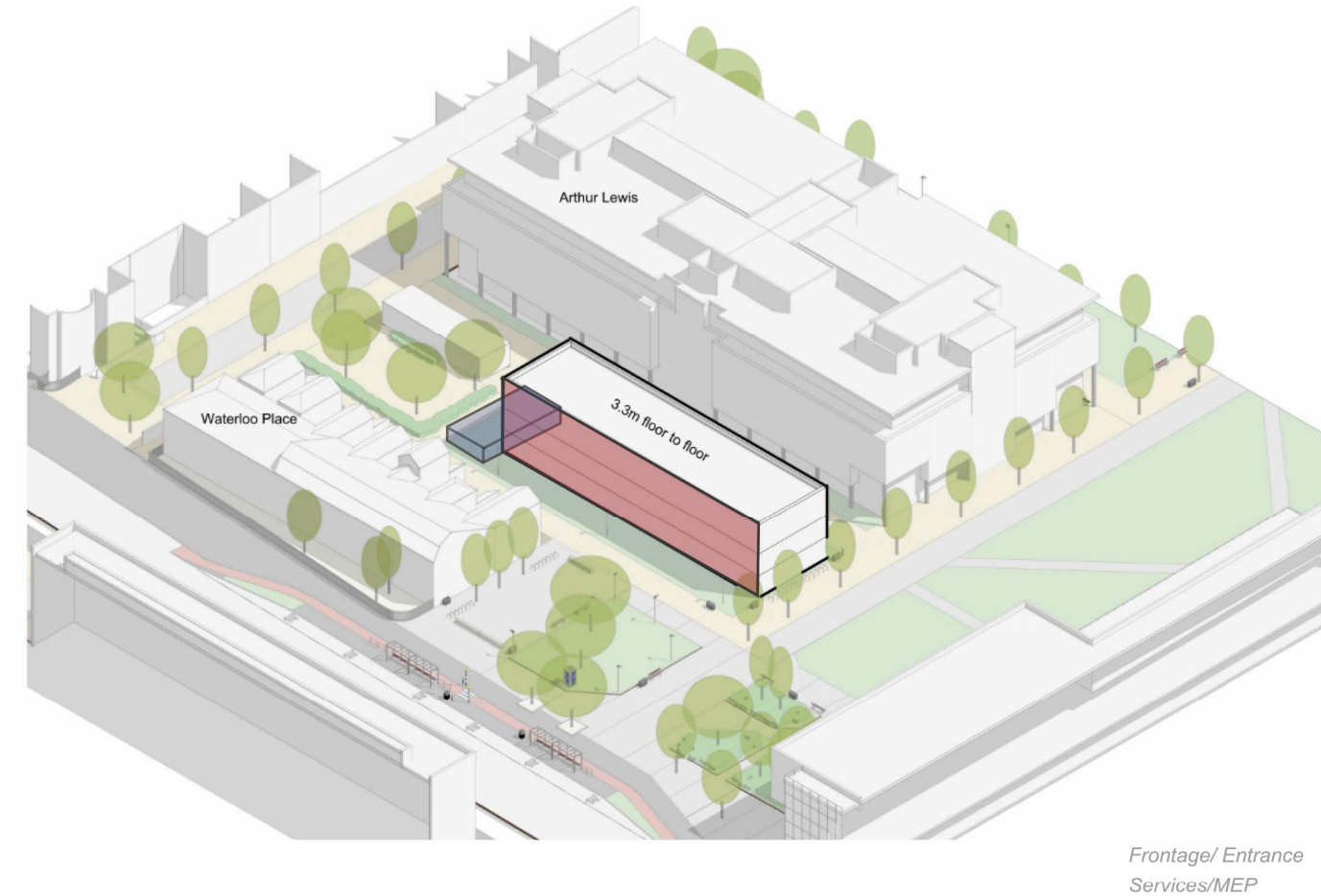
4.1 LAYOUT OPTIONS



- Two options were developed in the initial stages of the design, to which they differ in sizes and area coverage.
- Option 2 will house more office space however, there will be no leftover green spaces between buildings.
- Option 1 is the preferred option with decent amount of front and back spaces left. The ground floor services, MEP and substation are yet to be taken into consideration at this point.

Option 1 Layout *Preferred Option*

Option 2 Layout

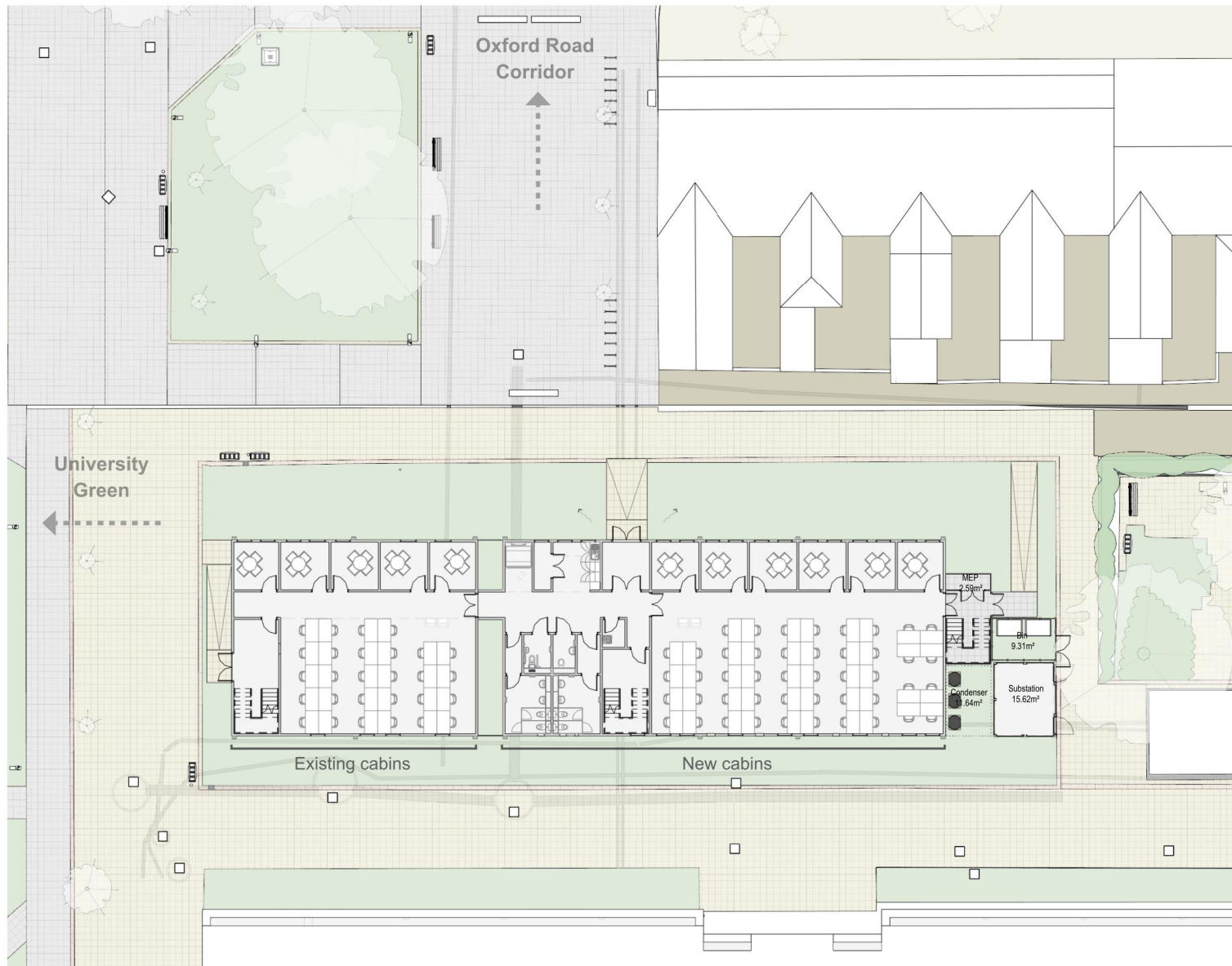


4.2 ORIENTATION

- A key part of the design development was to position the modular cabin.
- The final design is informed by several factors including:
 - The location of underground sewage
 - To have the proposed cabin attached to the existing or to connect them via a link bridge
- The side of the building facing Oxford Road will be the frontage to provide direct access.
- Ancillaries spaces like wc's and kitchen utilities will be placed at the rear, facing Arthur Lewis Building. Thus, pipes and sewage will be hidden from the busier road.
- Similarly, services like MEP, substation and bin store are to be tucked away at the opposite end of the building.

