

Arthur Lewis Modular

Design and Access Statement

September 2024

5668-HMA-MS2-ZZ-DR-A-8001_P2

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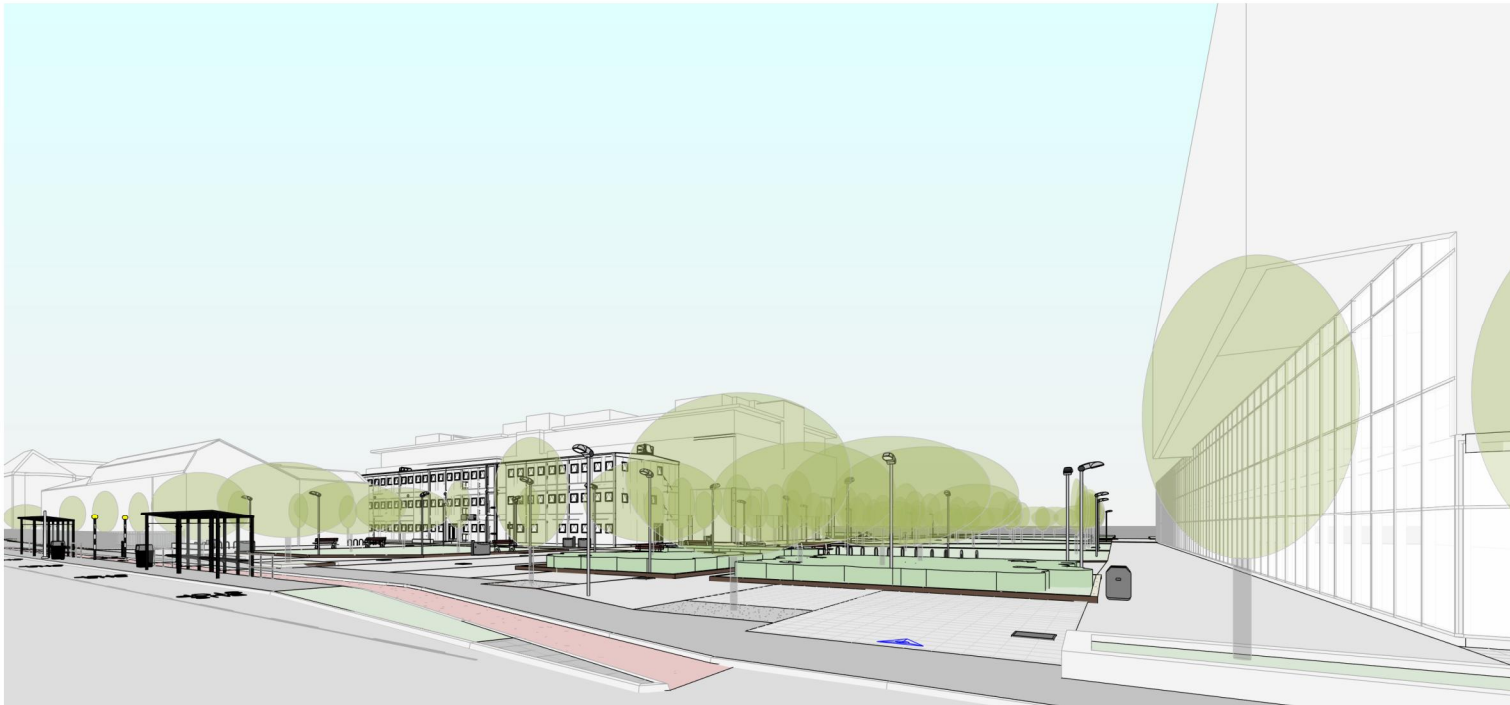
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INTRODUCTION

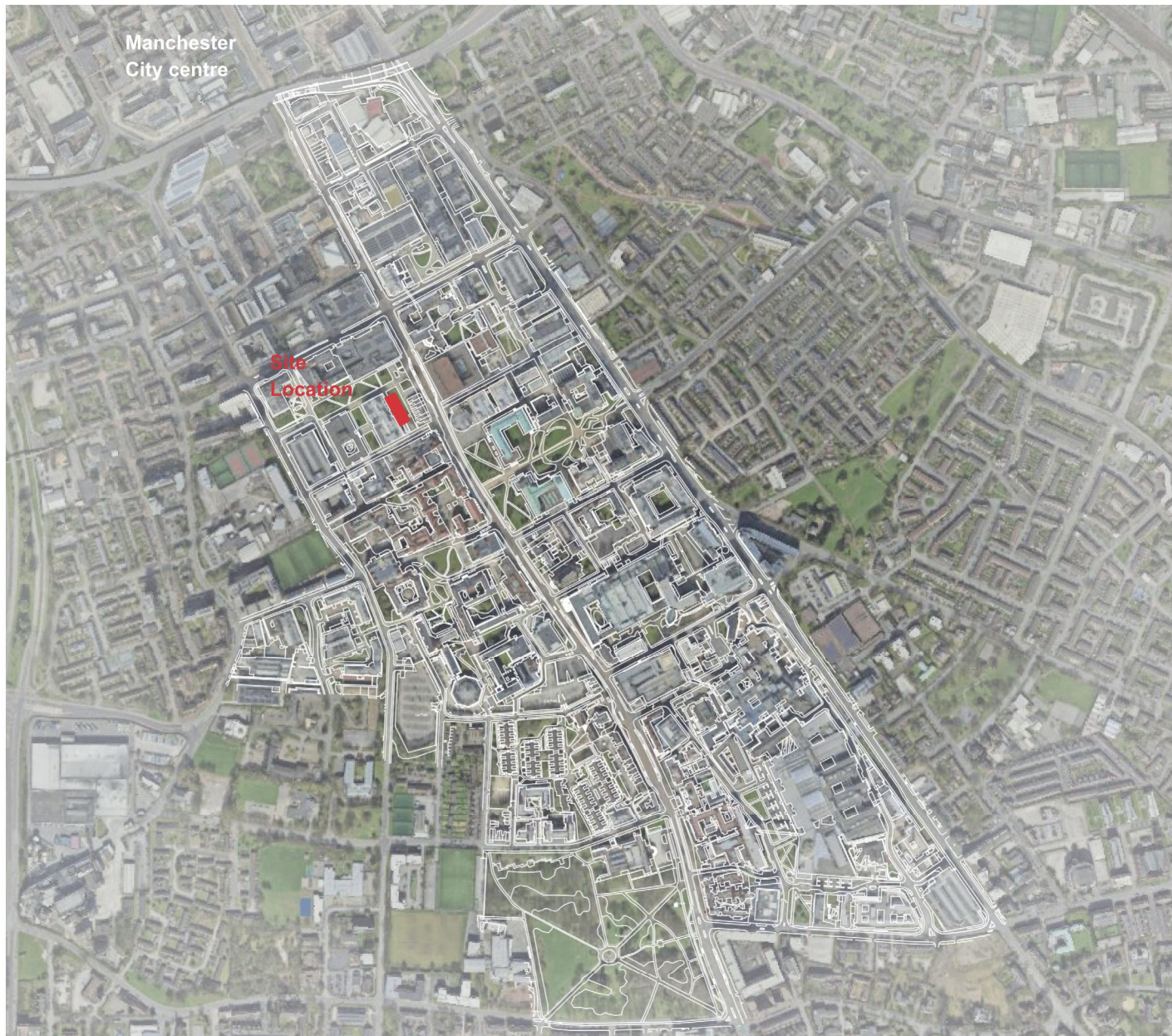
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1.1

