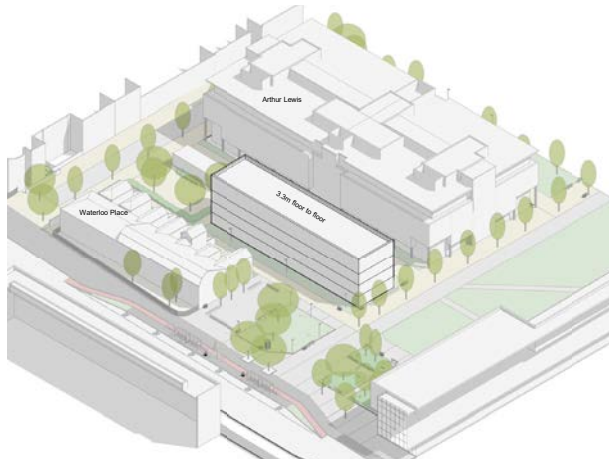
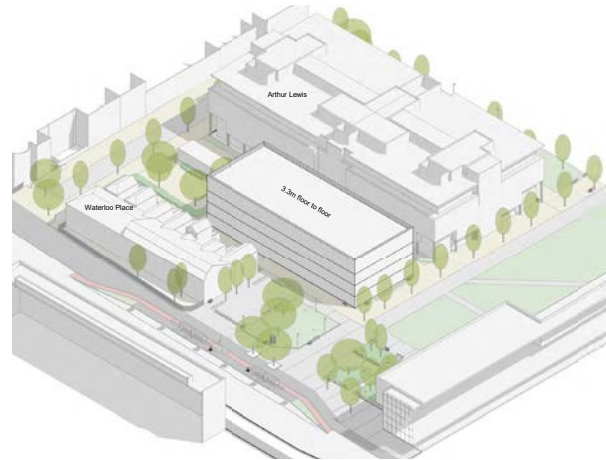


Option 1 Overview



Option 2 Overview



## 4.1

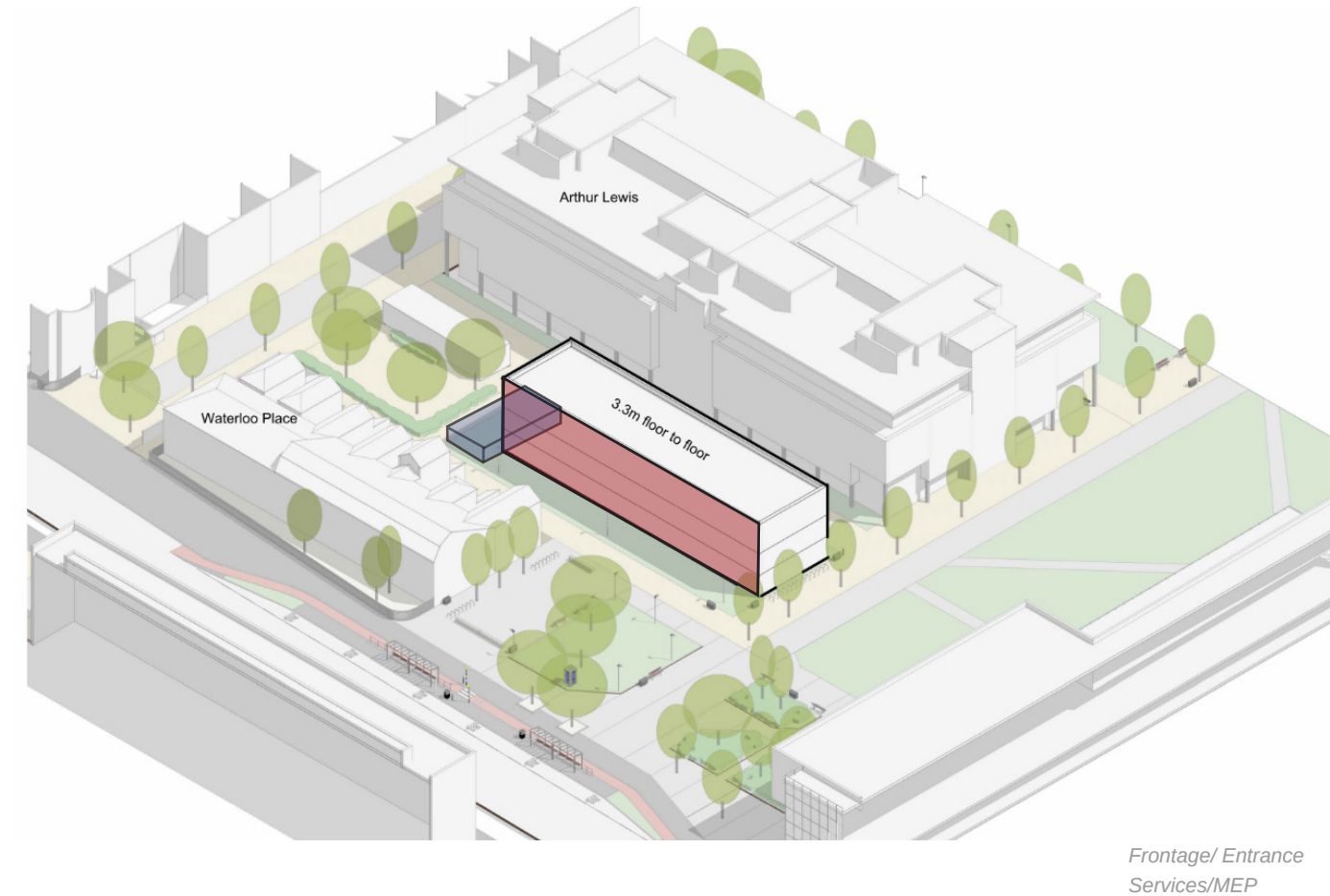
## LAYOUT OPTIONS



- 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

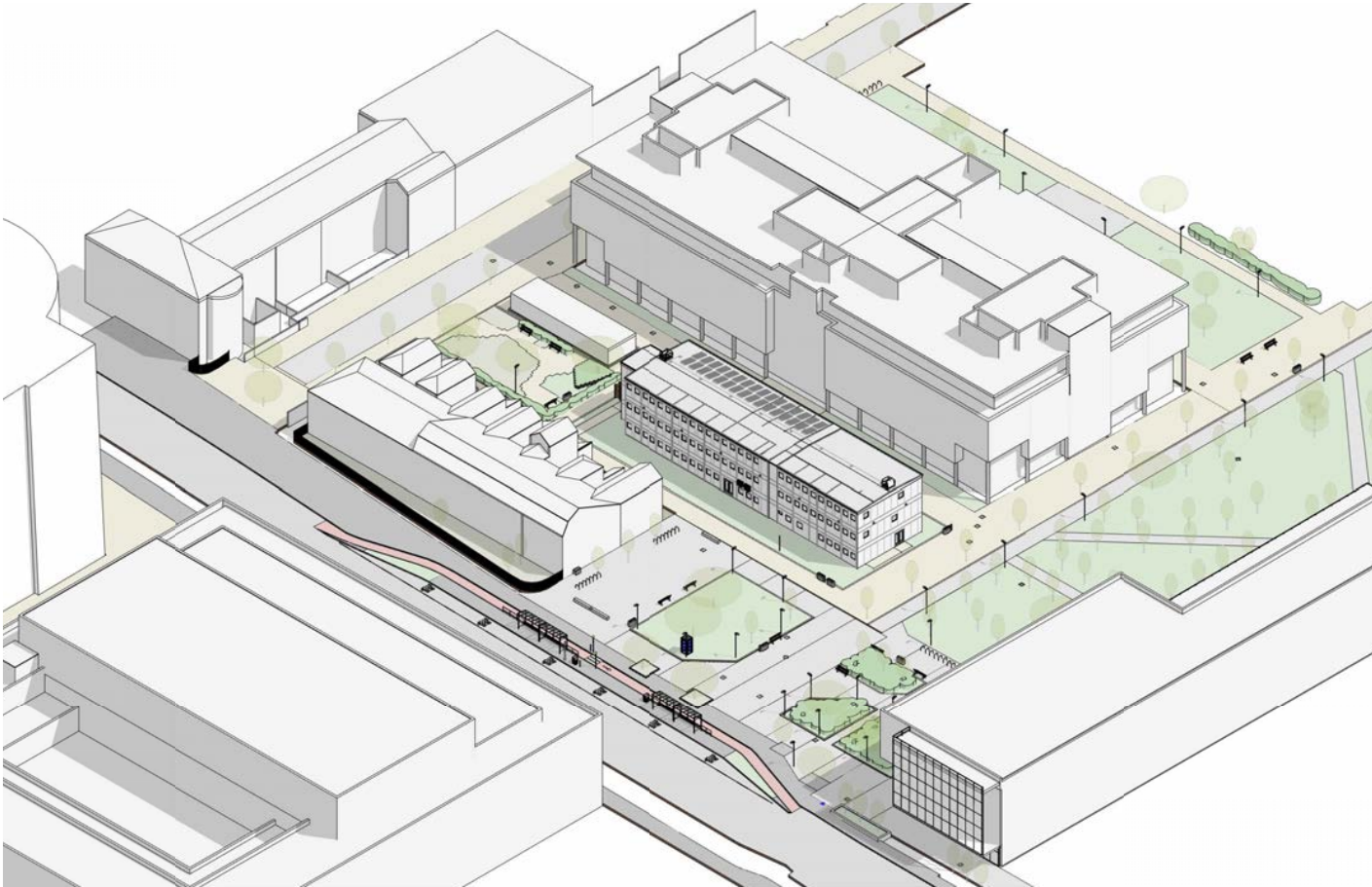


- By incorporating the sewage easement requirement and inclusion of MEP/ substation, the building is thus placed off centre, towards the University Green boulevard.
- Existing cabin is placed on the left whereas the new extension is connected via a linked bridge. Existing cabin stairs is relocated to 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