4.3

LAYOUT PLAN



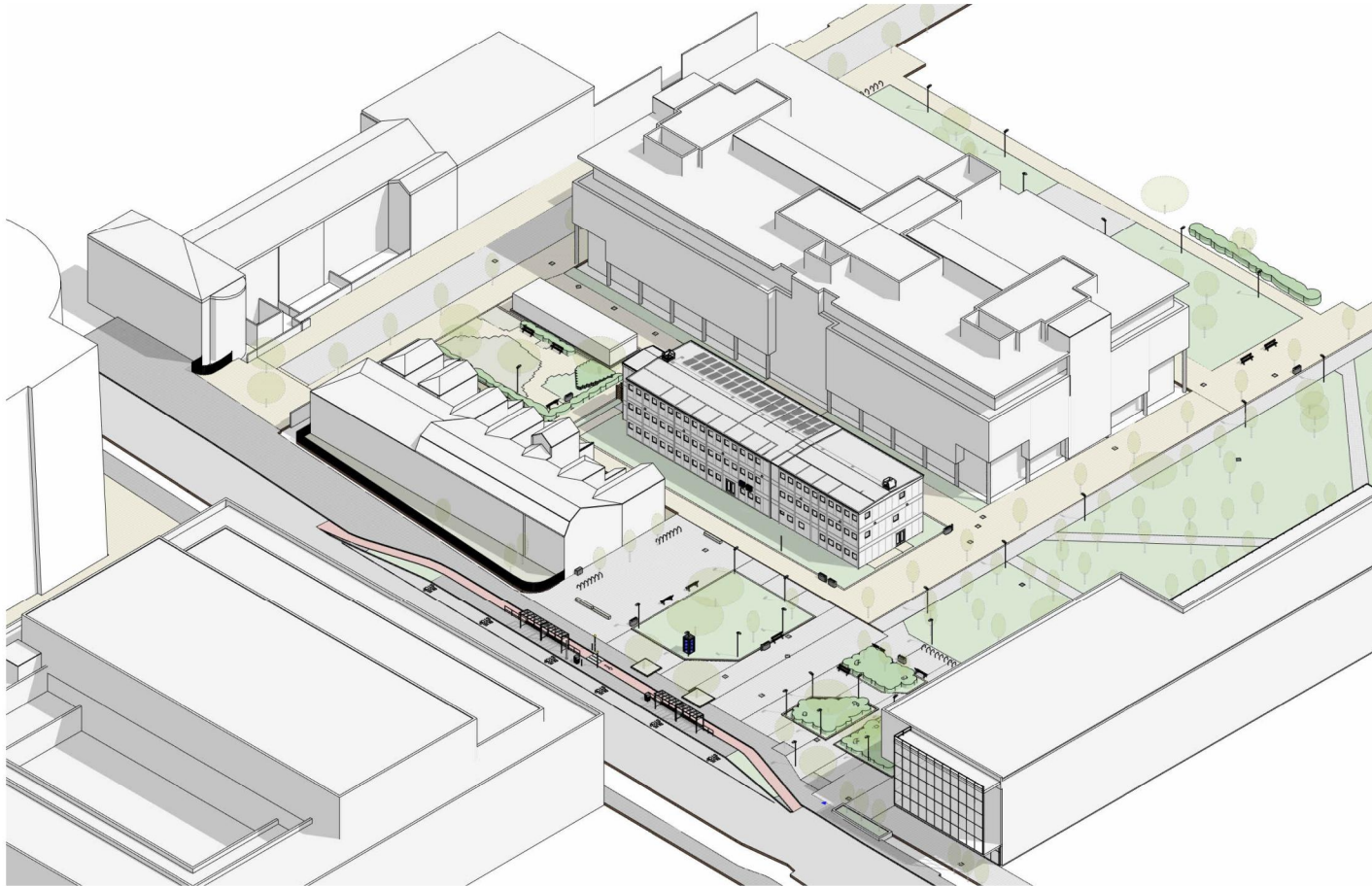
- By incorporating the sewage easement requirement and inclusion of MEP/ substation, the building is thus placed off centre, towards the University Green boulevard.
- Existing cabin is placed on the left whereas the new extension is connected via a linked bridge. Existing cabin stairs is relocated to the rear of the new extension. It now houses the MEP and provides access off to exit the building.
- The location ensures sufficient allowance for ramps and landings, and also provides a straightforward route for users to enter via from Oxford route.
- Substation and bin stores are located right off the existing walkway for easy access.



5

SCALE & MASSING

- 5.1
General Arrangement
- 5.2
Scale & Massing
- 5.3
Heritage Impact
- 3.4
Building Layout
- 5.5
Accommodation
- 5.6
Elevations
- 5.7
Materiality
- 5.8
Perspective



5.1 GENERAL ARRANGEMENT

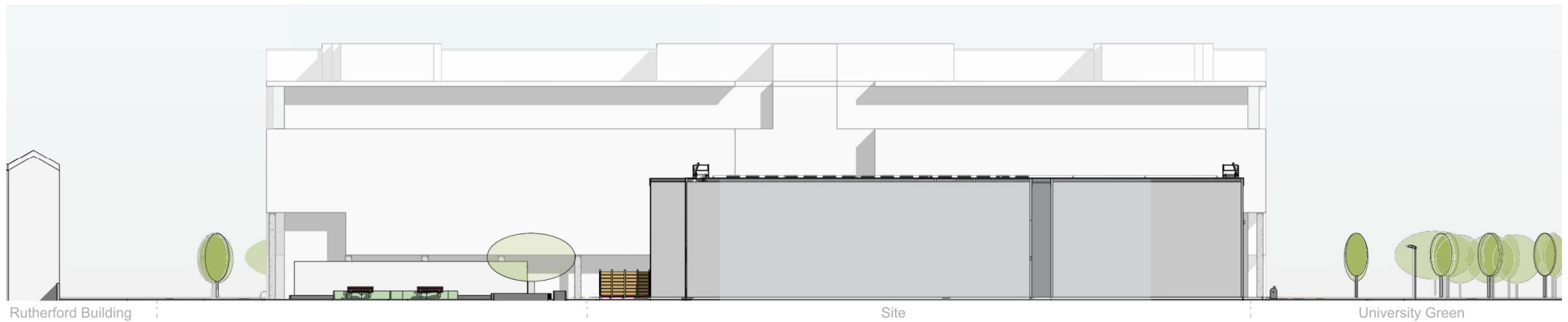
- The functions on the site include:
 - Existing modular from York Street
 - Proposed modular cabin
 - Gated condensers units
 - Gated external bin store
 - M&E compound
- The height of the proposed cabin is predetermined by the modular manufacturer's standards, which is of 3 storeys.
- It is of similar scale to the neighbouring Waterloo House. Thus, avoiding any issue of overshadowing on the Arthur Lewis Building.
- The proposal meets the appropriate standards of safety, accessibility, energy efficiency and institutional standards.

5.2

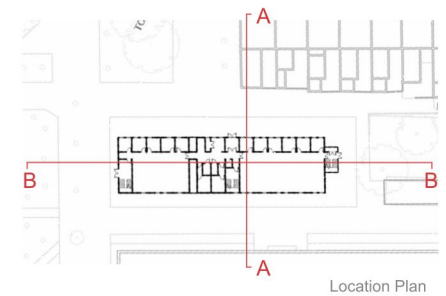
SCALE & MASSING



Section A-A



Section B-B





Proposed Site Section

5.3 HERITAGE IMPACT

- The proposed cabin establishes a humble presence within the context.
- Its scale, massing and height responds contextually to Waterloo Place.
- In terms of appearance, the proposed building is seen as a contrasting materiality to the site. However this is tolerable due to the temporary nature of the building.



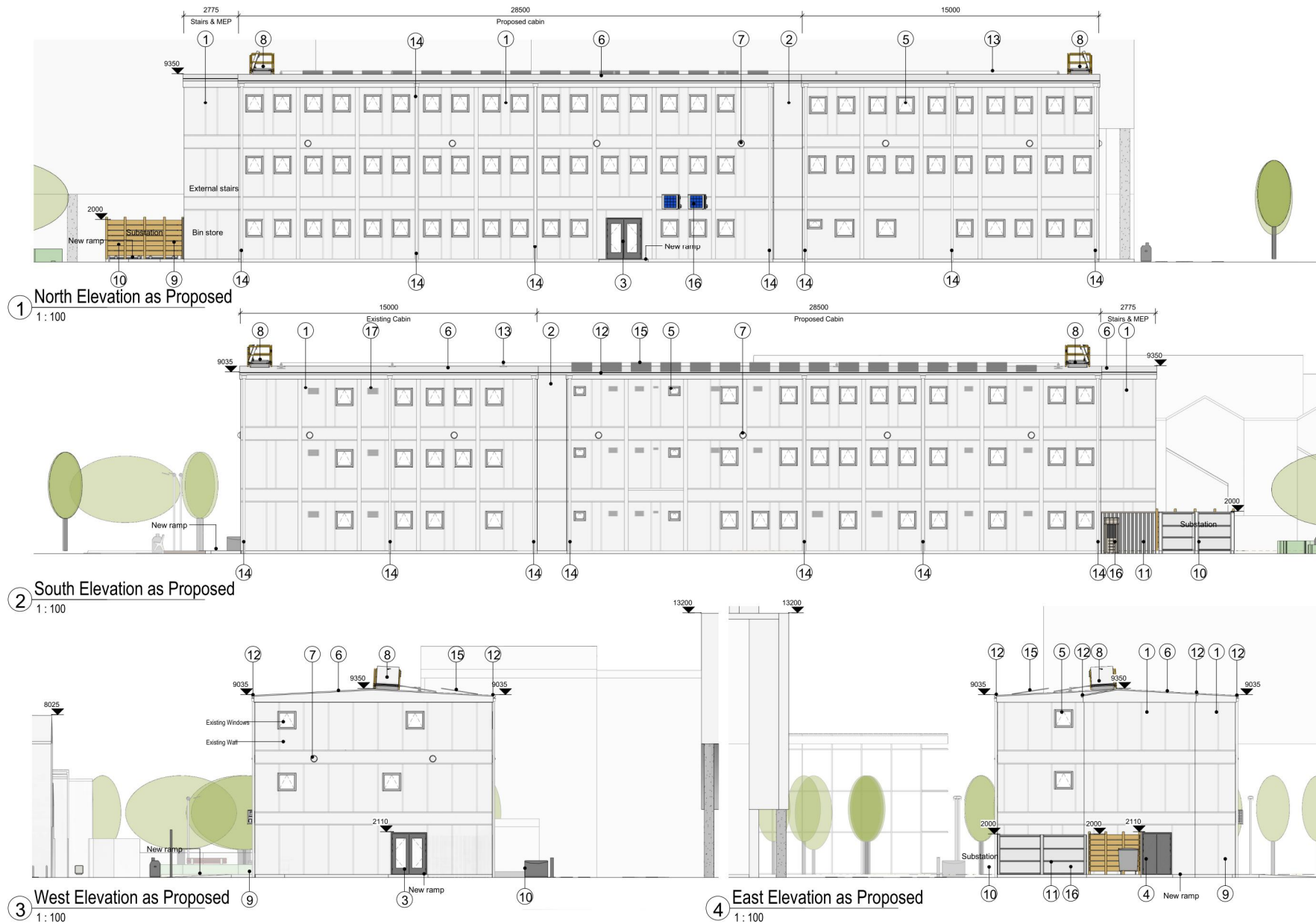
BUILDING LAYOUT

- The design for the modular cabin is driven by efficiency and operational requirement set out by the University.
- Areas are designed to accommodate the needs for open space office, meeting rooms and communal spaces.