PROJECT INTRODUCTION

- This Design and Access Statement has been prepared as part of the full planning application made by Halliday Meecham Architects on behalf of the University of Manchester for a temporary modular building at the currently vacant site next to the Arthur Lewis building.
- This scheme has been designed in accordance to national, regional and local planning guidance as well as building regulations.
- The report contains a summary of the site context, analysis of the surrounding area and a summary of the design decisions. The statement explores how the scheme has been informed by the site surroundings and site access requirements.
- The document should be read in conjunction with the accompanying drawings and application form for this site.



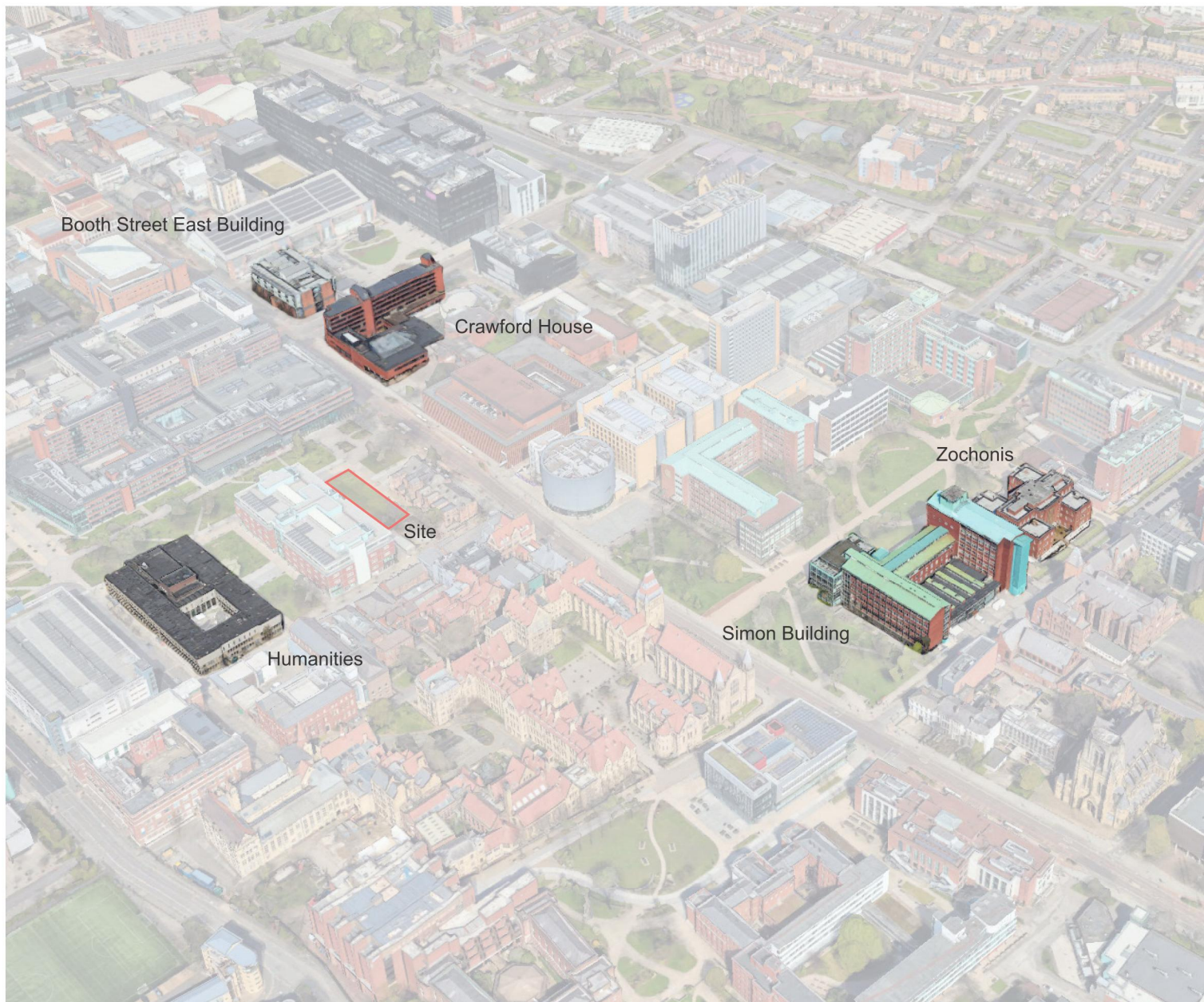
University of Manchester campus site extent

1.2

PROJECT CONTEXT

- The proposed building is for the decant of the buildings that form part of the University's decarbonisation programme. The project is explain in the follow sustainability statement.
- The scheme seeks to deliver a total of 1,564m² GIA for educational purposes.
- The site address is: Behind Waterloo Place, The University of, Manchester M13 9PL