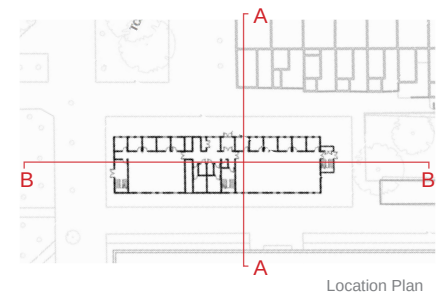
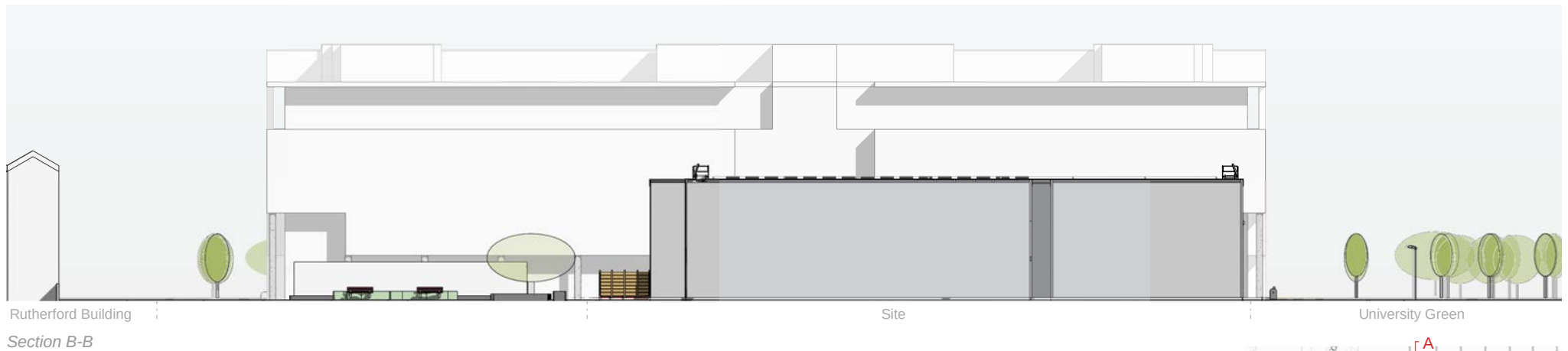
## 5.1

### 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





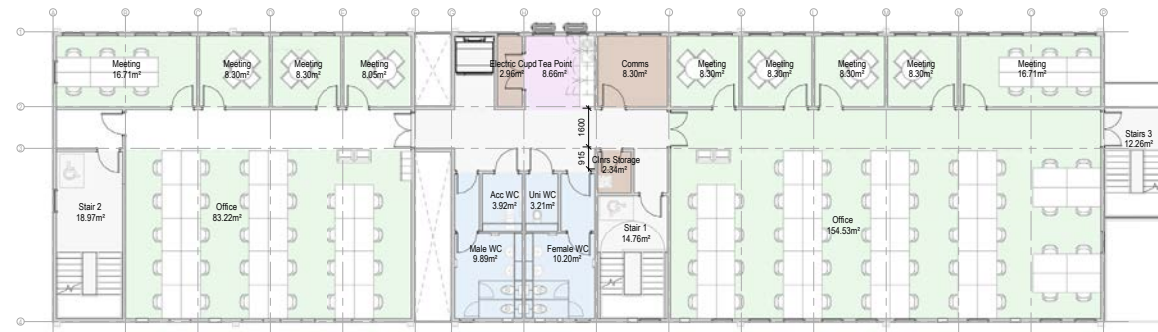
Proposed Site Section

## 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.



**L2 Floor Plan**  
1:100 @ A1



**L1 Floor Plan**  
1:100 @ A1



**L0 Floor Plan**  
1:100 @ A1

## 5.4

### 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.

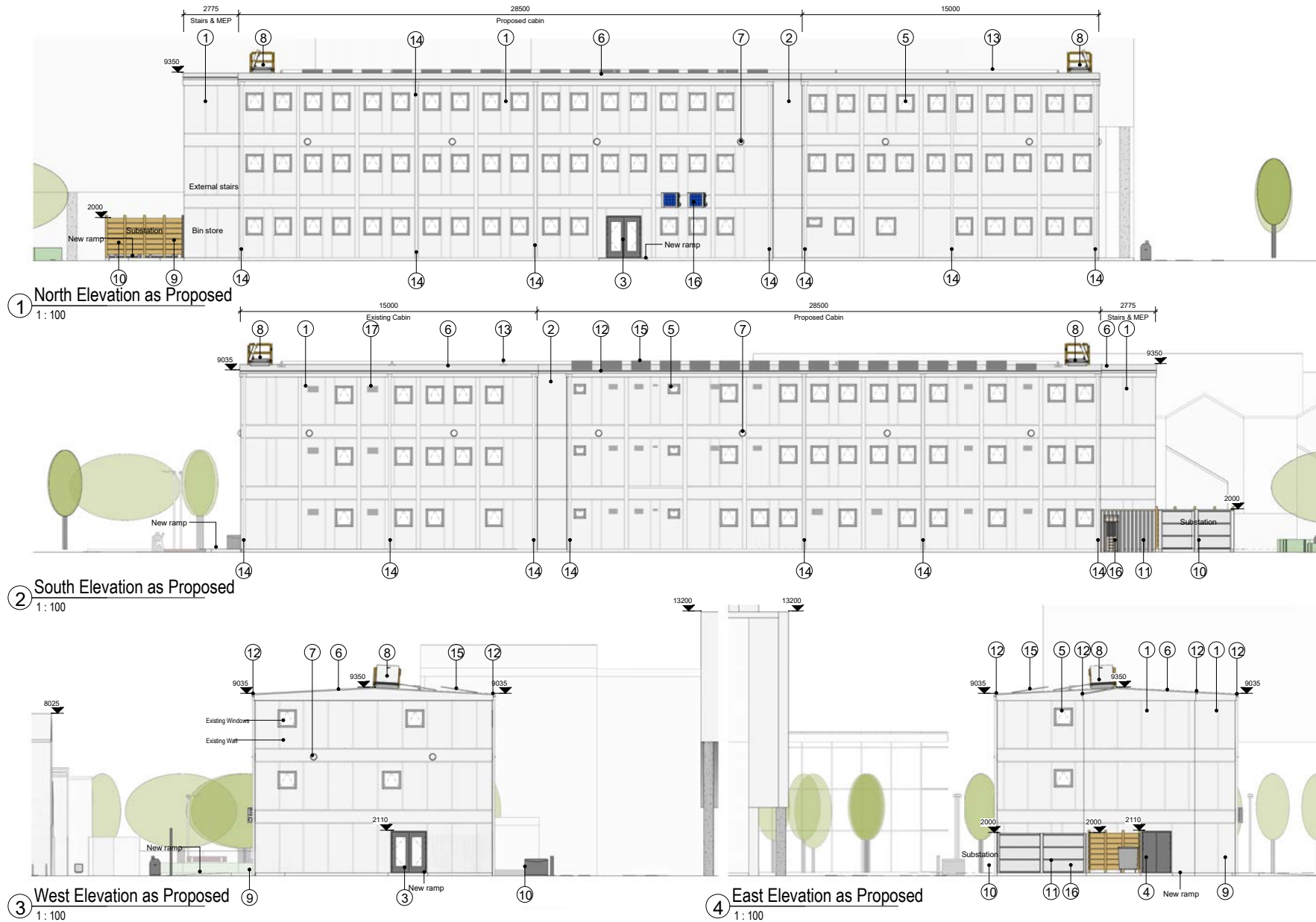
## 5.5

### ACCOMMODATION

|            |                       |
|------------|-----------------------|
| Office     | 619.49 m <sup>2</sup> |
| Meeting    | 298.04 m <sup>2</sup> |
| Communal   | 37.57 m <sup>2</sup>  |
| Ancillary  | 97.14 m <sup>2</sup>  |
| Services   | 32.03 m <sup>2</sup>  |
| Substation | 16.00 m <sup>2</sup>  |
| MEP        | 2.56 m <sup>2</sup>   |
| Bin        | 9.30 m <sup>2</sup>   |