ACCOMMODATION

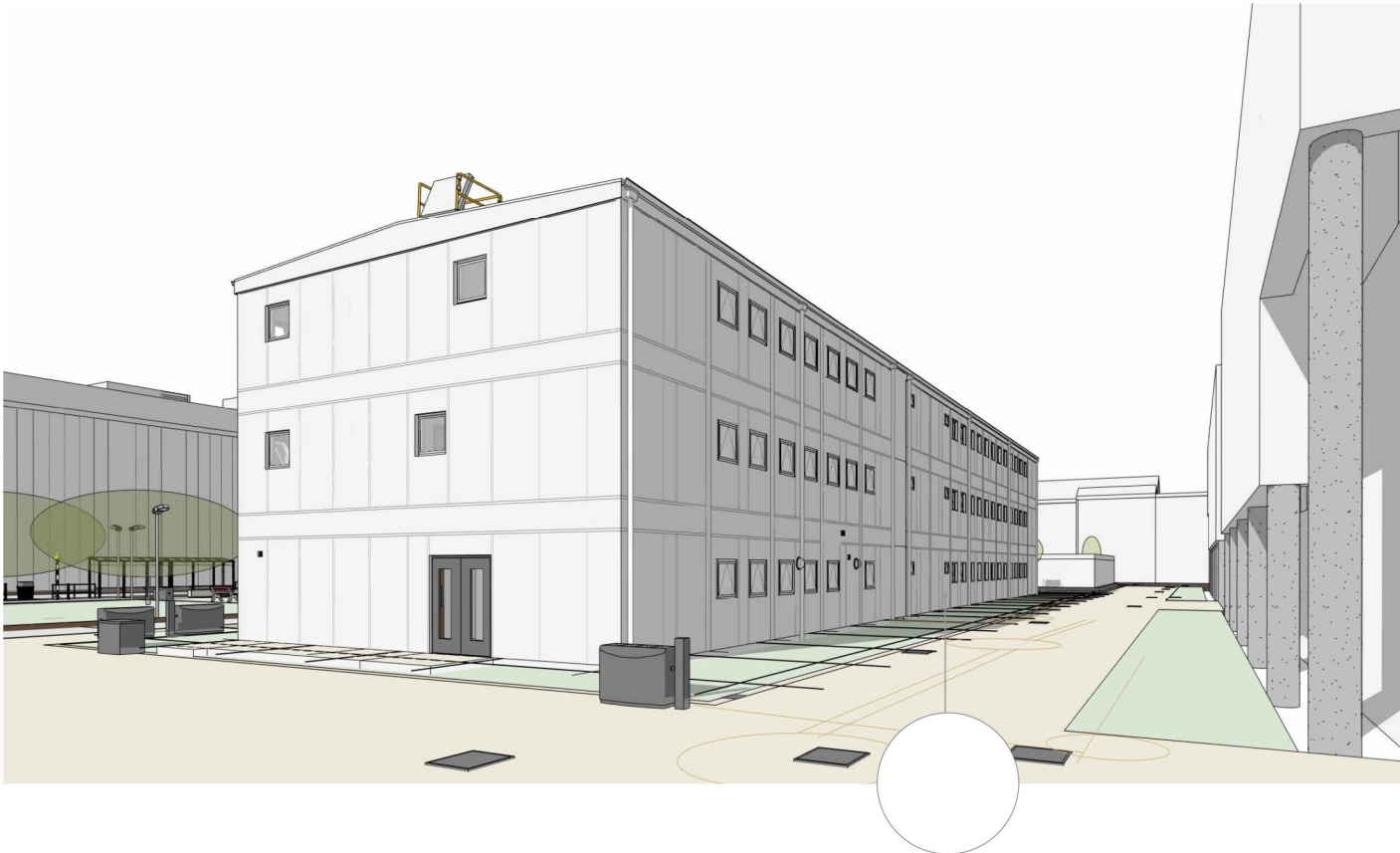
Office	619.49 m ²
Meeting	298.04 m ²
Communal	37.57 m ²
Ancillary	97.14 m ²
Services	32.03 m ²
Substation	16.00 m ²
MEP	2.56 m ²
Bin	9.30 m ²

5.6 ELEVATIONS



5.7

MATERIALITY



White to match existing

- Considering the proposed cabin is for temporary period only, material palette is kept simple and humble.
- White walls, Pvc window frames to match the colour palette of the existing cabin.