1.3

SUSTAINABILITY STATEMENT

- In 2019 the University committed to becoming zero carbon in its direct operations by 2038. This target is in line with the one adopted by the city of Manchester and was set by colleagues at the University's Tyndall Centre for Climate Change Research.
- The 2038 target commits the University to reducing its carbon emissions by an average of 13% each year between the baseline of 2018 up to 2038 in order to stay within its "carbon budget".
- In 2021 the University produced its first "Zero Carbon Masterplan" (ZCM), an exploratory document highlighting the strategic and technical actions required to achieve the 2038 target.
- Phase 1 of the zero-carbon works in our Booth Street East and Dalton Ellis buildings were completed. This is estimated to save 332 tonnes of carbon annually.
- Works to a further four buildings are planned in Phase 2, including Zochonis, Humanities Bridgeford Street, Simon and Crawford House. Work on site in Zochonis and Simon buildings is expected to start later this year (by end 2024).
- Projects include air source heat pumps, photovoltaics, new roofing systems, new glazing and internal insulation systems. Once completed, these projects are predicted to save 1,406 tonnes of carbon annually.

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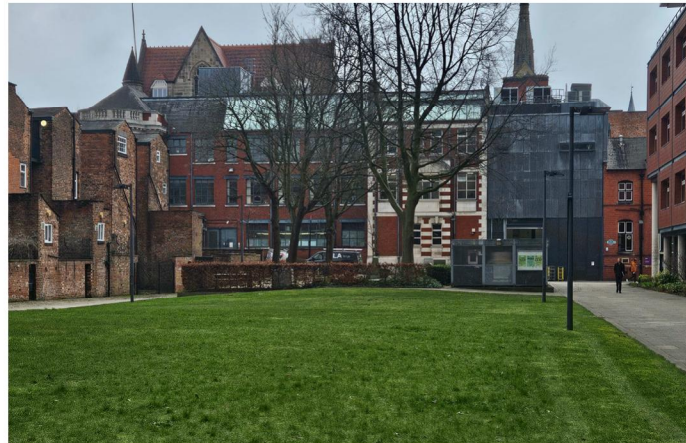
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2.1

SITE INTRODUCTION



- The site for the temporary modular building is located right off the Oxford Road corridor, nestled between the Arthur Lewis Building and Waterloo House.
- The site is currently a vacant grass land, with pavement on the perimeter, along with bicycle hoops and bins.

2.2

SITE LOCATION



Site Extent 

- To the north west sits the University Green development which comprises of a green boulevard along with retail and leisure spaces. To the North-east of the site sits the Oxford Road corridor .
- The site is flanked by Arthur Lewis Building and Waterloo house.
- The site is tucked away from the main roads. With its location buffered by trees and planting off the north east, making it an ideal location for a temporary modular cabin.

2.3

SITE HISTORY

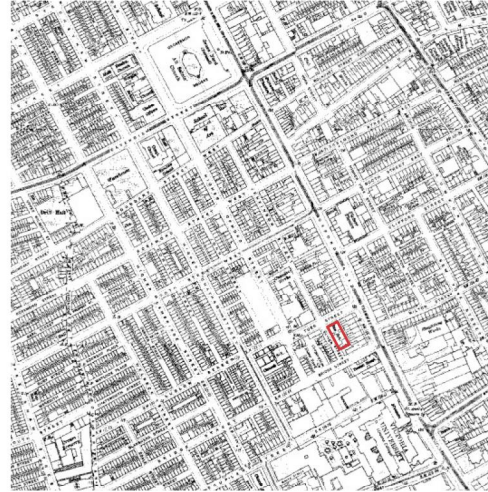
1850
Landmark Historical Map



1900
Landmark Historical Map



1920
Landmark Historical Map



1950
Landmark Historical Map



1960
Landmark Historical Map

- The earliest available map, dated between 1840 and 1860, indicates the site was developed as residential gardens with Tuer Street extended east to west through the northern section with a row of residential terraces further north.
- From the 1850, the surrounding streets and Waterloo House were already present.
- By 1890 the southern section of the site was redeveloped as an infant school which remained largely unchanged until at least 1961. By 2000 the area to the north of Tuer Street had been cleared of structures and comprised grassed amenity land.
- The surrounding area had been developed with primarily low-rise residential buildings to the east, north and south off Oxford Road, Tuer Street, Eagle Street and Coupland Street.
- Immediately south of the site had been redeveloped as a timber yard. By 2005 the low-rise buildings to the west of the site had been removed, with the Arthur Lewis building constructed around 2009 immediately west of the site. At around the same time, the site had been cleared of all structures and developed into the current grassed soft landscaping.

- The site has been previously used in 2013 for temporary accommodation.