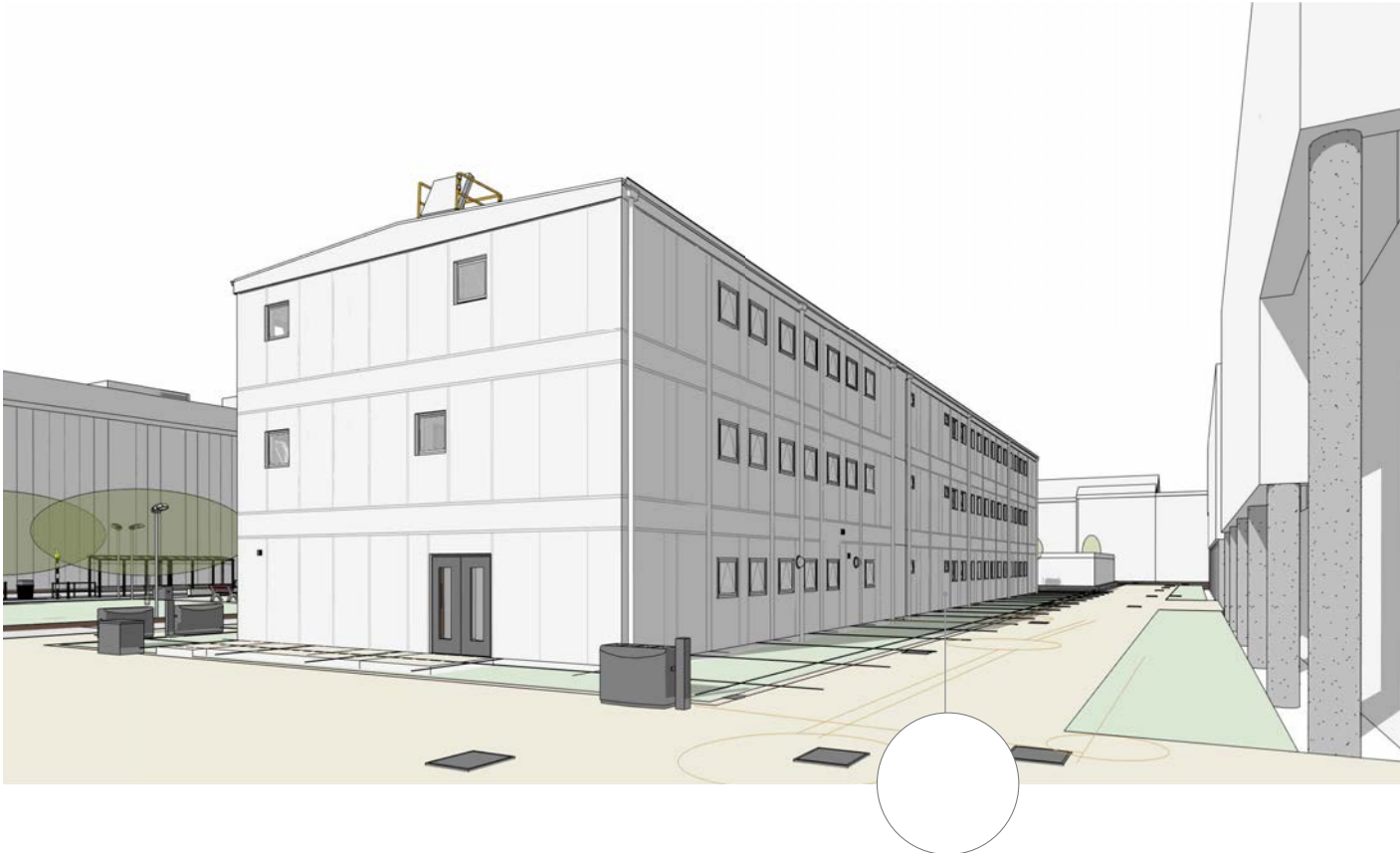


# 5.6 ELEVATIONS



## 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.



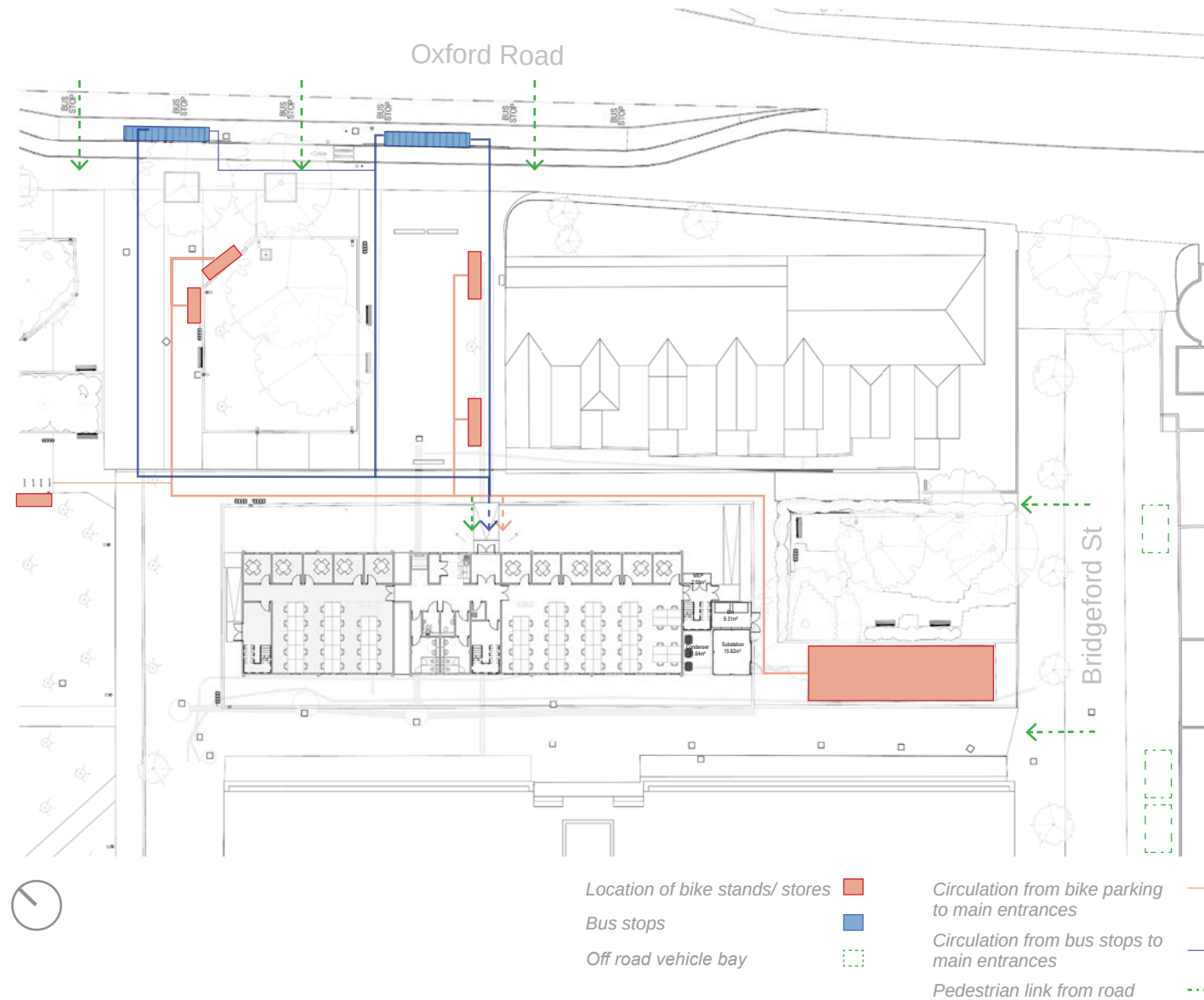
## 5.8 PERSPECTIVE



# 6

## ACCESS

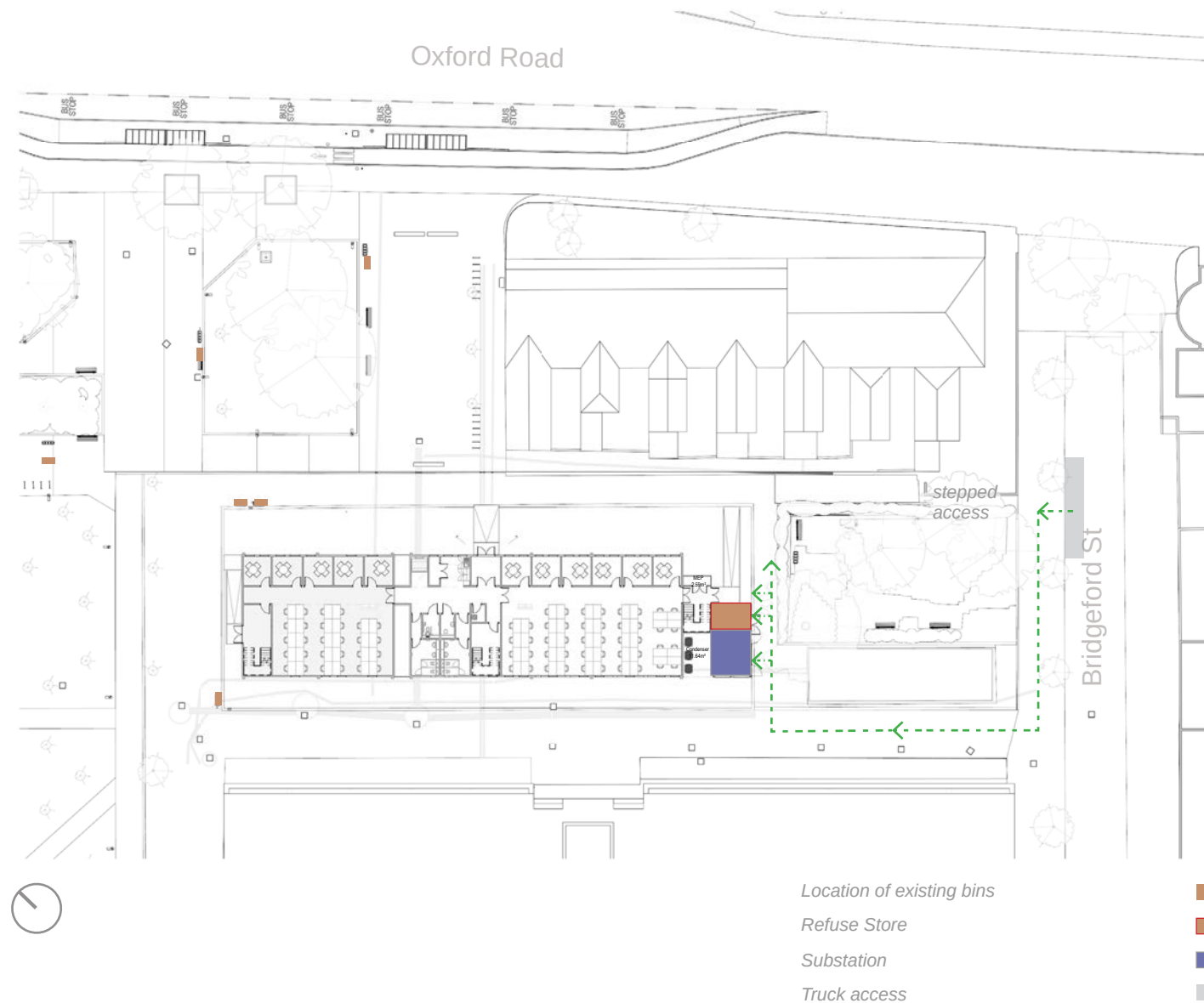
- 6.1  
External Access
- 6.2  
Servicing & Maintenance
- 6.3  
Fire Strategy



## 6.1

### EXTERNAL ACCESS

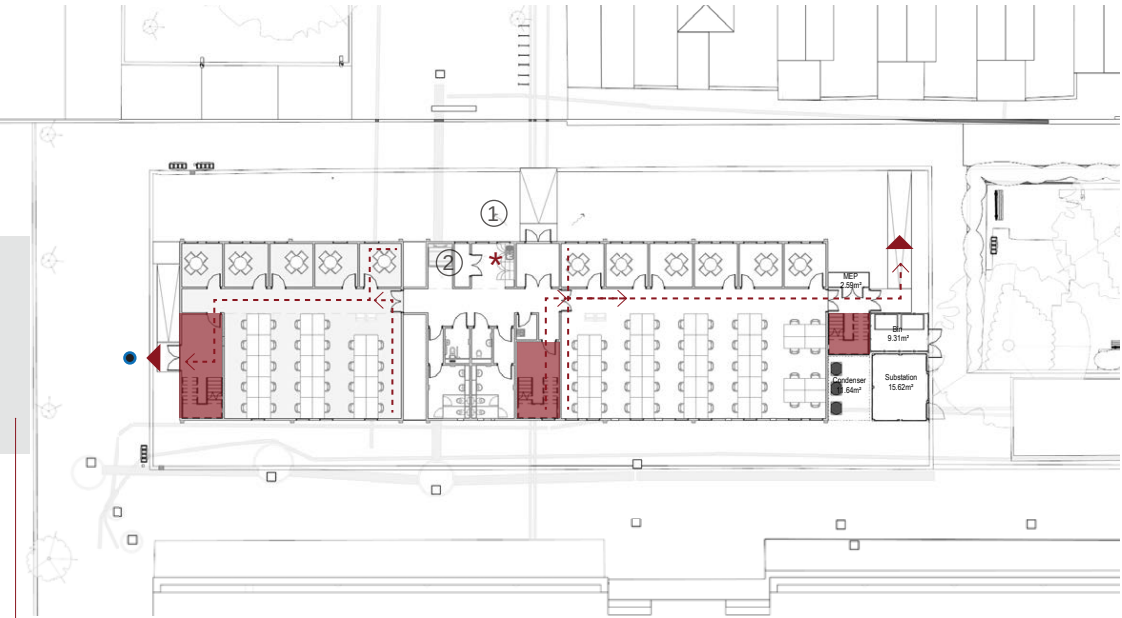
- The site has direct access to the main Oxford Road Corridor, where two bus stops are located and sufficient bike hoops are provided.
- Existing designated footpath provides pedestrians and cyclist with a safe and secure route in.
- Changes in levels are nominal and ramps are provided to all entrances.



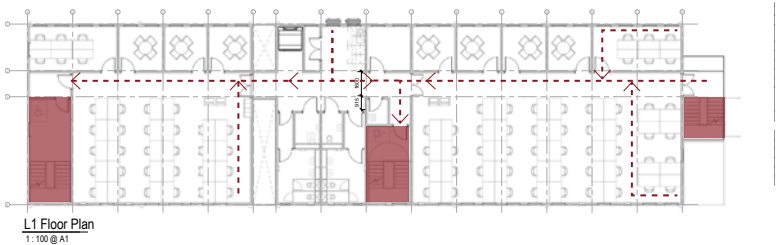
## 6.2

### 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.



Fire fighting vehicles to have access off Higher Chatham Street



\*L1 Fire strategy to be replicated at L2

# 6.3 FIRE STRATEGY

- The proposed plan meets the standard set out in Document B as follows:

Table 2.1

Purpose Group 3: Office  
Maximum travel distance where travel is possible in more than one direction: 45m

Table 2.2

Maximum number of people: 600  
Minimum number of escape routes/exits: 2

## Paragraph 2.11

Configuration of the inner room is accepted if the following conditions are satisfied:

- Occupant number of inner room does not exceed 60 people
- Inner room is not a bedroom
- Inner room is entered directly from the access room (not via a corridor)
- Escape route from the inner room does not pass through more than one access room
- Travel distance from any point in the inner room to the exits from the access room does not exceed the distances in Table 2.1
- The access room is
  - i) not a place of special fire hazard
  - ii) in the control of the same occupier

One of the following arrangements is made:  
i) The enclosures of the inner room stop a minimum of 500mm below the ceiling  
ii) The door or walls of the inner room contain a vision panel  
iii) The access room is fitted with an automatic fire detection and alarm system