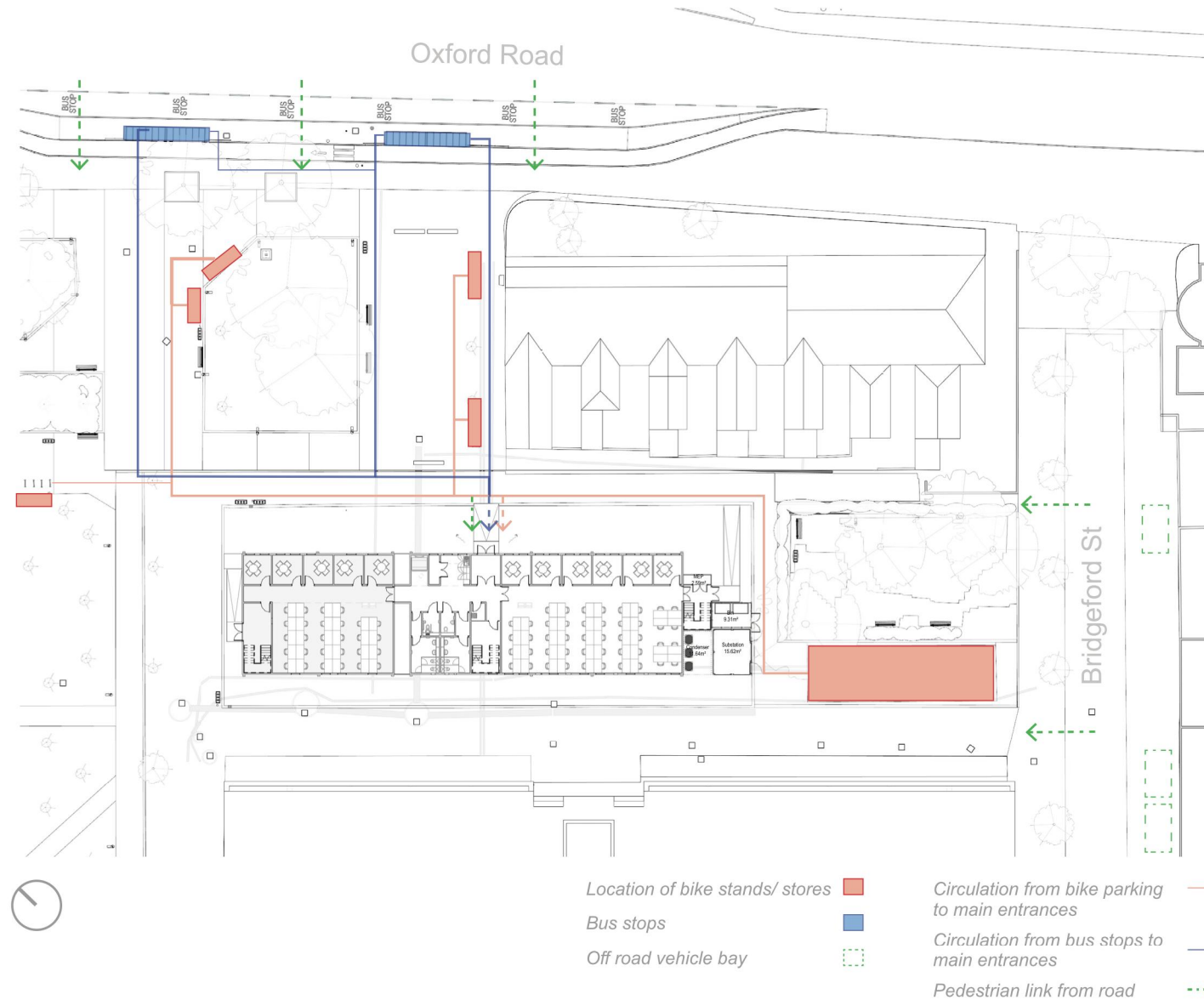
5.8 PERSPECTIVE



6

ACCESS

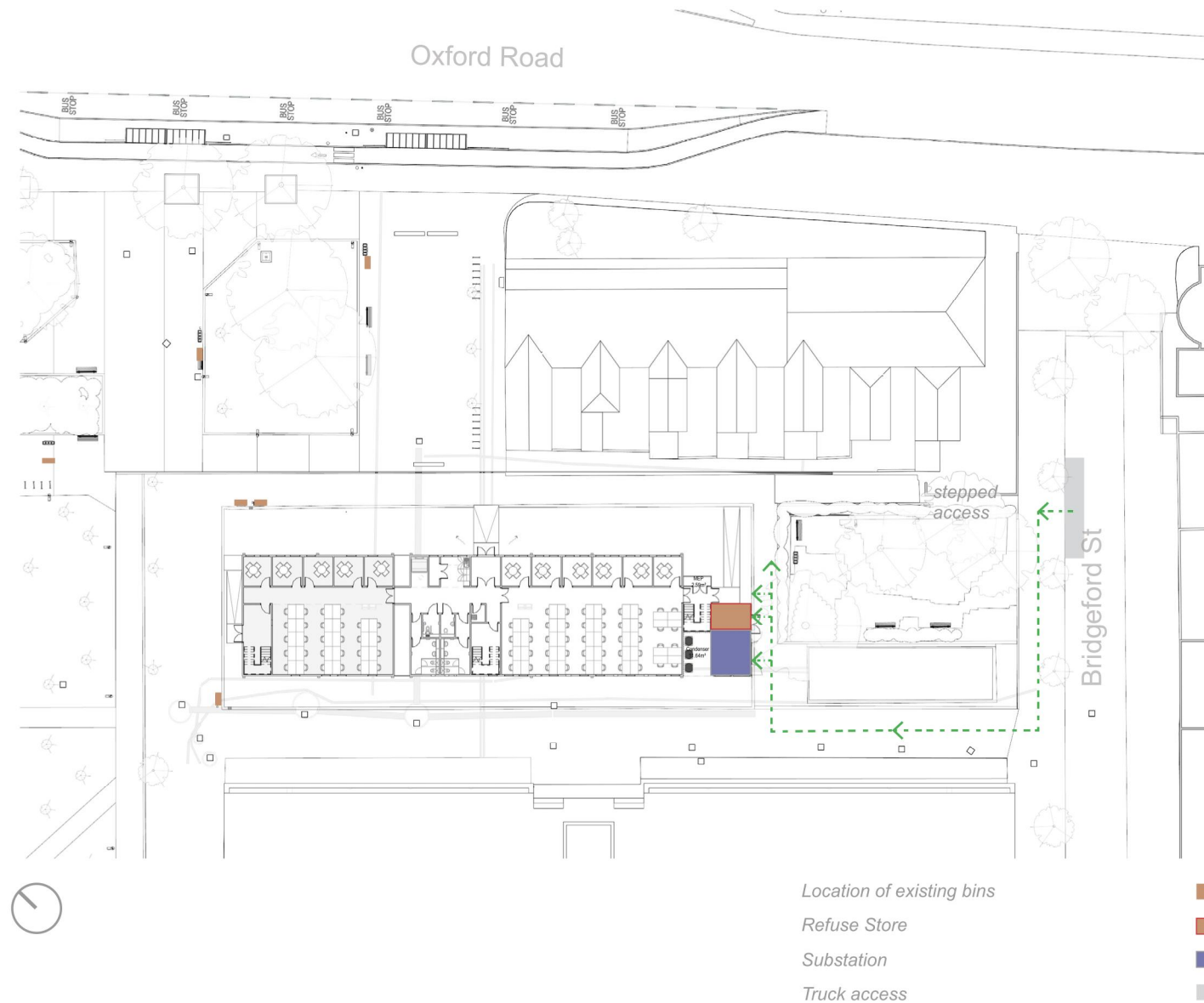
- 6.1
External Access
- 6.2
Servicing & Maintenance
- 6.3
Fire Strategy



6.1

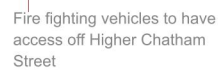
EXTERNAL ACCESS

- The site has direct access to the main Oxford Road Corridor, where two bus stops are located and sufficient bike hoops are provided.
- Existing designated footpath provides pedestrians and cyclist with a safe and secure route in.
- Changes in levels are nominal and ramps are provided to all entrances.



6.2 SERVICING & MAINTAINENCE

- Refuse vehicle/ truck access to the site via Bridgeford Street.
- Substation and MEP are located next to the walkway with direct access from Bridgeford Street for easy maintenance.
- Secured bin store located adjacent for easy collection off Bridgeford Street.
- The buildings on site are made of robust materials and designed for minimal maintenance.



Page 38 | Halliday Meecham Architects

FIRE STRATEGY

- iii) The access room is fitted with an automatic fire detection and alarm system

①

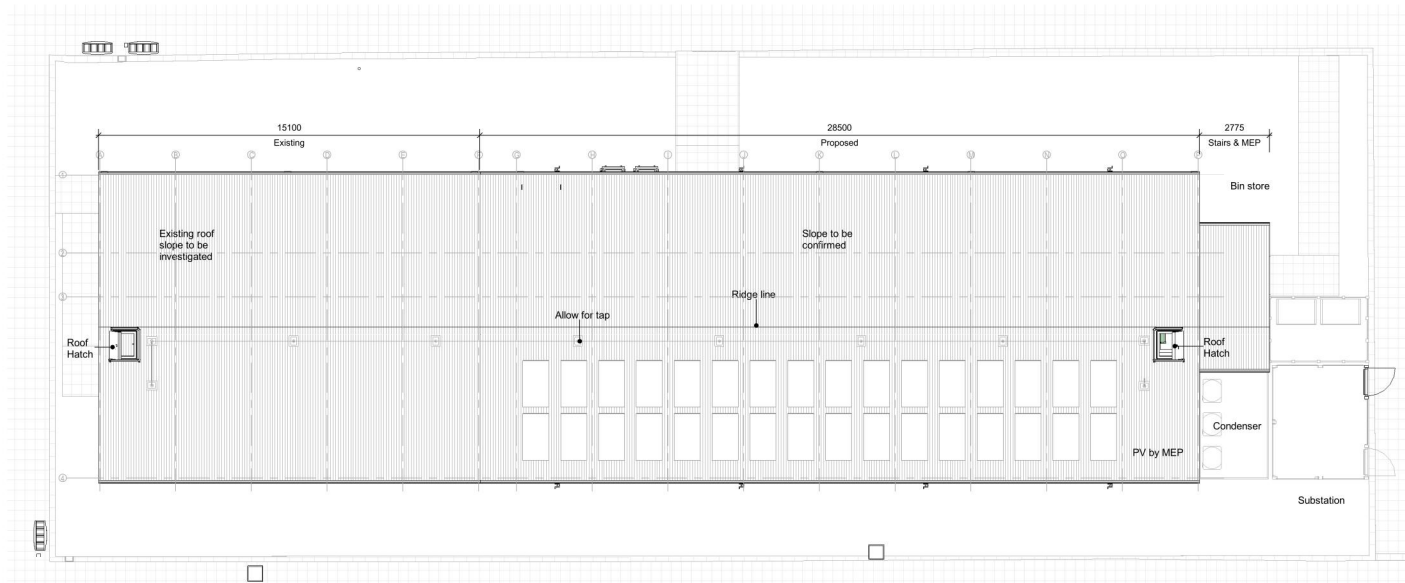
②

*



7

SUSTAINABILITY APPROACH



Roof Plan as Proposed

1:100 @ A1



7.1

SUSTAINABILITY

- The proposed cabin is a temporary building to decant university staff from the buildings involved in the University's decarbonisation strategy to achieve net zero carbon by 2038.
- The occupied grass patch will be made good after the removal of the temporary building.
- VRF heating and cooling and high efficiency LED will be employed to minimise the demand for energy.
- Photo Voltaic panels are proposed on the new cabin to offset the residual site energy demand further to the reductions already realised through the proposed building fabric and services improvements.
- The building will function entirely on electricity hence no local pollution generated from combustion.

7.2

WASTE MANAGEMENT

- Recycling bins will be repurposed from North Campus Decant. Recycling facilities will be provided as part of the project, inline with UoM policy.
- There are dedicated areas for waste to be recycled and segregated.

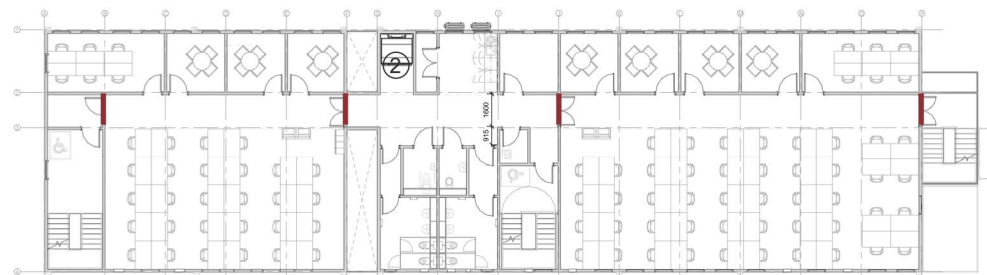
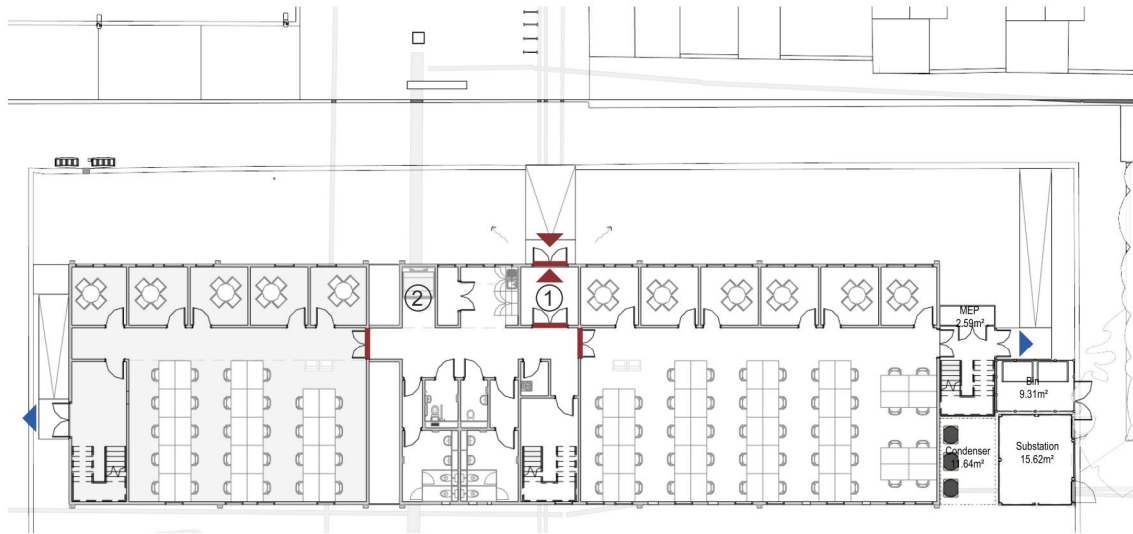
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CRIME PREVENTION