2.4 IMMEDIATE SITE CONTEXT

Views towards site



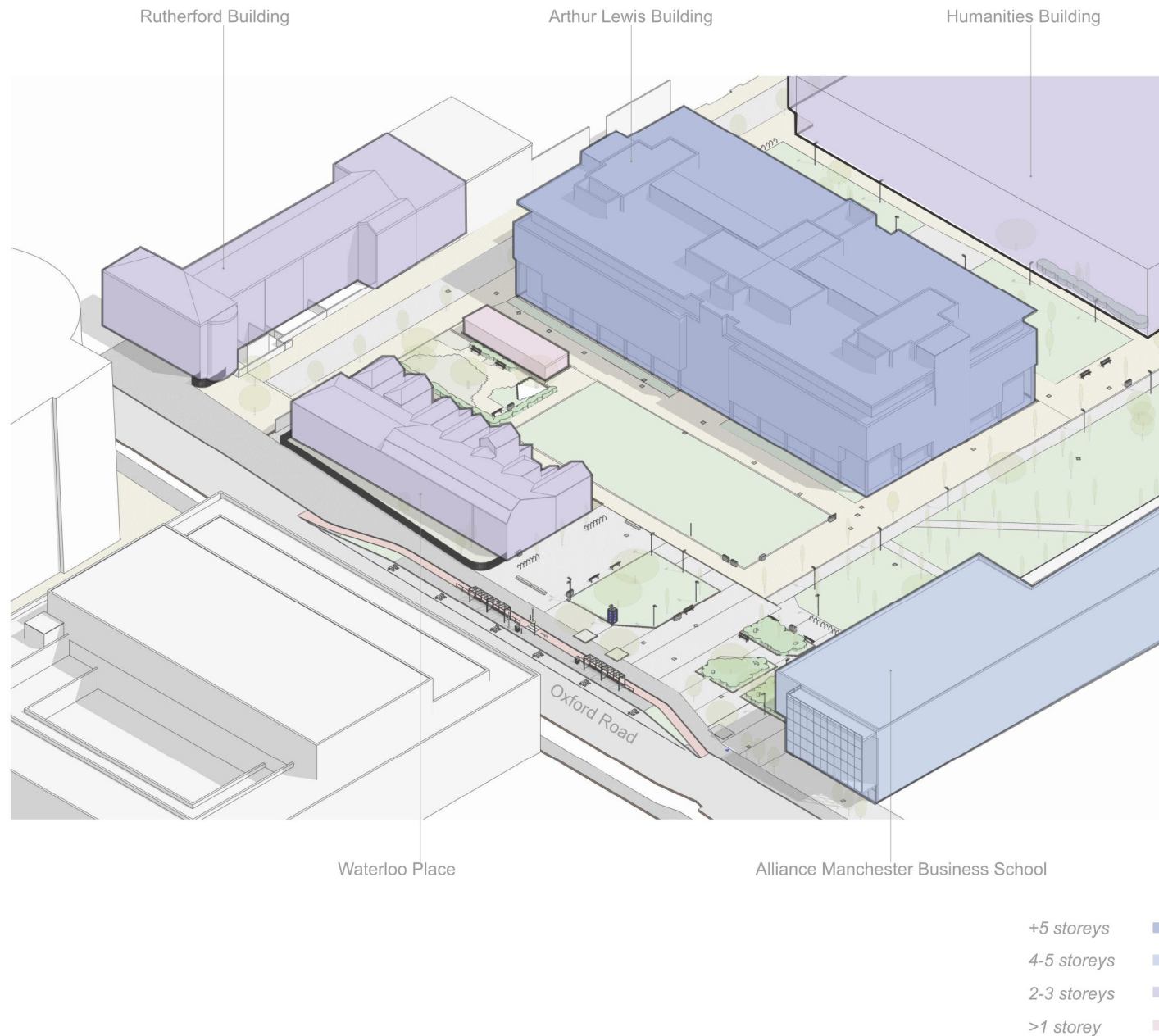
Context map highlighting photo location



Site Extent 

- ① From Oxford Road
② From Bridgeford Street
③ From University Green

- As seen from Oxford Road, the site is heavily obscured by lush trees.
- From Bridgeford Street, bike store and trees are seen in the foreground.



2.5 CONTEXTUAL MASSING

- The site is generally surrounded by low to mid rise buildings. The buildings scale down in mass and height as they are located closer to the Oxford Road Corridor.
- The buildings above 4 storeys are the Arthur Lewis Building (ALB) and the Alliance Business School (ABS).
- ABS is buffered by a large green space, which would therefore make minimal impact to the proposal. The building would ideally be distanced away from ALB with sufficient pavement and landscaped area
- The immediate surrounding 2-3 storeys buildings set the scale for the proposed cabin. Thus the general scale and proportion would be consistent throughout.

2.6

TRANSPORT LINKS



- The site is in the heart of University of Manchester's campus with a number of buildings such as Arthur Lewis, Business School, Humanities nearby.
- There are extensive transport links including bus stops, bike stores and Train Station just further north.
- The existing bike store is located just off the south west and the Bee Network Docking Station just off the north.
- It is highly permeable with pedestrian links on all sides.

① University Green



②



③ Brunswick Park

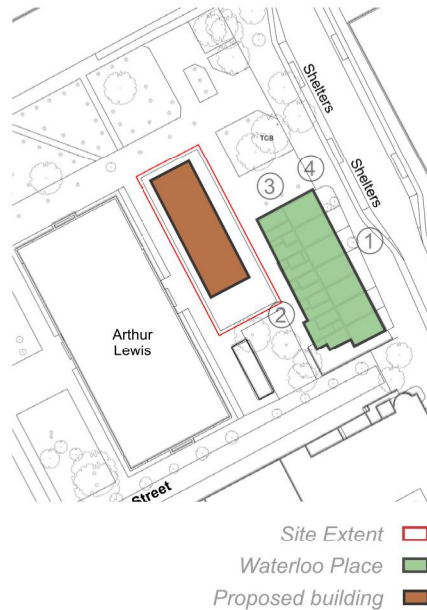


Site Extent 

2.7

GREEN SPACES

- The green pockets across the campus development is part of the University wider landscape strategy.
- The current site sits right off the University Green boulevard area.
- University Green is well used during the summer. Equipped with designated seating area and trees as shelters, it serves as spilling out space for the retail and leisure at the ground floor of MBS.
- As opposed to University Green, existing site acts more like a breather space between building.
- Hence, placing a modular cabin on the existing green space would make minimal impact to the public realm.



Rear view of Waterloo Place



Semi circular fan light visible from Oxford Road

2.8

HERITAGE STATEMENT

- 176 - 188 Oxford Road, known as Waterloo Place, is made up of 7 three-bay, two storey houses. They are now the property of the University of Manchester.
- Waterloo Place was constructed in the mid-19th century, a period marked by Manchester's rapid industrial growth and urban expansion. Named after the Battle of Waterloo (1815), this site reflects the city's historical connections to national events and its role in the post-Napoleonic era.
- It was originally two terrace ranges of seven houses each. The northernmost one disappeared in 1968, with the remaining terrace of weathered red brick with elegant round headed door way and semi circular fan light. Four of the houses have attic storeys with mansard roofs, added in 1900.
- Waterloo Place is a valuable heritage asset for Manchester, embodying the city's industrial past and architectural beauty. Its preservation is essential for safeguarding the historical and cultural identity of the area.
- Waterloo Place was listed as a Grade II Building on 3 October 1974, highlighting its architectural and historical importance. The listing covers various elements, including the building's external appearance, structural layout, and significant interior features, all of which contribute to its heritage value.