Main Entrance



Lift Lobby



Fire Alarm



Final Exit



Escape Route



Escape Stair



Fire fighting Entrance

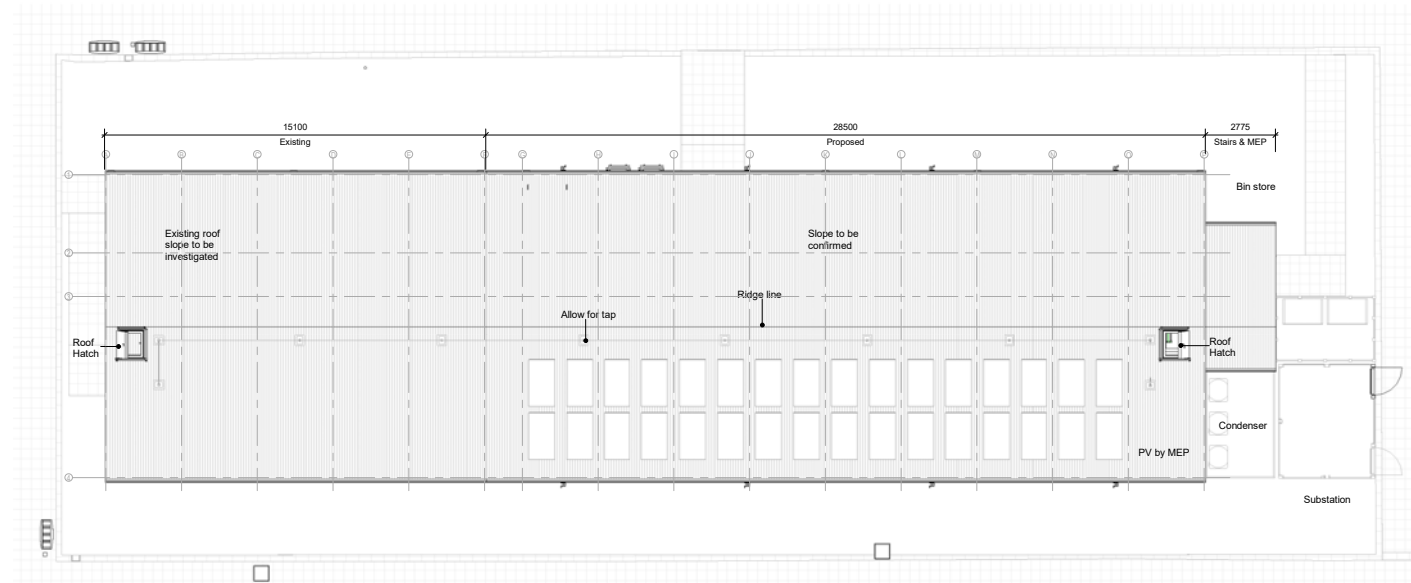


Fire Vehicle Access



# 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.

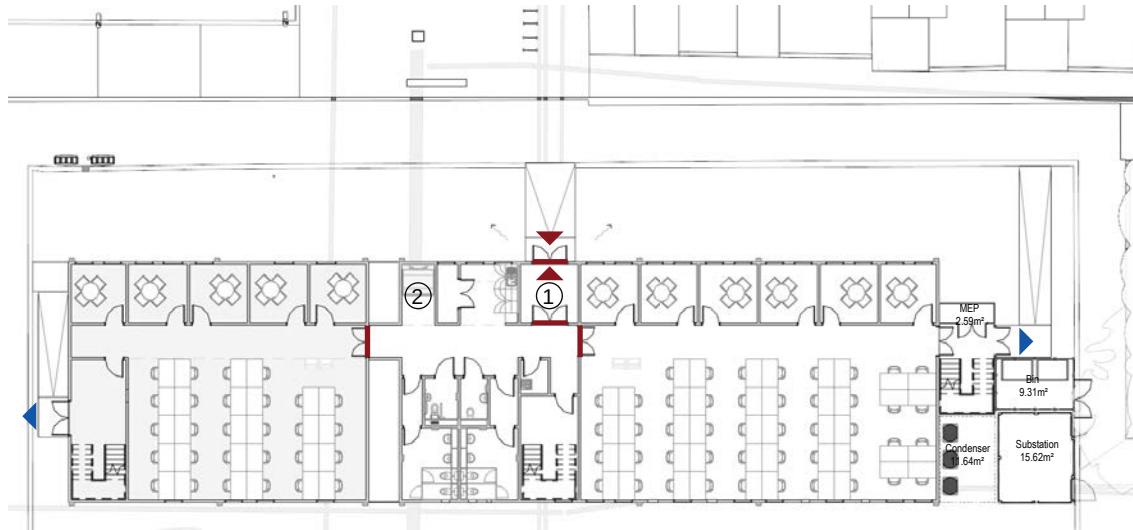
# 8

## CRIME PREVENTION

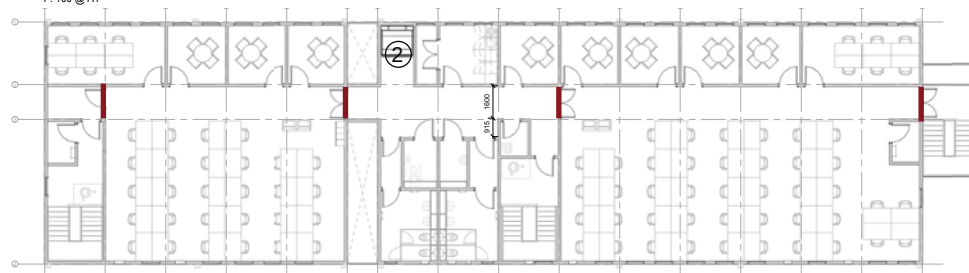
## 8.1

### 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

③

④

⑤

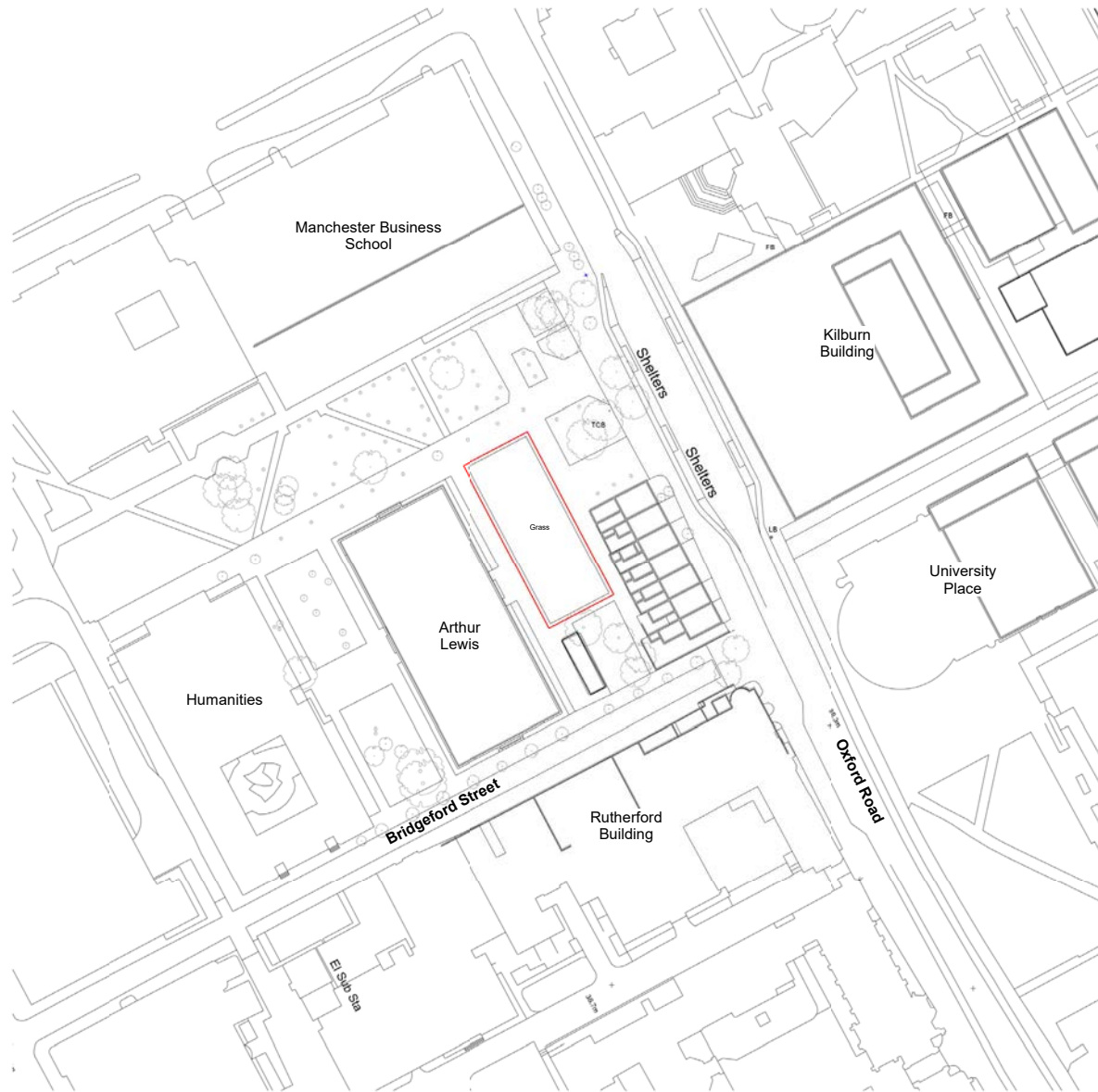


# 9

## APPENDIX

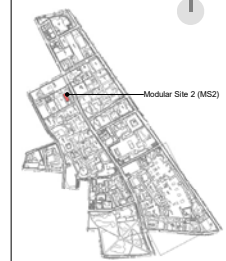
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C:\Users\jmw\Documents\5668-HMA-MS2-ZZ-A3-A-0001\_P01 - Modular Site 2\_jmw\PPV\A3.rvt



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

- NOTES**
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0 25m 50m 100m  
1:1250 @ A3

— Site Boundary 1142m²

| Rev  | First Issue, Issued for Comment | 27-02-24 | A  | A    |
|------|---------------------------------|----------|----|------|
| Date | Description                     | Date     | By | Auth |

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1824  
The University of Manchester

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The University of Manchester  
Oxford Road  
Manchester  
M13 9PL

**HALLIDAY MEECHAM ARCHITECTS**  
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111, Regent Street, Manchester M1 3DG  
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Email: info@hmallm.com  
www.hmallm.com