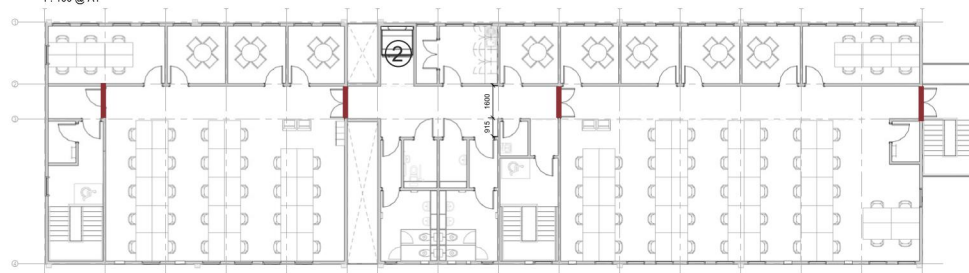
8.1

SECURITY STRATEGY

- There is a particular concentrations of crime along Oxford Road, which are mainly of theft, cycle theft and burglary. The nature of a university campus with open access to teaching buildings and a steady flow of people through them makes them difficult to secure.
- The location of entrance in a visible location facing Oxford road aids in terms of public surveillance.
- Entrances will be managed by system such as controlled fob access.
- External doors to buildings and refuse are certified to a minimum of LPS1175 security rating 2.
- External glazing to all elevations to be laminated.
- All facades of the buidings will have low density, dawn to dusk lighting, operated by daylight sensor, particularly around doorways.
- Monitored CCTV system installed with cameras monitoring all elevations, lobby and corridors. Location of CCTV will be confirmed during Stage 4.
- External lighting to be provided on building



L1 Floor Plan
1:100 @ A1



L2 Floor Plan
1:100 @ A1

Main Entrance

Lift

Public Entrance / Exit

Fire Exit Only

Fob Access Door

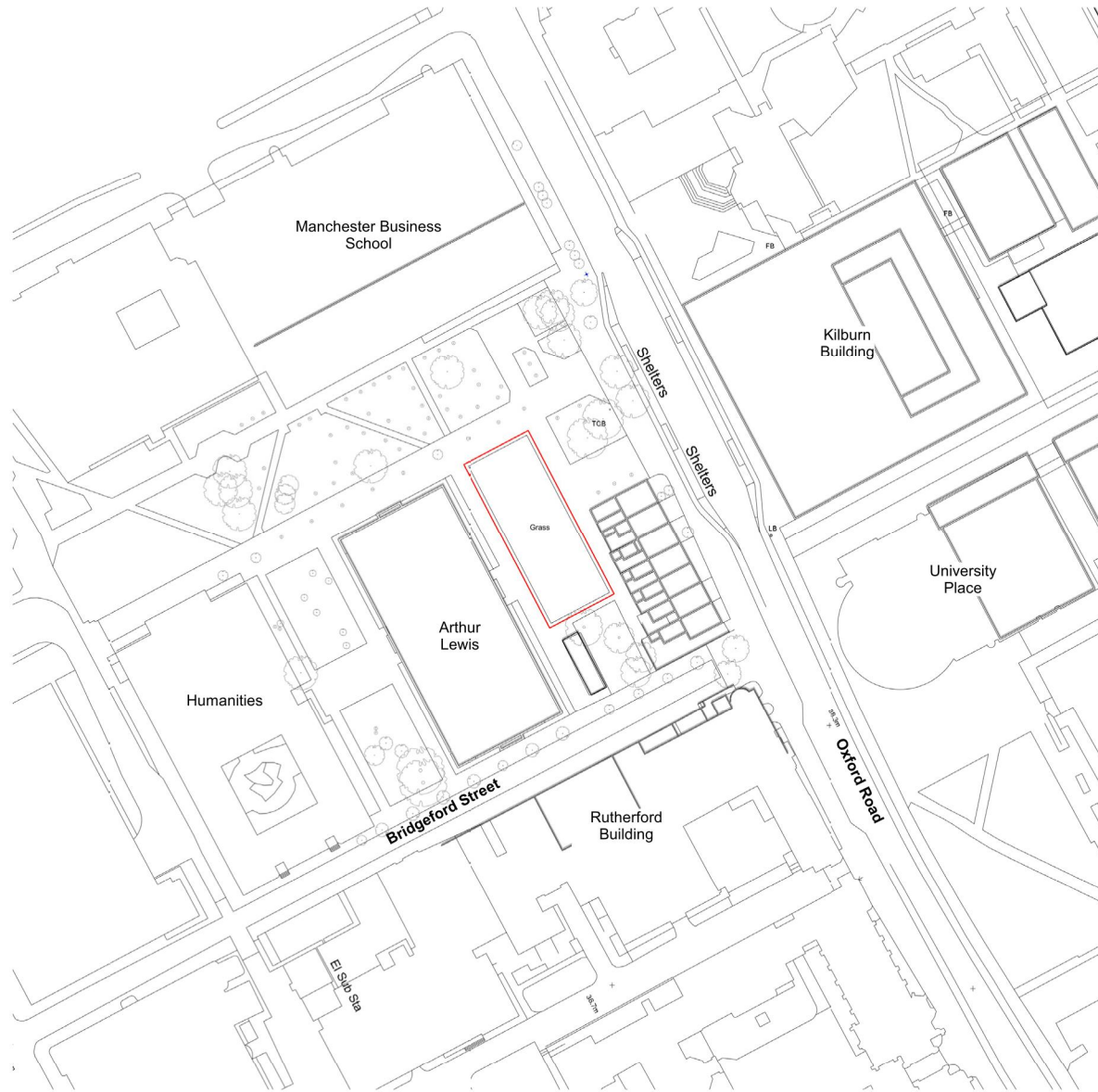
①

②



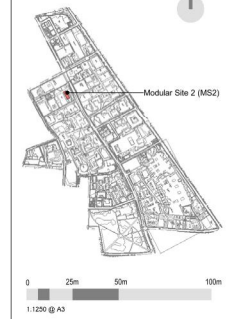
9

APPENDIX



Location Plan
1: 625 @ A1 1:1250 @ A3

- NOTES**
1. Do not scale from this drawing.
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— Site Boundary 1142m²

Rev	Description	Date	By	Auth
P01	First Issue, Issued for Comment	27-02-24	JL	JL

MANCHESTER 1824
The University of Manchester
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Rugby Building
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Email: info@hmallidays.com
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Drawing Status: **PLANNING**

Project: UoM NZC Decant Works - 5668

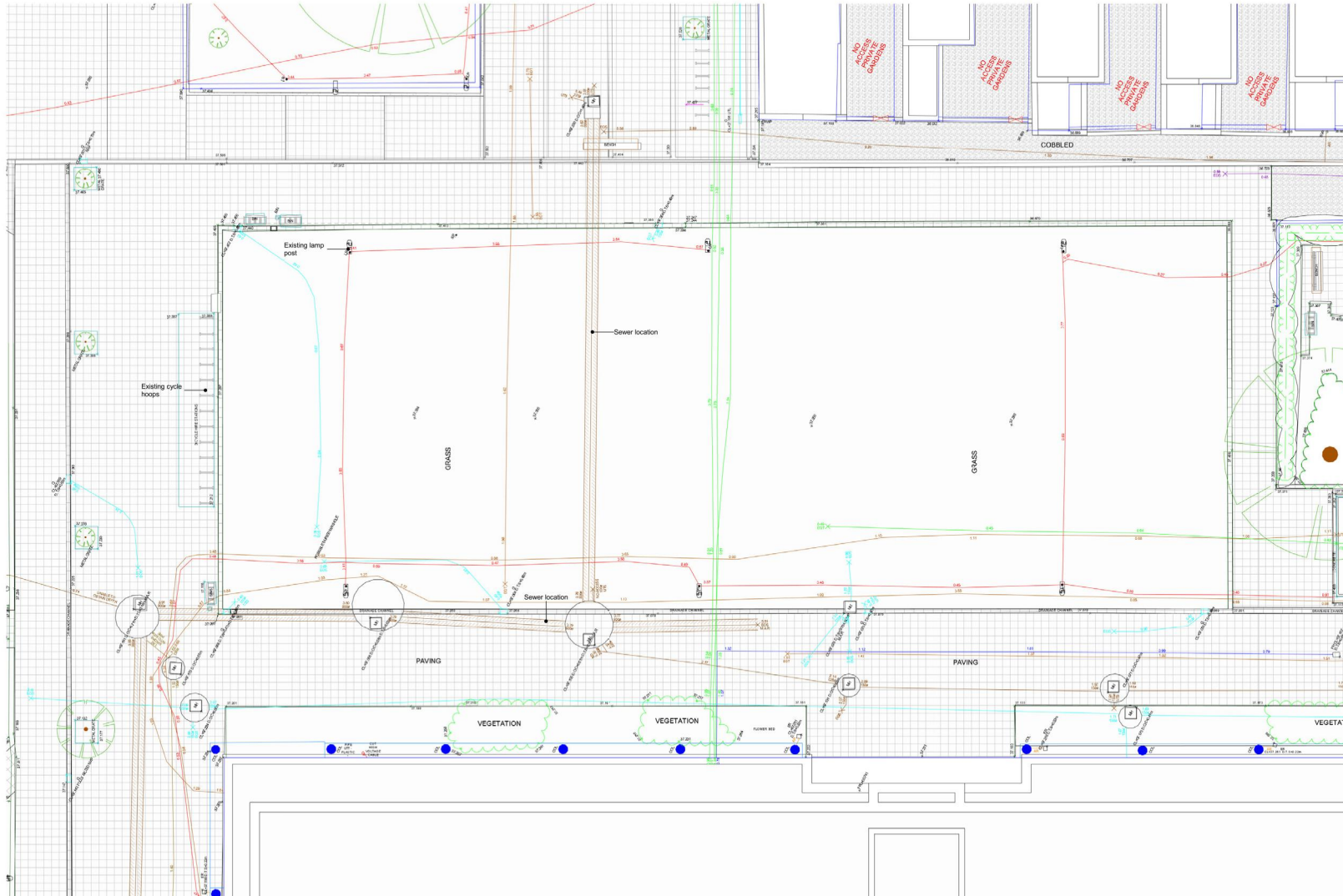
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Site Name	Oxford Road		
Sub Site Name	Modular Site 2		
Drawing Title	MS2 Location Plan		