Impact on significance of the neighbouring listed building

- The modular building is set back from the rear facade of the Waterloo Place terraces, minimizes its visibility and reduces risk of altering the visual dominance of the listed building.
- Architectural interests are on the main facade facing the Oxford Road corridor. Hence, the proposed modular building does not hinder the views or vista towards them.
- Materials used in modular building are distinct and contemporary, hence offering a clear differentiation between modern structure and the Victorian listed building
- The listed building itself will not undergo any alterations or structural changes.
- The temporary nature of the modular building ensures that any potential impact on the listed building's setting is short term and reversible.

Public benefit achieved via implementation of the proposal

- As an temporary office space serving the university, the building provides vital space for administrative and academic activities while long term renovations are made elsewhere.
- The proposal ensures the university can maintain its functions without building another permanent office space elsewhere.
- Given the temporary nature, the environmental impact of construction is relatively low. The building can be disassembled or relocated with minimal waste.

Reviewing the proposals described above against the policies of the Section 16 NPPF we would state the following:

In reference to paragraph 200,

The heritage statement accompanying the application acknowledges the significance of the neighbouring listed building and recognises the building's historical and architectural value and provides a proportionate response, to ensure that the impact on the setting will be minimal.

In reference to paragraph 203a,

The proposal sustains the listed building's significance by avoiding any permanent alterations or physical impact. It acknowledges the importance of maintaining the listed building's fabric and character.

In reference to paragraph 203c,

The development is set back from the listed building and visually distinct in material and design, hence maintaining the listed building's local distinctiveness.

In reference to paragraph 208,

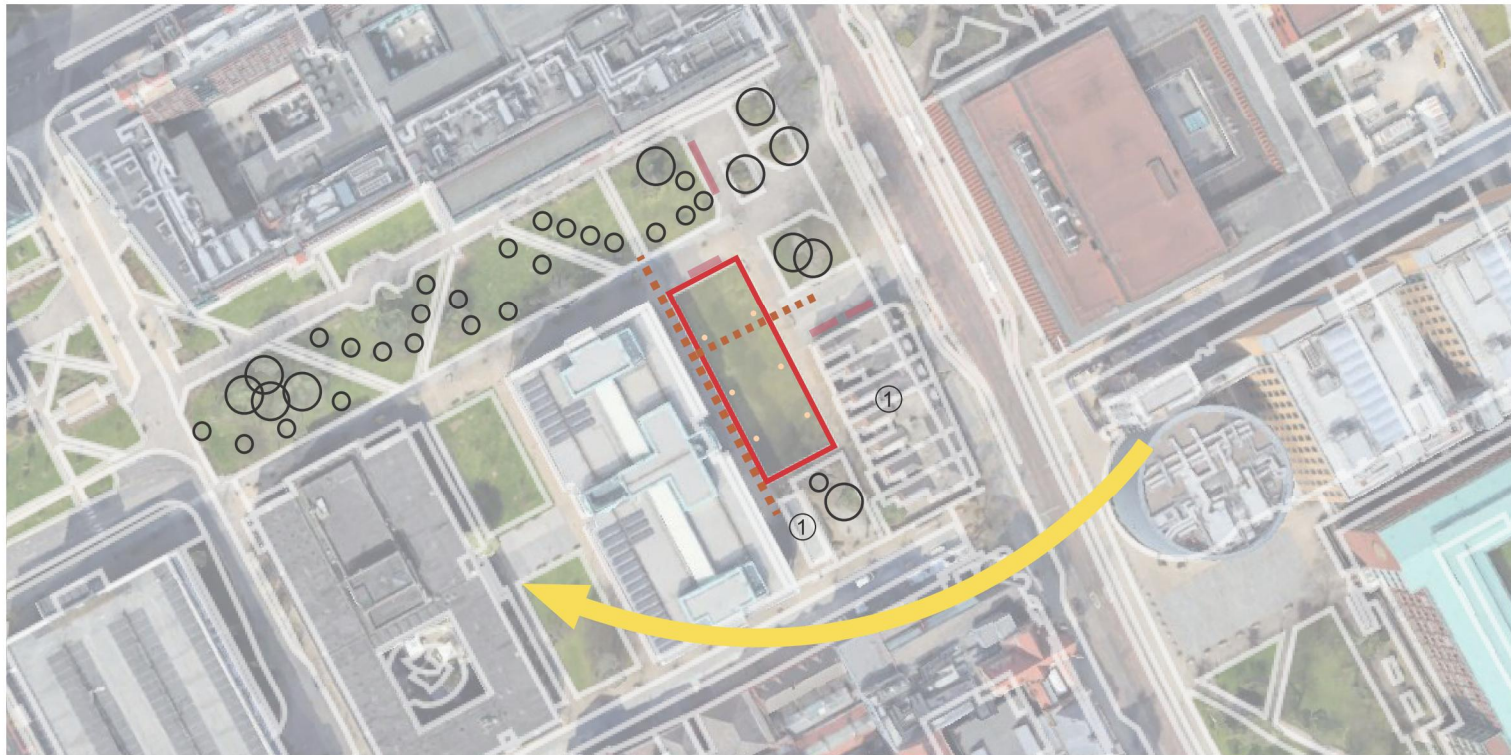
The proposal does not cause permanent harm or loss to the listed building. The potential for harm is limited by the temporary nature of the modular building and its separation from the heritage asset. The temporary building enables the University to meet its operational needs without compromising the long-term viability or significance of the listed building.

In reference to paragraph 212

Although the modular building is modern and temporary, its placement respects the setting of the listed building by being set back, minimising visual intrusion, and not overpowering the listed building in terms of scale or massing. The development preserves the elements of the setting that contribute to the listed building's significance, ensuring that it remains the dominant feature in the locality.