Drawing Status: **PLANNING**

Project: UoM NZC Decant Works - 5668

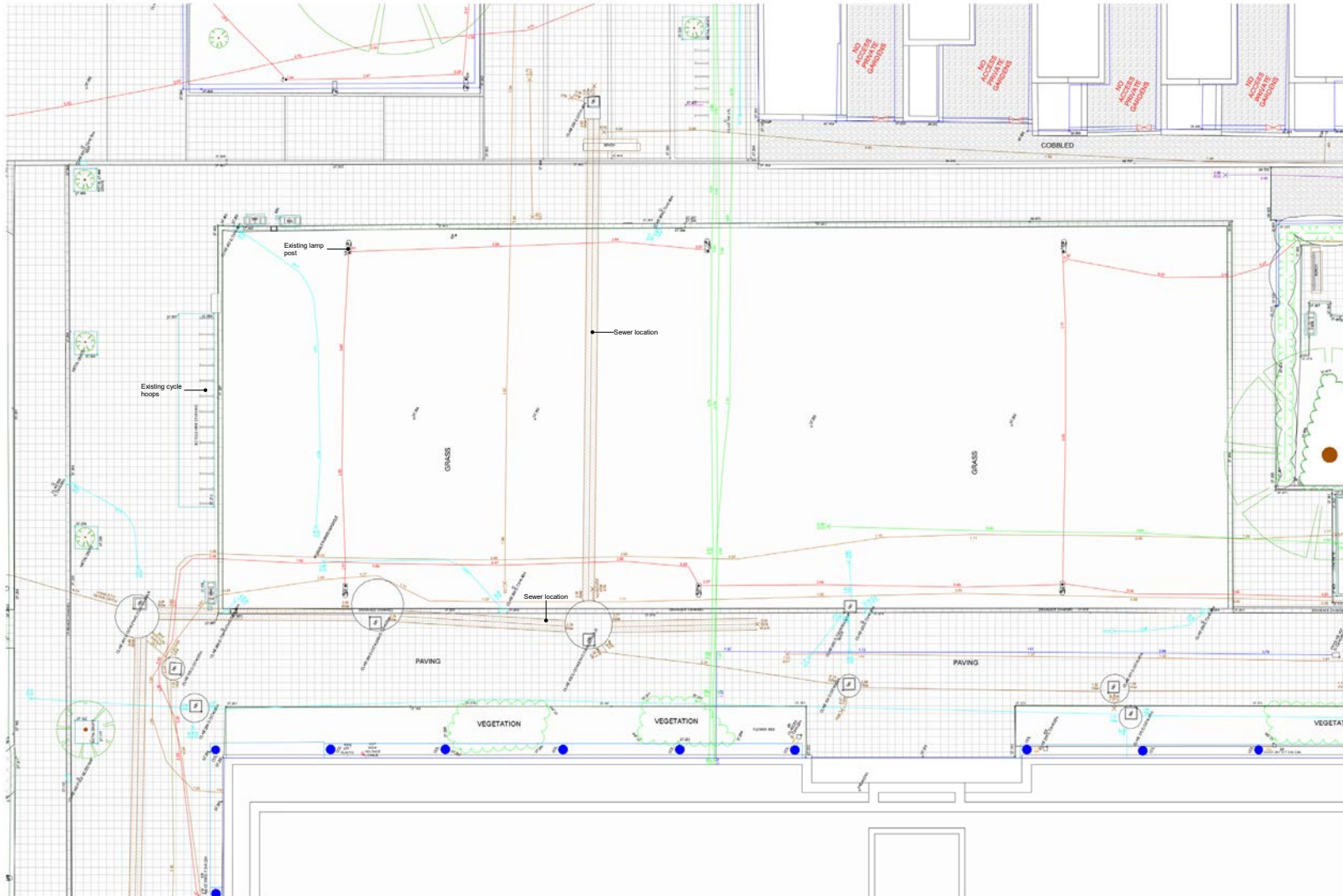
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Site Name: Oxford Road  
Sub Site Name: Modular Site 2  
Drawing Title: MS2 Location Plan

| Rev            | Drawn                      | Checked  | Authorised |
|----------------|----------------------------|----------|------------|
| ME             | JL                         | FW       | HMA        |
| Scale (A1)     | 1:625                      | Date     | 25-10-2023 |
| Scale (A3)     | 1:1250                     | Date     | 26-10-2023 |
| Drawing Number | 5668-HMA-MS2-ZZ-DR-A-00001 | Revision | P01        |

Original Drawing Paper Size 841mm x 594mm

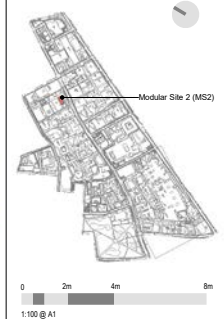
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Site Plan as Existing  
1:100 @ A1

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|-----|-------------------------------------------------|----------|----|----|
| PO1 | Issued for planning                             | 28-02-24 | JL | JL |
| PO2 | Drawn with minor adjustments to outside of site | 04-03-24 | JL | JL |
| PO3 | Drawn with minor adjustments to outside of site | 05-03-24 | JL | JL |
| PO4 | Revised layout survey sheet                     | 07-03-24 | JL | JL |
| PO5 | Final issue, issued for comment                 | 27-02-24 | JL | JL |

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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 Site Plan as Existing**

| PM                                         | Drawn            | Checked          | Authorised       |
|--------------------------------------------|------------------|------------------|------------------|
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| Scale: A1                                  | Date: 27-02-2024 | Date: 27-02-2024 | Date: 27-02-2024 |
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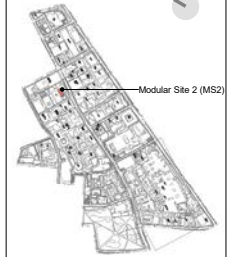
Original Drawing Paper Size 841mm x 594mm



Site Plan as Proposed  
1 : 200 @ A1

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0 4m 8m 16m  
1:200 @ A1

| ISS | Issued for planning                   | 12-07-24 | JL | JL   |
|-----|---------------------------------------|----------|----|------|
| REV | Layout updated, Ramps & loading added | 05-03-24 | JL | JL   |
| REV | First issue, issued for Comment       | 27-03-24 | JL | JL   |
| Rev | Description                           | Date     | By | Auth |



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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

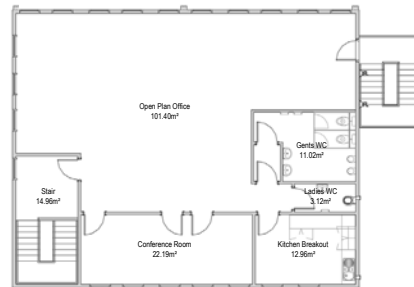
MS2 Site Plan as Proposed

| PM | 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-0000P03

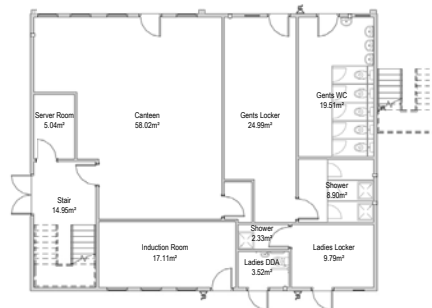
Original Drawing Paper Size B4 1mm x 594mm



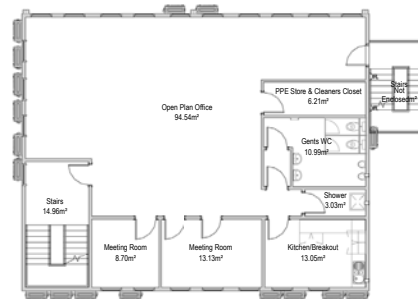
**L2 Floor Plan as Existing**  
1 : 100 @ A1



Roof Plan as Existing  
1 : 100 @ A1

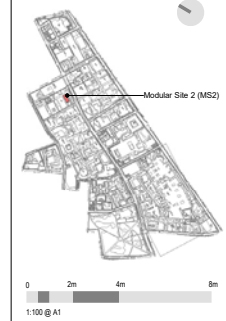


L0 Floor Plan as Existing  
1 : 100 @ A1



L1 Floor Plan as Existing  
1 : 100 @ A1

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|     |                                  |          |    |      |
|-----|----------------------------------|----------|----|------|
| P03 | Issued for planning.             | 28-05-24 | JL | JL   |
| P02 | Revised layout.                  | 21-05-24 | JL | JL   |
| P01 | First issue. Issued for Comment. | 27-03-24 | JL | JL   |
| Rev | Description                      | Date     | By | Auth |



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Oxford Road  
Manchester, M13 9PL, UK

Manchester  
M13 9PL

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11

11

Drawing Stat

Project

UoM NZC

[illegible]

Building Name

Modular :

Oxford R

Sub Site Name

Modular :

MS2 Flood

|      |     |
|------|-----|
| 1102 | 100 |
|------|-----|

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PM  
ME

Scale (A1)

1:625

5668 L

3008-1

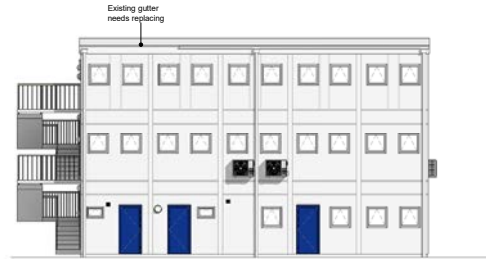
Original Draft

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South Elevation as Existing  
1:100 @ A1



North Elevation as Existing  
1:100 @ A1

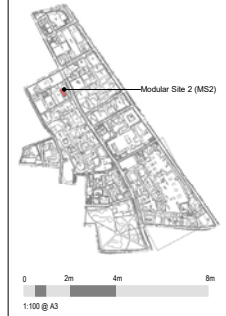


East Elevation as Existing  
1:100 @ A1



West Elevation as Existing  
1:100 @ A1

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|-----|---------------------|----------|----|------|
| 001 | Issued for planning | 25-09-24 | J  | A    |



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Drawing Status  
**PLANNING**