Rev	Drawn	Checked	Authorised
ME	JL	FW	HMA
Scale (A1)	Date	Date	Date
1:625	25-10-2023	26-10-2023	26-10-2023
Drawing Number	Revision		
5668-HMA-MS2-ZZ-DR-A-0001	P01		

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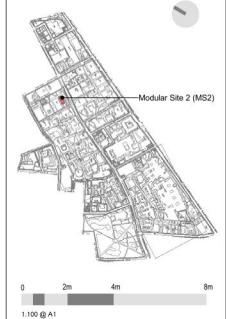
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Site Plan as Existing
1:100 @ A1

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POI issued for planning	26-02-24	JL	JL
POI issue withdrawn adjustment to outside of pipe	04-03-24	JL	JL
POI issue withdrawn and resubmitted	05-03-24	JL	JL
POI issue resubmitted survey packet	07-03-24	JL	JL
POI issue issued for comment	27-03-24	JL	JL
Rev	Description	Date	By

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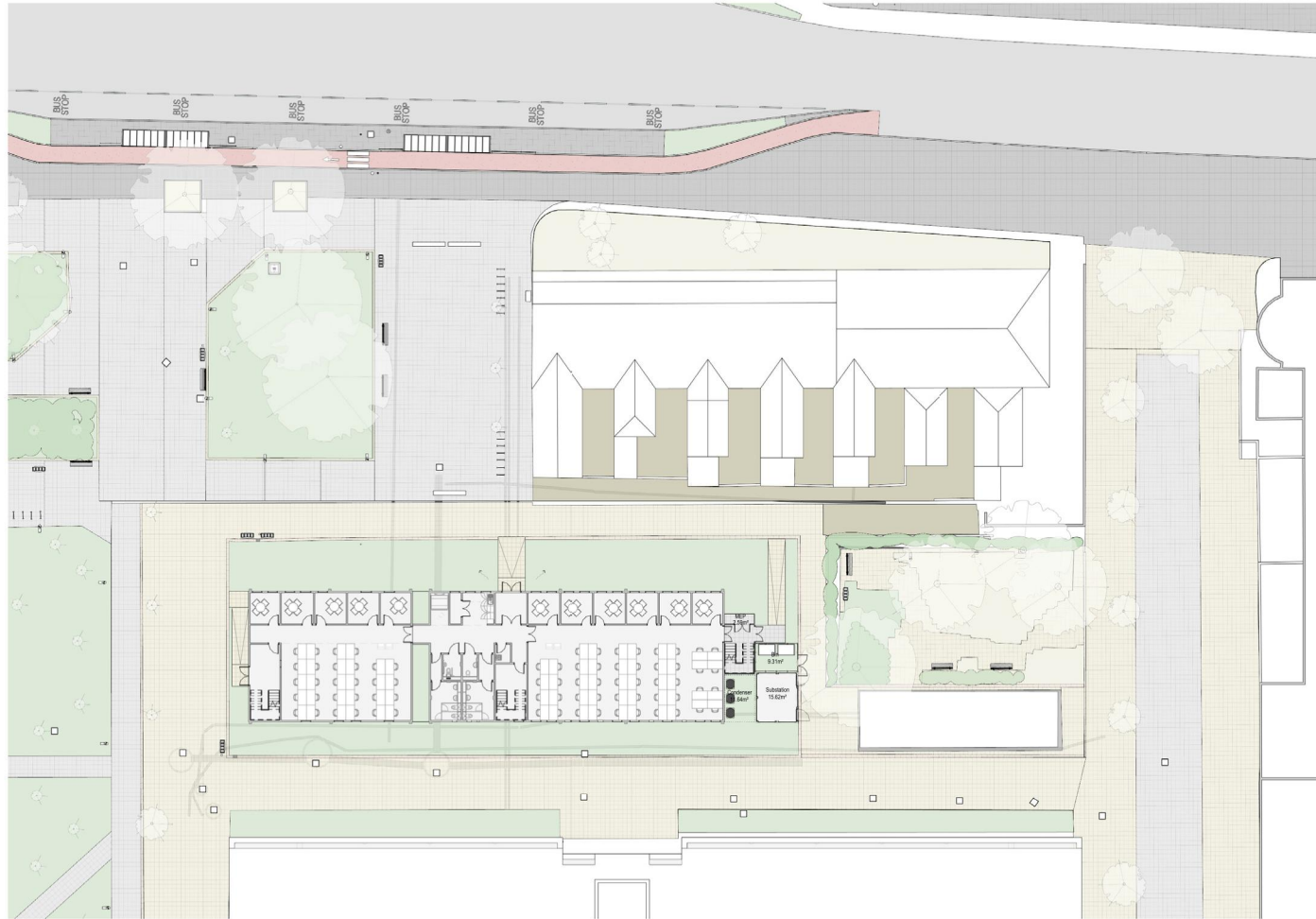
Drawing Status: **PLANNING**

Project: **UoM NZC Decant Works - 5668**

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Site Name: **Oxford Road**
Sub Site Name: **Modular Site 2**
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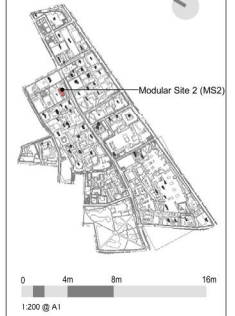
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Drawing Number	Revision		
5668-HMA-MS2-ZZ-DR-A-0002	P05		

Original Drawing Paper Size 841mm x 594mm



Site Plan as Proposed
1 : 200 @ A1

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POI Issued for planning	12-07-24	JL	JL
POI Layout updated: Ramps & parking added	09-03-24	JL	JL
POI First Issue, issued for Comment	27-02-24	JL	JL
Rev	Description	Date	By

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4 Deansgate Street, London W1D 3ET
Tel: 020 7464 0175
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Drawing Status **PLANNING**

Project
UoM NZC Decant Works - 5668

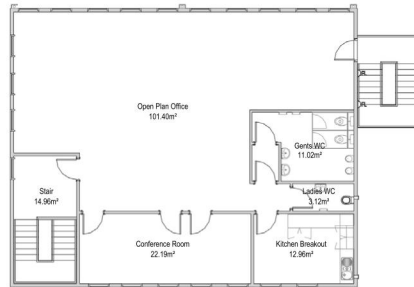
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Site Name
Oxford Road
Sub Site Name
Modular Site 2
Drawing Title
MS2 Site Plan as Proposed

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Scale @A1	1:625	Date	25-10-2023	Date	26-10-2023	Revision	
Drawing Number	5668-HMA-MS2-ZZ-DR-A-0000P03						

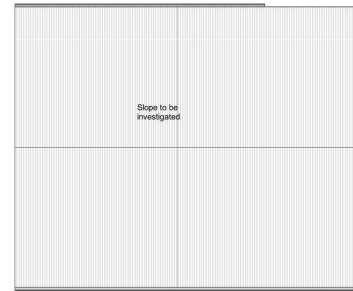
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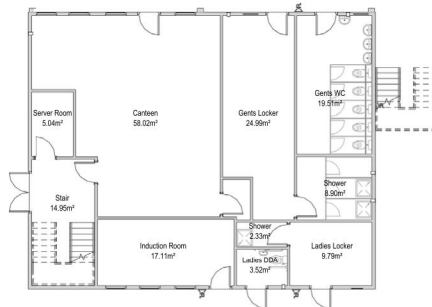
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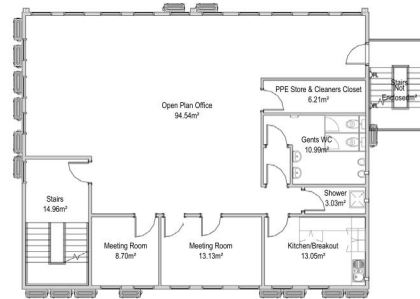
L2 Floor Plan as Existing
1: 100 @ A1



Roof Plan as Existing
1: 100 @ A1

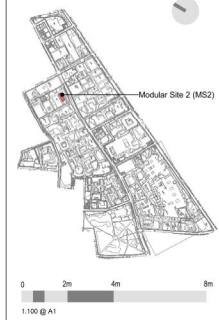


L0 Floor Plan as Existing
1: 100 @ A1



L1 Floor Plan as Existing
1: 100 @ A1

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PO1	Issued for planning	20-06-24	JL	JL
PO2	Revised Issue	21-09-24	JL	JL
PO3	Final Issue, issued for Comment	27-09-24	JL	JL
Rev	Description	Date	By	Auth

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PLANNING

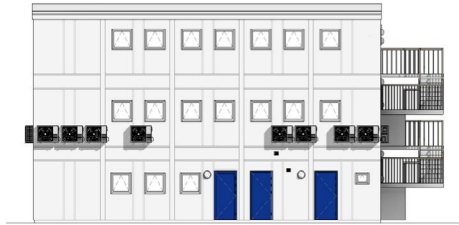
Project
UoM NZC Decant Works - 5668

Building Name
Modular Site 2
Site Name
Oxford Road
Sub Site Name
Modular Site 2

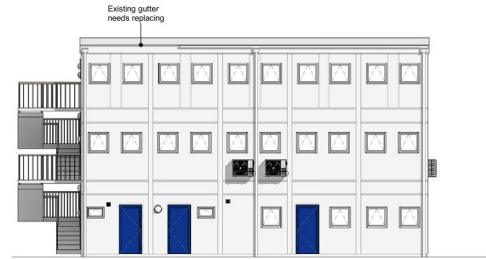
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MS2 Floor Plans as Existing

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Revision				P03

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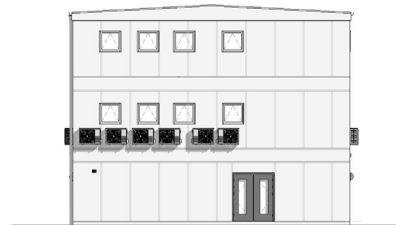
South Elevation as Existing
1:100 @ A1



North Elevation as Existing
1:100 @ A1

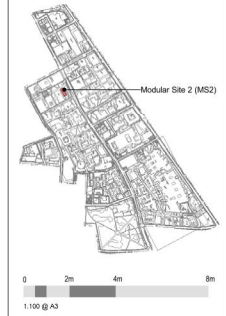


East Elevation as Existing
1:100 @ A1



West Elevation as Existing
1:100 @ A1

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Rev	Description	Date	By	Auth
001	Issued for planning	25-09-24	JL	JL



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Drawing Status

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Project

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Building Name

Modular Site 2

Building No.