2.9

SITE CONSTRAINTS



Sewage Easement



Existing Bee Network Docking Station



Listed building



Existing lighting



Existing trees



Sun path



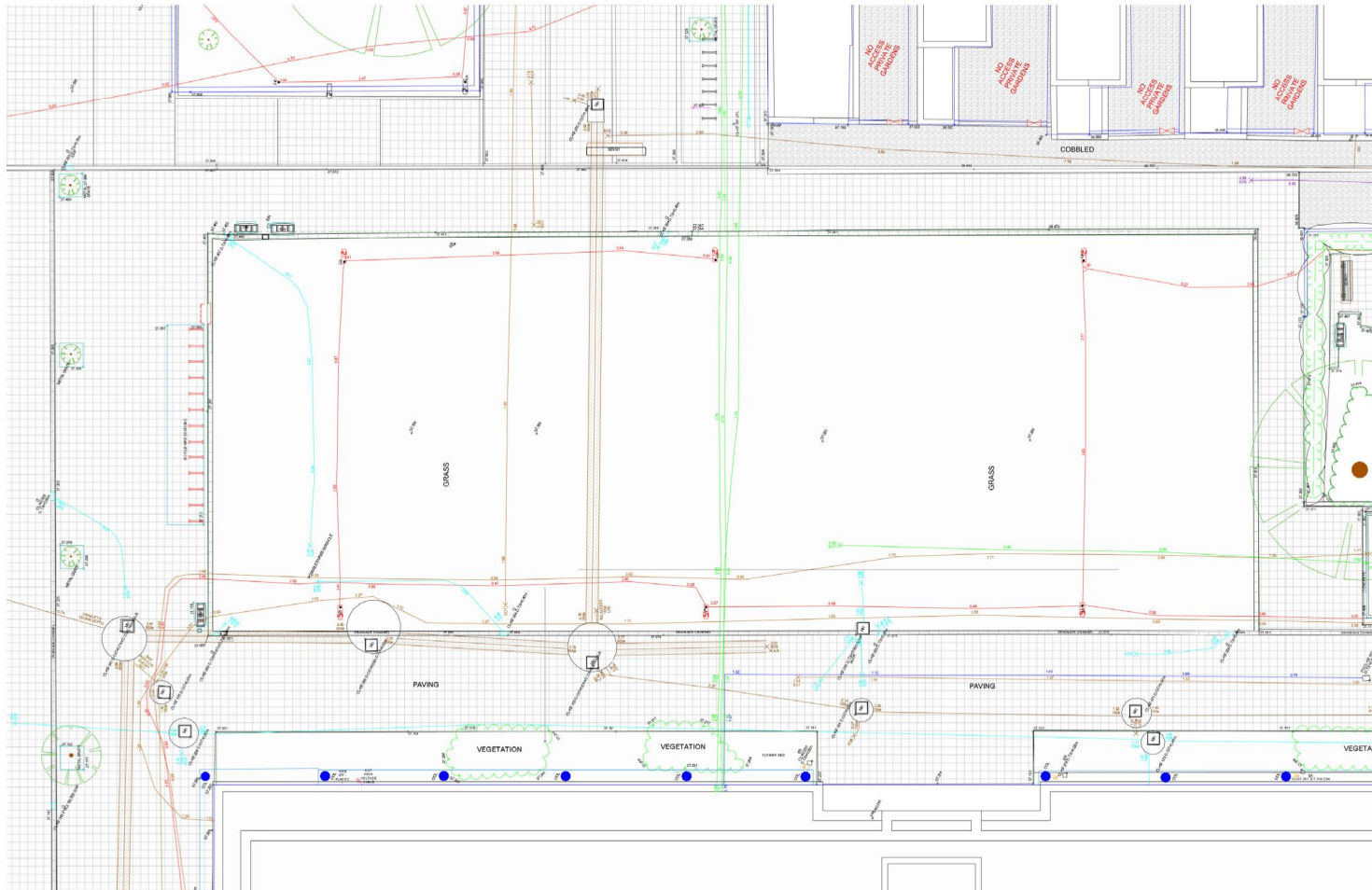
Site Extent



- The site is approximately 1142m² or 0.114 Hectares.
- There is no existing trees within the site boundary.
- Existing underground sewage that runs through the site will need to be taken into consideration. A build over agreement is being sought.
- Existing listed building Waterloo Place is a Grade II Listed Building. Proposed building will respond to the scale, massing, height of Waterloo Place whilst remains subservient to its expressive architectural form.

2.10

EXISTING SITE PLAN



- The site is a vacant grass land and there is a twisted deviation of 600mm across the site.
- The site is bounded by perimeter pavement wide enough for pedestrian and cyclist to pass through.
- There are lamp post on both sides of the site, which will be removed prior construction. New building mounted lighting will be provided.
- Bee Network Docking Station by the perimeter of the side and a recycling bin will have to be moved elsewhere for site works to be carried out.

2.11

SITE SURVEY

- Surveys were procured during the design development stage of the project which include:

1. Ecology Report
2. Site Investigation Report

Outcomes of the surveys:

- Ecology

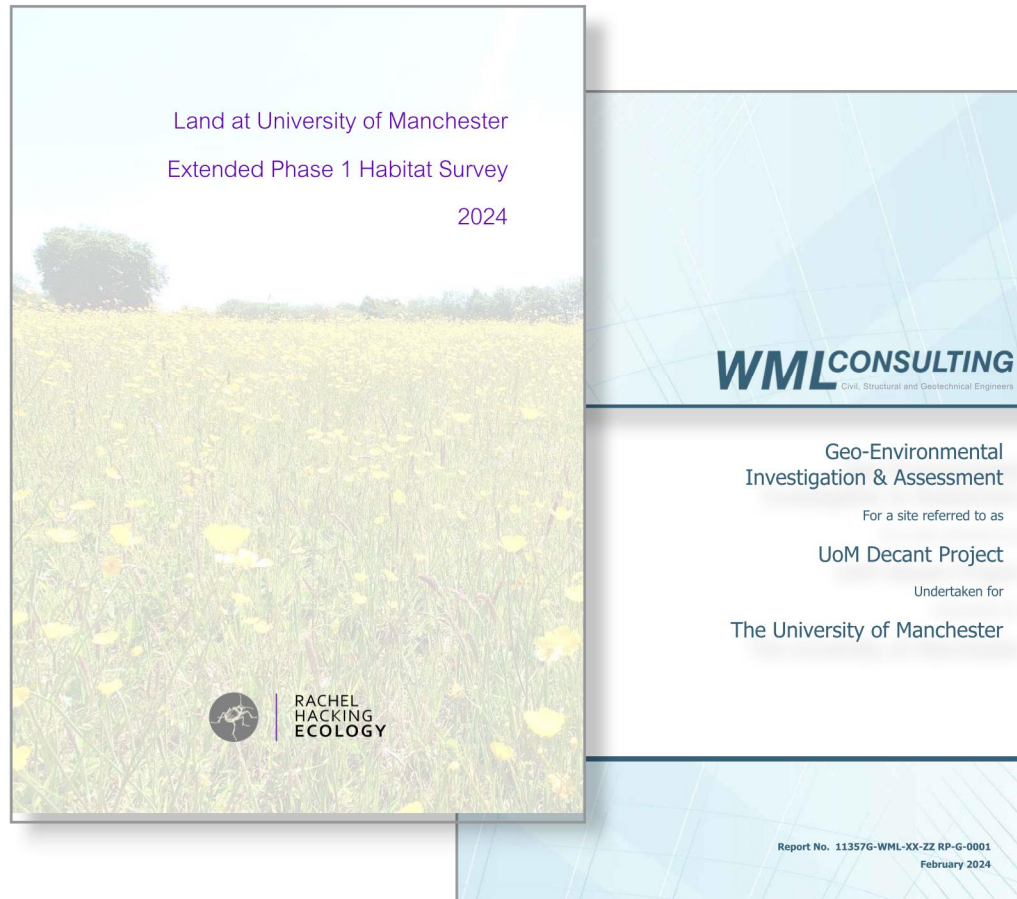
Areas where amenity grassland is proposed to be retained could be planted with introduced shrub or a wildflower mix to enhance habitat for invertebrates and to provide nectar sources for pollinators.

- Site Investigation Report

The site poses a very low risk to Controlled Waters. Low risk for ground gas generation from the site/ migrating to the site.

- Archaeological Advice

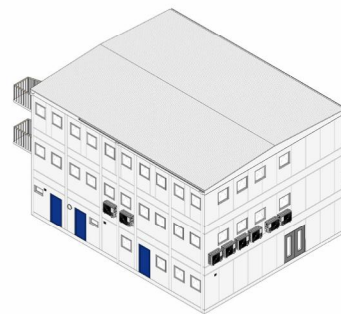
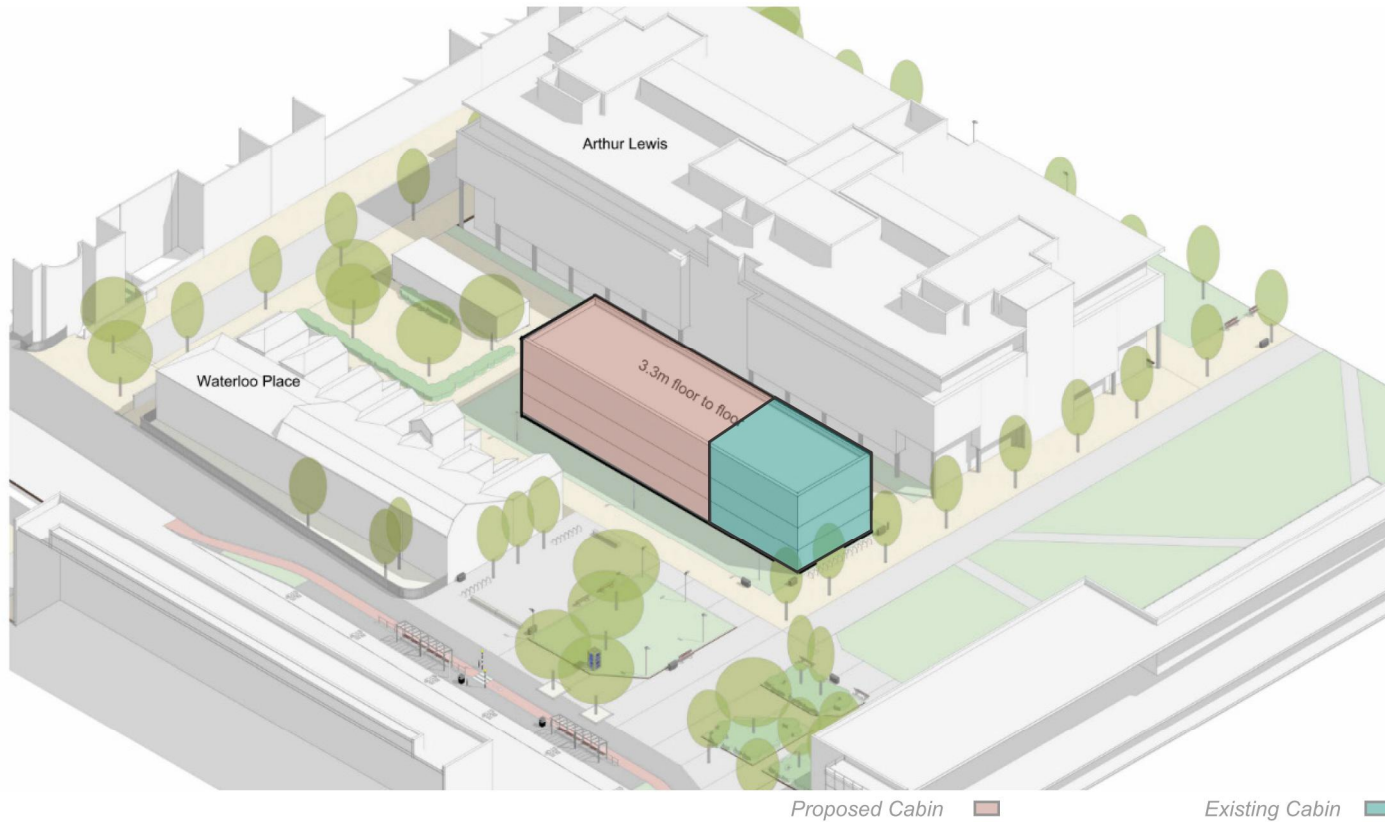
A stand-alone archaeological assessment to support the planning application in this instance is not required, regardless of the construction methods, as the site has been studied previously and the archaeological interest (19th-century dwellings) has been established.