Project  
UoM NZC Decant Works - 5668

Building Name  
Modular Site 2

Building No.  
TBC

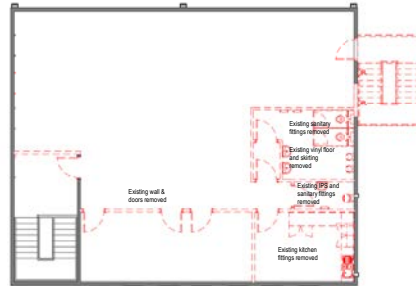
Site Name  
Oxford Road

Sub Site Name  
Modular Site 2

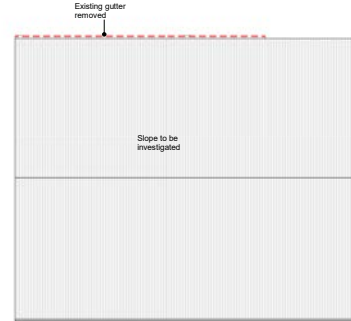
Drawing Title  
MS2 Elevations as Existing

| Rev                        | Drawn      | Checked    | Authorised |
|----------------------------|------------|------------|------------|
| ME                         | JL         | FW         | HMA        |
| Scale (A1)                 | Date       | Date       | Date       |
| 1:25                       | 25-10-2023 | 26-10-2023 | 26-10-2023 |
| Drawing Number             | Revision   |            |            |
| 5668-HMA-MS2-ZZ-DR-A-00102 | P01        |            |            |

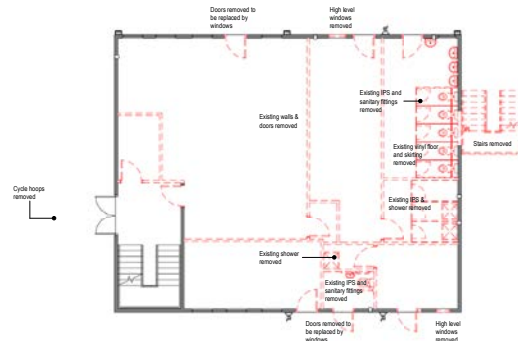
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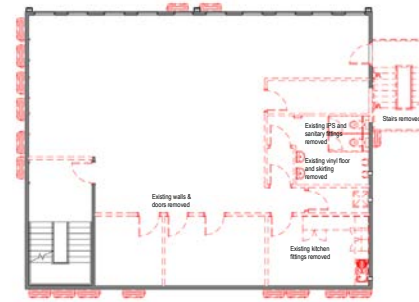
L2 Floor Plan as Demolished  
1:100 @ A1



Roof plan as Demolished  
1:100 @ A1

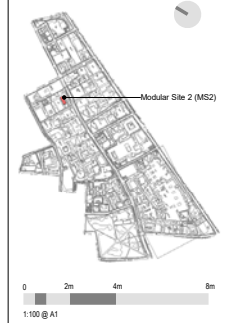


L0 Floor Plan as Demolished  
1:100 @ A1



L1 Floor Plan as Demolished  
1:100 @ A1

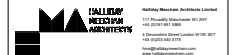
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| PO1 | Issued for planning             | 25-05-24 | J  | J   |
|-----|---------------------------------|----------|----|-----|
| PO2 | Revised for comment             | 21-05-24 | J  | J   |
| PO3 | Final issue, issued for comment | 27-05-24 | J  | J   |
| Rev | Description                     | Date     | By | Aud |



The University of Manchester  
Directorate of Estates and Facilities  
Beynon Building  
The University of 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 Floor Plans as Demolished

| PM | Drawn | Checked | Authorised |
|----|-------|---------|------------|
| ME | JL    | FW      | HMA        |

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

Drawing Number: 5668-HMA-MS2-ZZ-DR-A-00151 P03

Original Drawing Paper Size: A1 (841mm x 594mm)

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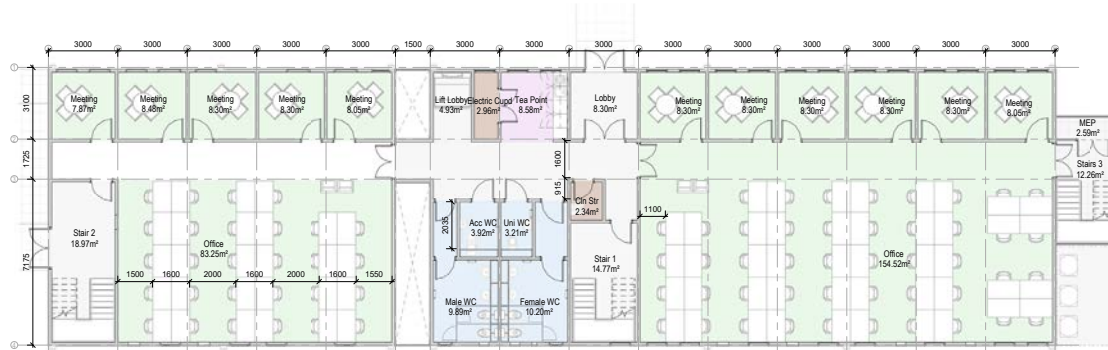
C:\Users\jpw\Documents\5668-HMA-MS2-ZZ-A3-A-0001\_L01\_Modular Site 2\_jpw\PPV\6.mxd



L2 Floor Plan  
1: 100 @ A1



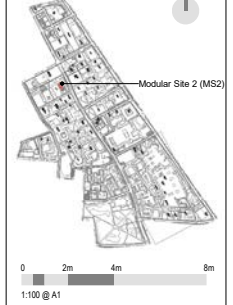
L1 Floor Plan  
1: 100 @ A1



L0 Floor Plan  
1: 100 @ A1

| Office          |         |                |           |
|-----------------|---------|----------------|-----------|
| Level           | Name    | Area           | Occupancy |
| L0              | Meeting | 8.3 m²         |           |
| L0              | Meeting | 8.3 m²         |           |
| L0              | Meeting | 8.3 m²         |           |
| L0              | Meeting | 8.3 m²         |           |
| L0              | Meeting | 8.05 m²        |           |
| L0              | Meeting | 7.87 m²        |           |
| L0              | Meeting | 8.48 m²        |           |
| L0              | Meeting | 8.3 m²         |           |
| L0              | Meeting | 8.3 m²         |           |
| L0              | Meeting | 8.05 m²        |           |
| L1              | Meeting | 8.3 m²         |           |
| L1              | Meeting | 8.3 m²         |           |
| L1              | Meeting | 8.05 m²        |           |
| L2              | Meeting | 8.3 m²         |           |
| L2              | Meeting | 8.3 m²         |           |
| L2              | Meeting | 8.05 m²        |           |
| L2              | Meeting | 16.71 m²       |           |
| L2              | Meeting | 16.71 m²       |           |
| L2              | Meeting | 8.3 m²         |           |
| L2              | Meeting | 8.3 m²         |           |
| L2              | Meeting | 8.3 m²         |           |
| L2              | Meeting | Redundant Room |           |
| L1              | Meeting | 8.3 m²         |           |
| L1              | Meeting | 8.3 m²         |           |
| L1              | Meeting | 8.3 m²         |           |
| L1              | Meeting | 16.71 m²       |           |
| L1              | Meeting | 8.3 m²         |           |
| Not Placed      | Meeting | Not Placed     |           |
| L0              | Meeting | 8.3 m²         |           |
| Meeting: 32     |         | 281.44 m²      |           |
| L0              | Office  | 83.25 m²       | 28        |
| L0              | Office  | 154.52 m²      | 28        |
| L1              | Office  | 83.22 m²       | 28        |
| L2              | Office  | 102.94 m²      | 28        |
| L2              | Office  | 151.18 m²      | 38        |
| L1              | Office  | 154.53 m²      | 38        |
| Office: 6       |         | 729.64 m²      |           |
| Grand total: 38 |         | 1,011.07 m²    |           |

- NOTES
1. Do not scale from this drawing.
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  3. This drawing is to be read in conjunction with the specification and all relevant Architectural, Electrical, Mechanical and Structural drawings.
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| Rev | Description             | Date       | By | Auth |
|-----|-------------------------|------------|----|------|
| 001 | Issued for Construction | 25-10-2023 | JL | HMA  |
| 002 | Issued for Construction | 25-10-2023 | JL | HMA  |
| 003 | Issued for Construction | 25-10-2023 | JL | HMA  |
| 004 | Issued for Construction | 25-10-2023 | JL | HMA  |
| 005 | Issued for Construction | 25-10-2023 | JL | HMA  |
| 006 | Issued for Construction | 25-10-2023 | JL | HMA  |
| 007 | Issued for Construction | 25-10-2023 | JL | HMA  |
| 008 | Issued for Construction | 25-10-2023 | JL | HMA  |
| 009 | Issued for Construction | 25-10-2023 | JL | HMA  |
| 010 | Issued for Construction | 25-10-2023 | JL | HMA  |

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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