TBC

Site Name

Oxford Road

Sub Site Name

Modular Site 2

Drawing Title

MS2 Elevations as Existing

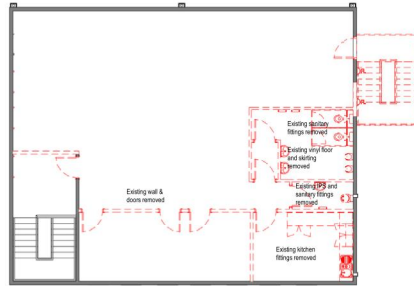
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ME	JL	FW	HMA	25-10-2023

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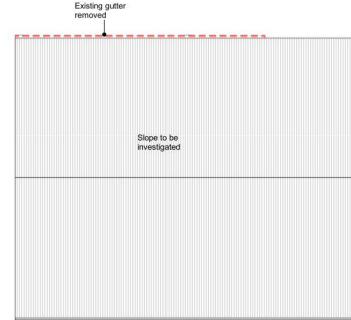
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Revision
P01

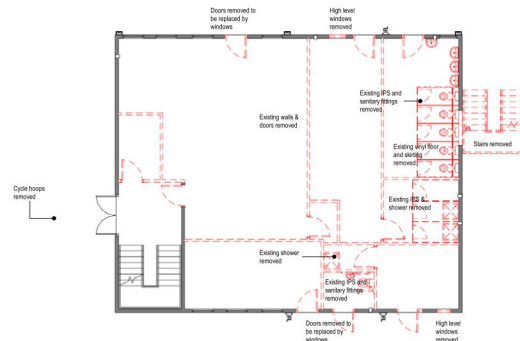
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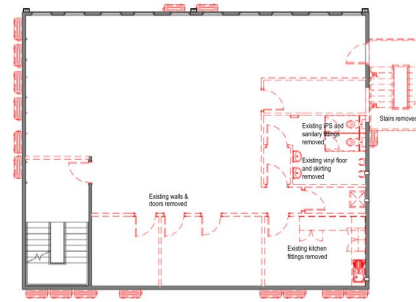
L2 Floor Plan as Demolished
1:100 @ A1



Roof plan as Demolished
1:100 @ A1

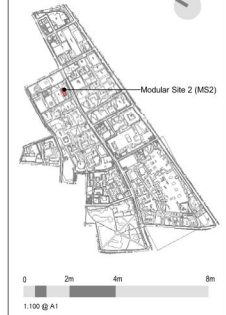


L0 Floor Plan as Demolished
1:100 @ A1



L1 Floor Plan as Demolished
1:100 @ A1

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PO1	Issued for planning	20-06-24	JL	JL
PO2	Revised issue	21-06-24	JL	JL
PO3	Final issue, issued for Comment	27-06-24	JL	JL
Rev	Description	Date	By	Aud

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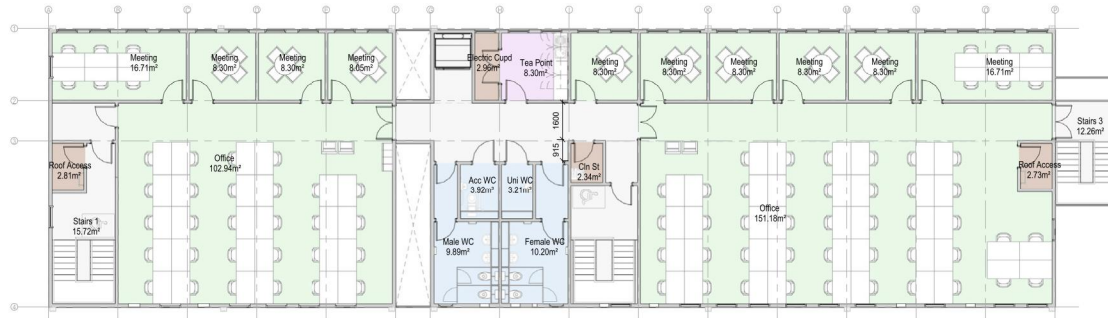
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Project			
UoM NZC Decant Works - 5668			
Building Name		Building No.	
Modular Site 2		TBC	
Site Name			
Oxford Road			
Sub Site Name			
Modular Site 2			
Drawing Title			
MS2 Floor Plans as Demolished			
Revision			
P03			

Drawing Number		Revision	
5668-HMA-MS2-ZR-DR-A-00151		P03	

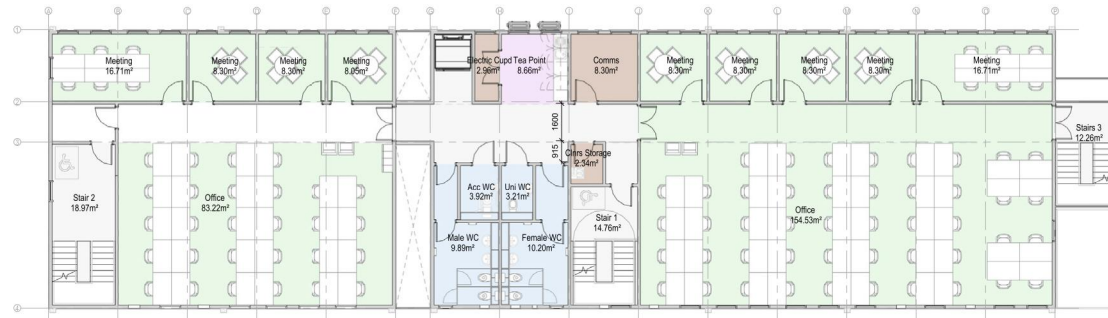
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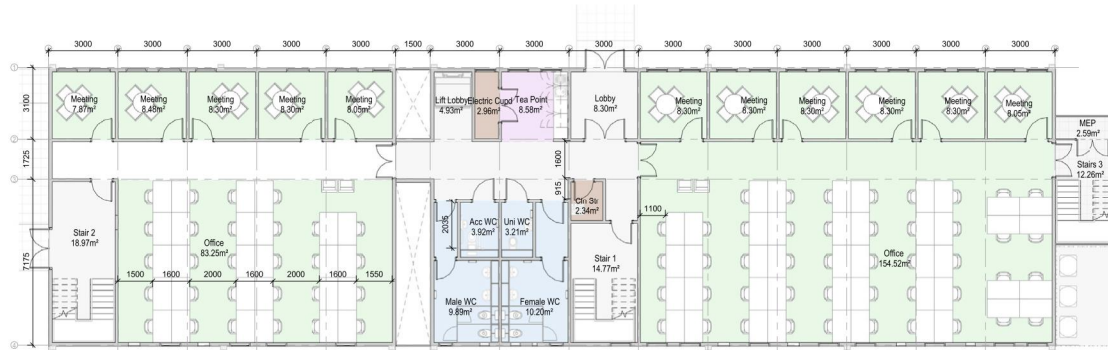
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L2 Floor Plan
1: 100 @ A1



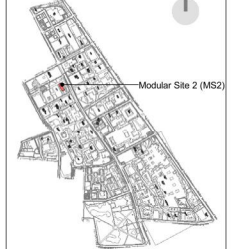
L1 Floor Plan
1: 100 @ A1



L0 Floor Plan
1: 100 @ A1

Office			
Level	Name	Area	Occupancy
L0	Meeting	8.3 m ²	
L0	Meeting	8.3 m ²	
L0	Meeting	8.3 m ²	
L0	Meeting	8.3 m ²	
L0	Meeting	8.05 m ²	
L0	Meeting	7.87 m ²	
L0	Meeting	8.48 m ²	
L0	Meeting	8.3 m ²	
L0	Meeting	8.3 m ²	
L0	Meeting	8.05 m ²	
L1	Meeting	8.3 m ²	
L1	Meeting	8.3 m ²	
L1	Meeting	8.05 m ²	
L2	Meeting	8.3 m ²	
L2	Meeting	8.3 m ²	
L2	Meeting	8.05 m ²	
L1	Meeting	16.71 m ²	
L2	Meeting	16.71 m ²	
L2	Meeting	8.3 m ²	
L2	Meeting	8.3 m ²	
L2	Meeting	8.3 m ²	
L2	Meeting	16.71 m ²	
L2	Meeting	8.3 m ²	
L2	Meeting	8.3 m ²	
L2	Meeting	Redundant Room	
L1	Meeting	8.3 m ²	
L1	Meeting	8.3 m ²	
L1	Meeting	8.3 m ²	
L1	Meeting	16.71 m ²	
L1	Meeting	8.3 m ²	
Not Placed	Meeting	Not Placed	
L0	Meeting	8.3 m ²	
Meeting: 32		281.44 m ²	
L0	Office	83.25 m ²	28
L0	Office	154.52 m ²	28
L1	Office	83.22 m ²	28
L2	Office	102.94 m ²	28
L2	Office	151.18 m ²	38
L1	Office	154.53 m ²	38
Office: 6		729.64 m ²	
Grand total: 38		1,011.07 m ²	

- NOTES**
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 - All measurements are in millimetres unless stated otherwise.
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 - Directorate of Estates and Facilities to be notified of any discrepancies.