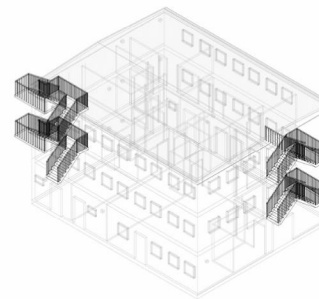
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DESIGN

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Existing Cabin Elevation



Existing Modular Axometric



Existing Staircore Axometric

3.1

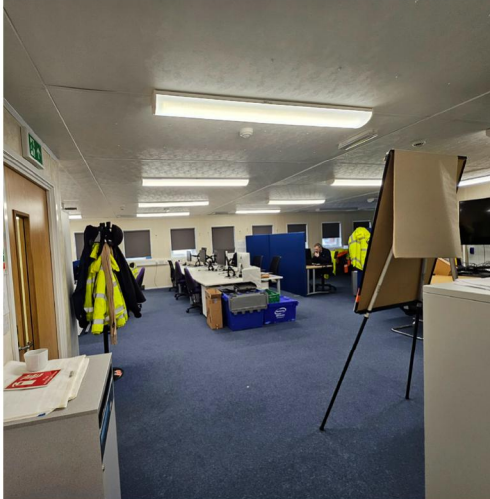
DESIGN SUMMARY

- The proposal consists of an existing modular cabin, currently located at York Street and a proposed adjoining cabin.
- The existing cabin is of 3 storeys with one external stair and one internal, providing escape on both ends.
- The external stair will be relocated to provide access to the new cabin.
- The proposed cabin will be of the same height and width as the existing cabin but with a longer extension to fulfill the space requirement set out by UoM.
- The building will be 45m long x 12m wide x 9m tall.

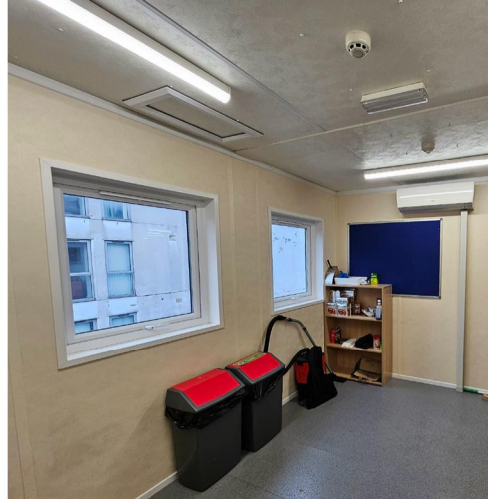
3.2

EXISTING CABIN

Existing Cabin's Exterior

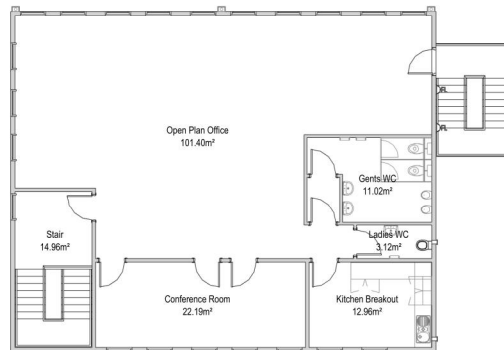


Existing Cabin's Interior



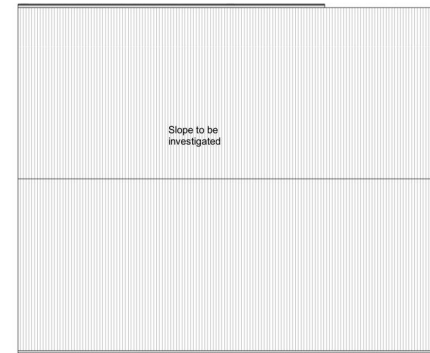
- A survey is carried out to determine the space requirement and height of the cabin. For which, the proposed cabin will be designed to match the scale, height and colour palette.
- The existing cabin is of 3m grid with a pair of cassette windows on each bay.
- The general finishes remain consistent throughout with white wall cladding, pvc window frame and doors coated in blue paint. The blue doors will be removed.

3.3 EXISTING CABIN LAYOUT



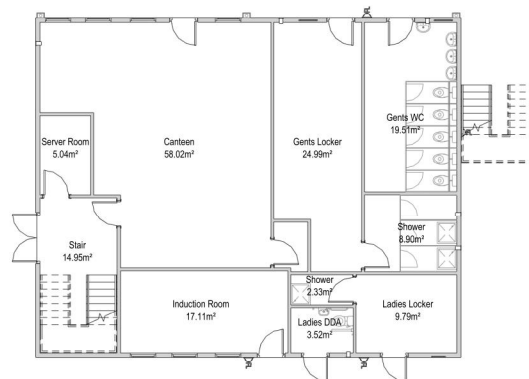
L2 Floor Plan as Existing

1 : 100 @ A1



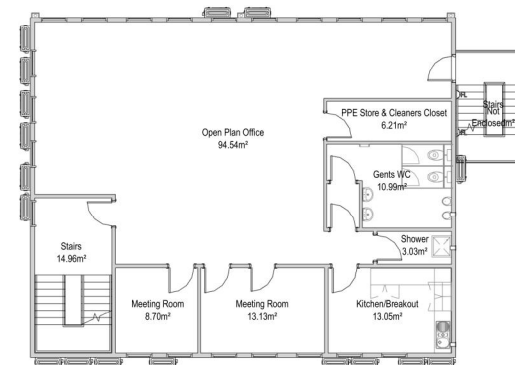
Roof Plan as Existing

1 : 100 @ A1



L0 Floor Plan as Existing

1 : 100 @ A1



L1 Floor Plan as Existing

1 : 100 @ A1