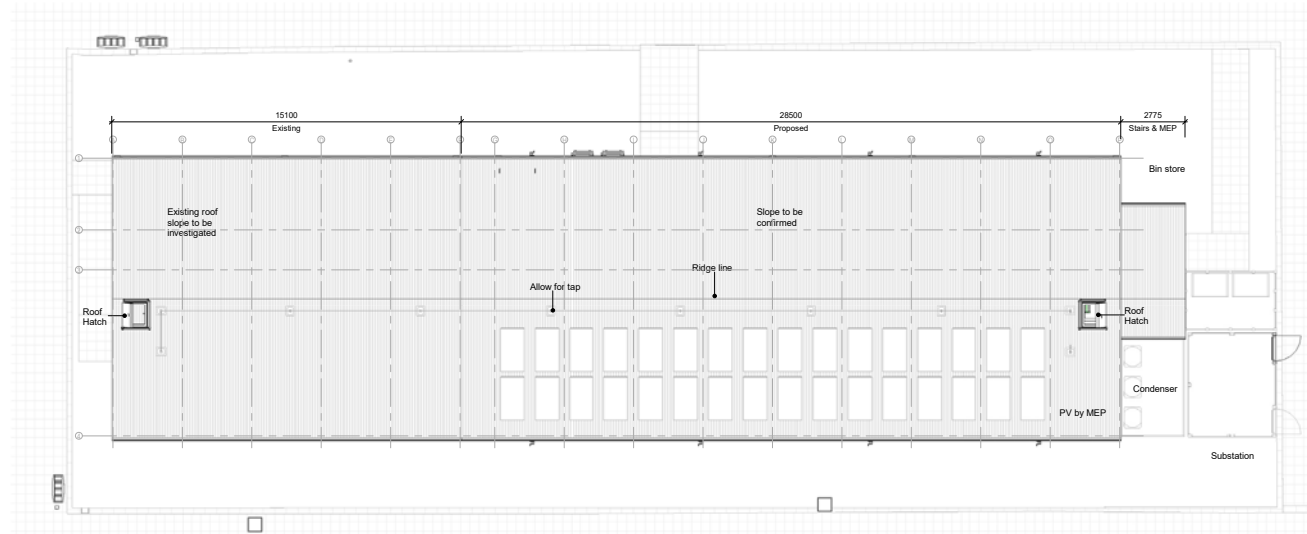
Drawing Title  
MS2 Floor Plans as Proposed

| Rev            | Drawn                     | Checked | Authorised |
|----------------|---------------------------|---------|------------|
| ME             | JL                        | JL      | HMA        |
| Scale          | 1:500                     | Date    | 25-10-2023 |
| Drawing Number | 5668-HMA-MS2-ZZ-DR-A-0020 | Date    | 26-10-2023 |
| Revision       | 005                       | Date    | 26-10-2023 |

Original Drawing Paper Size B4 (1100mm x 594mm)

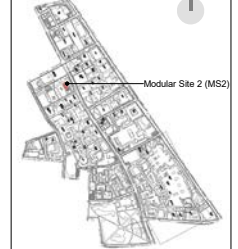
1:100 @ A1

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**Roof Plan as Proposed**  
1: 100 @ A1

- NOTES**
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0 2m 4m 8m  
1:100 @ A1

|     |                                        |          |    |      |
|-----|----------------------------------------|----------|----|------|
| ISS | Issued for planning                    | 12-02-24 | JL | JL   |
| REV | Layout updated: Ramps & loading access | 05-03-24 | JL | JL   |
| REV | Final build, issued for Contract       | 27-03-24 | JL | JL   |
| Rev | Description                            | Date     | By | Auth |

**MANCHESTER 1824**  
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The University of Manchester  
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M13 9PL

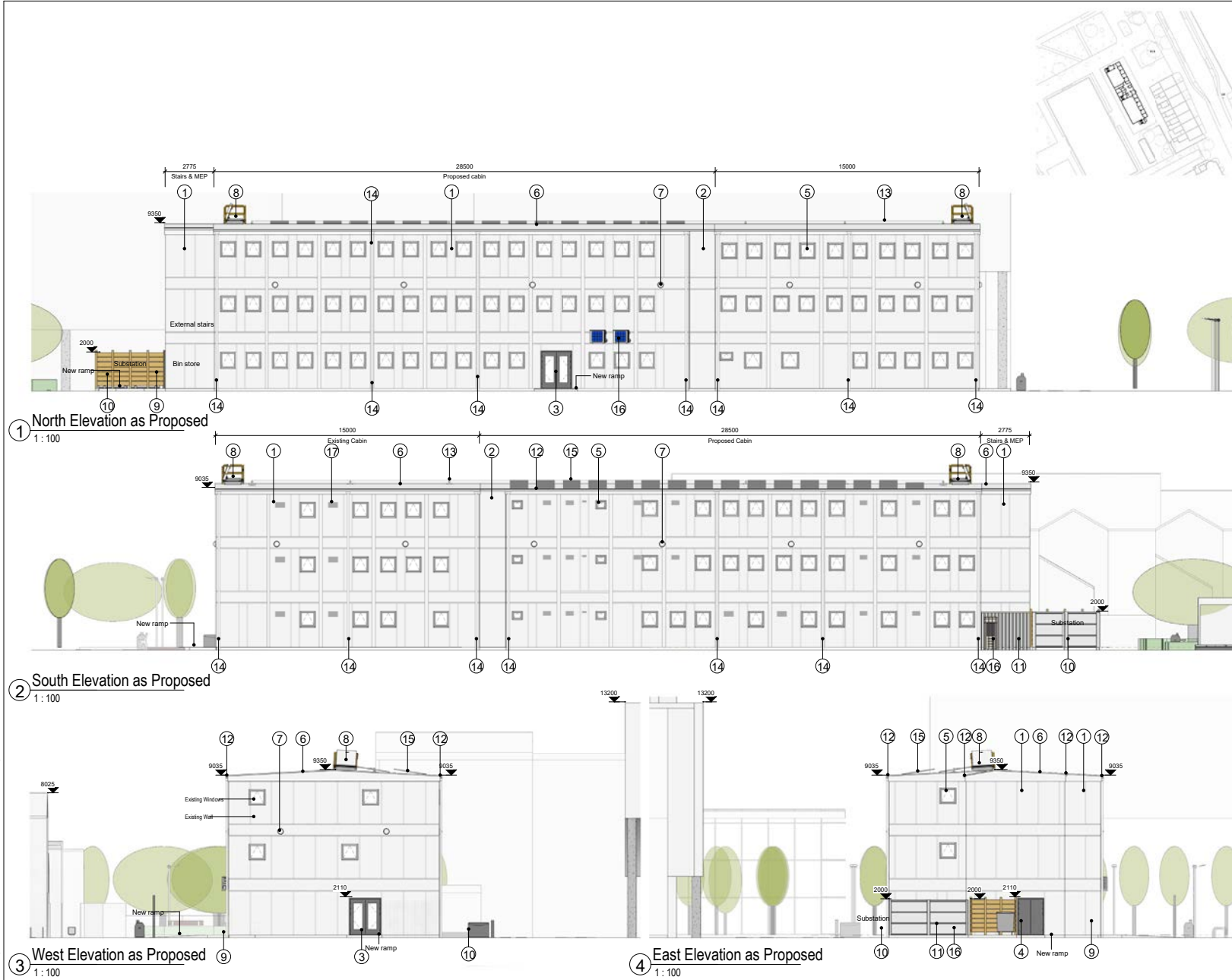
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0161 275 0610  
2 Deansgate Street, London W1W 8ET  
020 7420 1845  
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|                              |            |                 |            |
|------------------------------|------------|-----------------|------------|
| Drawing Status               |            | <b>PLANNING</b> |            |
| 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 Roof Plan as Proposed    |            |                 |            |
| PM                           | Drawn      | Checked         | Authorised |
| ME                           | JL         | JL              | HMA        |
| Scale (A1)                   | Date       | Date            | Date       |
| 1:100                        | 28-02-2024 | 28-02-2024      | 28-02-2024 |
| Drawing Number               |            |                 | Revision   |
| 5668-HMA-MS2-ZZ-DR-A-0020P03 |            |                 |            |

Original Drawing Paper Size B4 (mm) x 564mm

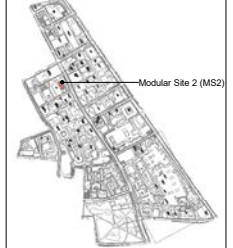
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0 2m 4m 8m  
1:100 @ A3

#### 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 Louvres            |
| ⑧ Roof Hatch            | ⑱ Timber Clad Gates  |
| ⑨ Fence                 |                      |

|     |                                                 |          |      |      |
|-----|-------------------------------------------------|----------|------|------|
| PO1 | Revisions and comments for Commence work issued | 10-02-24 | J.L. | A    |
| PO2 | Revised for planning                            | 12-02-24 | J.L. | A    |
| PO3 | For issue, issued for comments                  | 26-02-24 | J.L. | A    |
| Rev | Description                                     | Date     | By   | Auth |

**MANCHESTER 1824**  
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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 Elevations as Proposed

|                          |       |       |            |         |            |            |            |
|--------------------------|-------|-------|------------|---------|------------|------------|------------|
| PM                       | ?     | Drawn | JL         | Checked | JL         | Authorised | HMA        |
| Scale @A1                | 1:100 | Date  | 04-03-2024 | Date    | 04-03-2024 | Date       | 04-03-2024 |
| Drawing Number           |       |       |            |         |            | Revision   |            |
| 5668-HMA-MS2-ZZ-DR-A-002 |       |       |            |         |            | P03        |            |

Original Drawing Paper Size B4 (mm) x 594mm