0 2m 4m 8m
1:100 @ A1

PO1	Locates and coordinates for Corridor room moved.	16-02-24	JL	JA
PO2	Request for planning.	12-02-24	JL	JA
PO3	Revised layout.	27-02-24	JL	JA
PO4	Layout updated: Ramps & parking access.	09-03-24	JL	JA
PO5	Final issue, issued for Contract.	27-03-24	JL	JA

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www.hollidaymeecham.com

Drawing Status: **PLANNING**

Project: UoM NZC Decant Works - 5668

Building Name: Modular Site 2 Building No: TBC

Site Name: Oxford Road

Sub Site Name: Modular Site 2

Drawing Title: MS2 Floor Plans as Proposed

PM: ME Drawn: JL Checked: JL Authorised: HMA

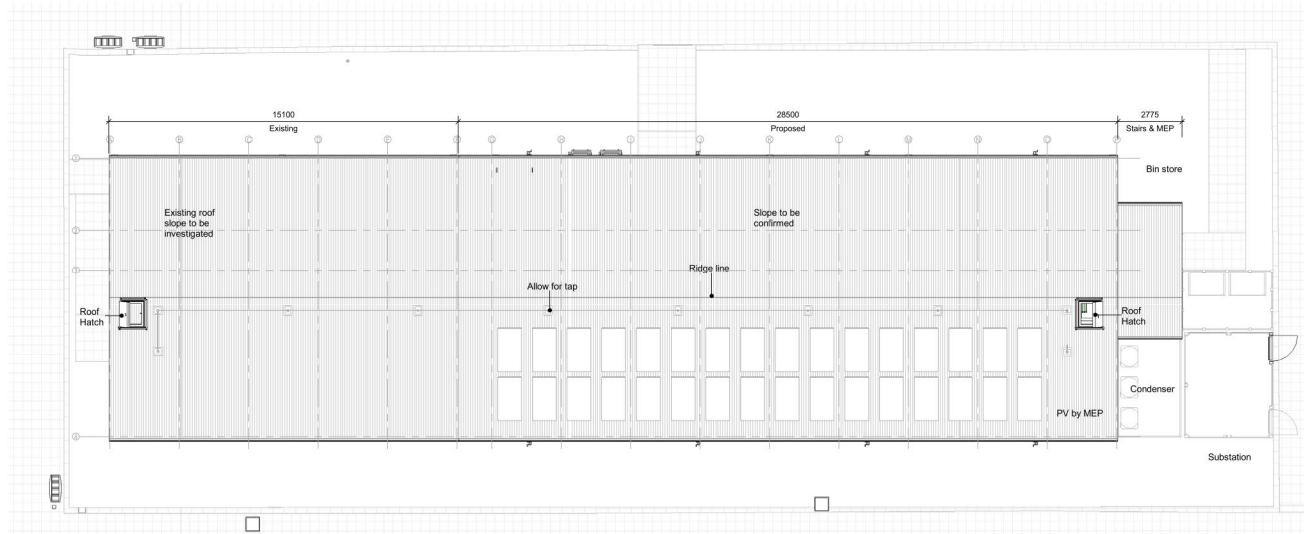
Scale (A1): 1:500 Date: 25-10-2023 Date: 26-10-2023

Drawing Number: 5668-HMA-MS2-ZZ-DR-A-0020P05

Original Drawing Paper Size B4 (1100mm x 1500mm)

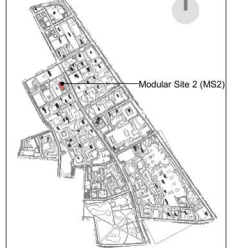
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Roof Plan as Proposed
1: 100 @ A1

- NOTES**
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 3. This drawing is to be used in conjunction with the specification and all relevant Architectural, Electrical, Mechanical and Structural drawings.
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 5. Directorate of Estates and Facilities to be notified of any discrepancies.



0 2m 4m 8m
1:100 @ A1

PO1	Issued for planning.	12-02-24	JL	JL
PO2	Layout updated: Ramps & parking added.	09-03-24	JL	JL
PO3	Final issue, issued for Contract.	27-02-24	JL	JL
Rev	Description	Date	By	Auth.

MANCHESTER
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Drawing Status
PLANNING

Project
UoM NZC Decant Works - 5668

Building Name
Modular Site 2

Building No.
TBC

Site Name
Oxford Road

Sub Site Name
Modular Site 2

Drawing Title
MS2 Roof Plan as Proposed

PM
ME

Drawn
JL

Checked
JL

Authorised
HMA

Scale @A1
1:100

Date
28-02-2024

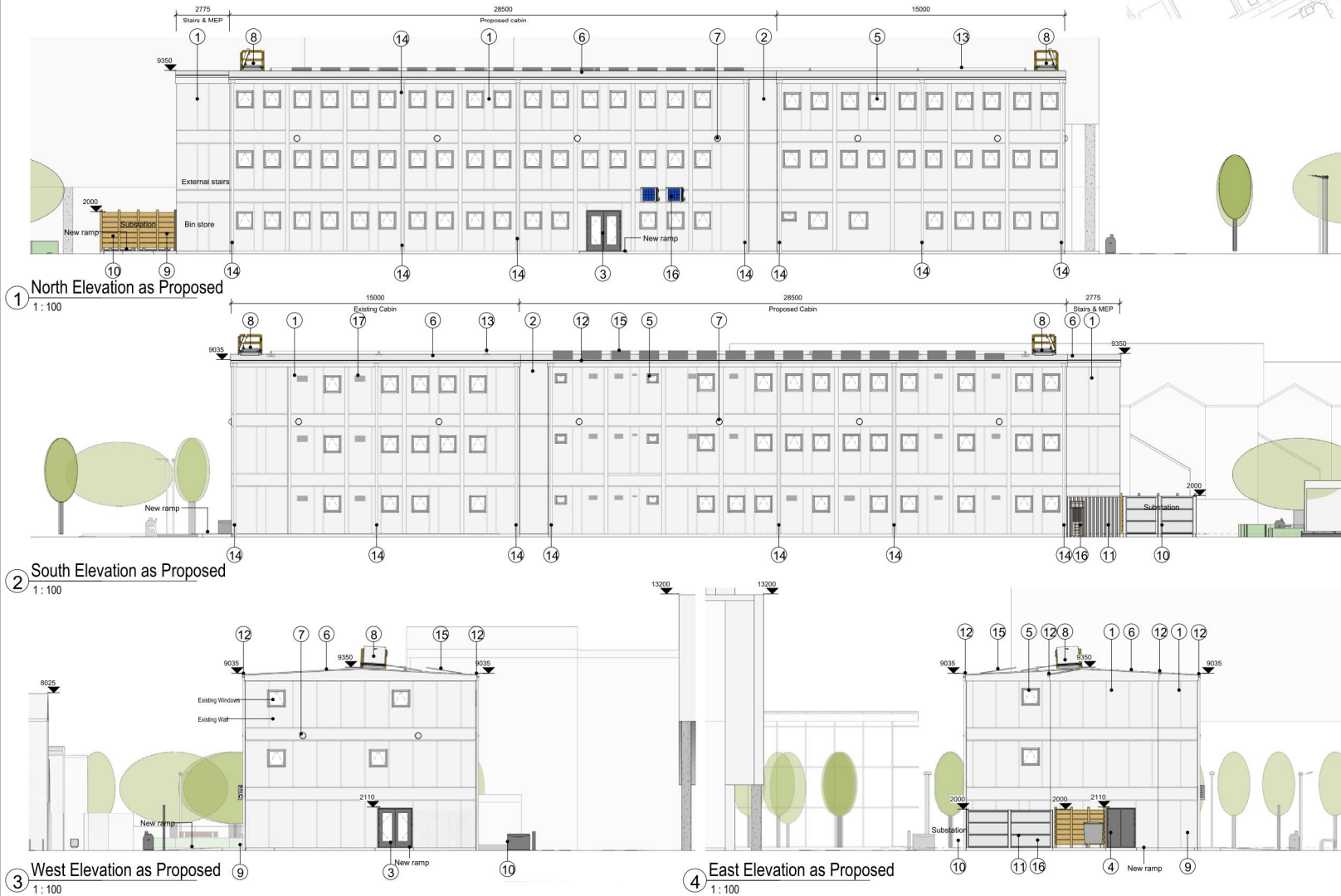
Date
28-02-2024

Drawing Number
5668-HMA-MS2-ZZ-DR-A-00201P03

Original Drawing Paper Size B41mm x 594mm

11/07/2024 10:32:21

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NOTES

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Key Specification

1 PPC Panel Wall	11 Aluminium Fence
2 Infill Panel	12 Gutter
3 Glazed Aluminium Door	13 Mansafe
4 Aluminium Door	14 Downpipe
5 Window	15 Solar Panel by MEP
6 Panel Roof	16 Condensers by MEP
7 Lighting	17 Louvers
8 Roof Hatch	
9 Timber Clad Gates	
10 Fence	

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Drawing Status
PLANNING

Project
UoM NZC Decant Works - 5668

Building Name
Modular Site 2

Building No.
TBC

Site Name
Oxford Road

Sub Site Name
Modular Site 2

Drawings Title
MS2 Elevations as Proposed

PM
?

Drawn
JL

Checked
JL

Authorised
HMA

Scale
Scale (A1)
1:100

Date
04-03-2024

Date
04-03-2024

Date
04-03-2024

Drawing Number
5668-HMA-MS2-ZZ-DR-A-00201P03

Original Drawing Paper Size
B4 (1mm x 594mm)

