

Design & Access Statement.

Xaverian College,
Rusholme, Greater Manchester

Rev. P02
May 2024

Ward Hall Car Park - Temporary Classrooms

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1 Introduction.

1.1 Executive Summary.

This document is submitted to the planning department as supporting information for the Full Planning Application for temporary classrooms to support Xaverian College. It outlines the key principles underlying the design to date and the development proposal.

The application is being made on behalf of the Applicant, Xaverian Sixth Form College.

This document has been prepared in line with the principles set out in CABE's 'Design & Access Statements, How to Write, Read and Use Them'.

This document should be read in conjunction with the corresponding application drawings along with additional documents, which also form part of the planning application.

1.2 Introduction & Proposal.

Demographic growth, as identified through the Greater Manchester Area Review, means that Xaverian College can reasonably expect moderate growth to pupil numbers. Throughout the years, many buildings at Xaverian College have been adapted, reconfigured or remodelled to provide high quality teaching facilities. A number of historic buildings are limiting the college to smaller class sizes in residential scale rooms. In order to meet the requirements of future pupil numbers, an expansion strategy is required.

There is an existing temporary accommodation cabin located on Ward Hall car park which is included in this submission. An additional temporary cabin is required and is proposed to be located north east of the existing temporary cabin on Ward Hall car park.

1.3 Project Overview.

Xaverian College is seeking planning permission for the temporary provision of 4 No. general teaching classrooms and an extension of time to the planning permission of the existing temporary cabin located on the car park area of Ward Hall which is located on Lower Park Road in Rusholme.

The inclusion of a new temporary classroom block for the college will enable a higher quality learning environment to be provided for the students at Xaverian College. This will create the opportunity for the college to deliver the changing curriculum requirements to meet the needs of the pupils and help them to reach their full potential.

The proposed two-storey temporary teaching block is designed in a rectangular shaped block. This is demonstrated in the plans later in this document.



1.4 Applicant & Design Team.

Applicant:

- Xaverian Sixth Form College

End User:

- Xaverian Sixth Form College

Appointed Contractor:

- Kilhey Consulting

Design Team:

- Pozzoni Architecture - Architect
- Kilhey Consulting - PM and Cost Management
- P4 Planning - Planning Consultant
- Sibcas - Temporary Classroom Provider

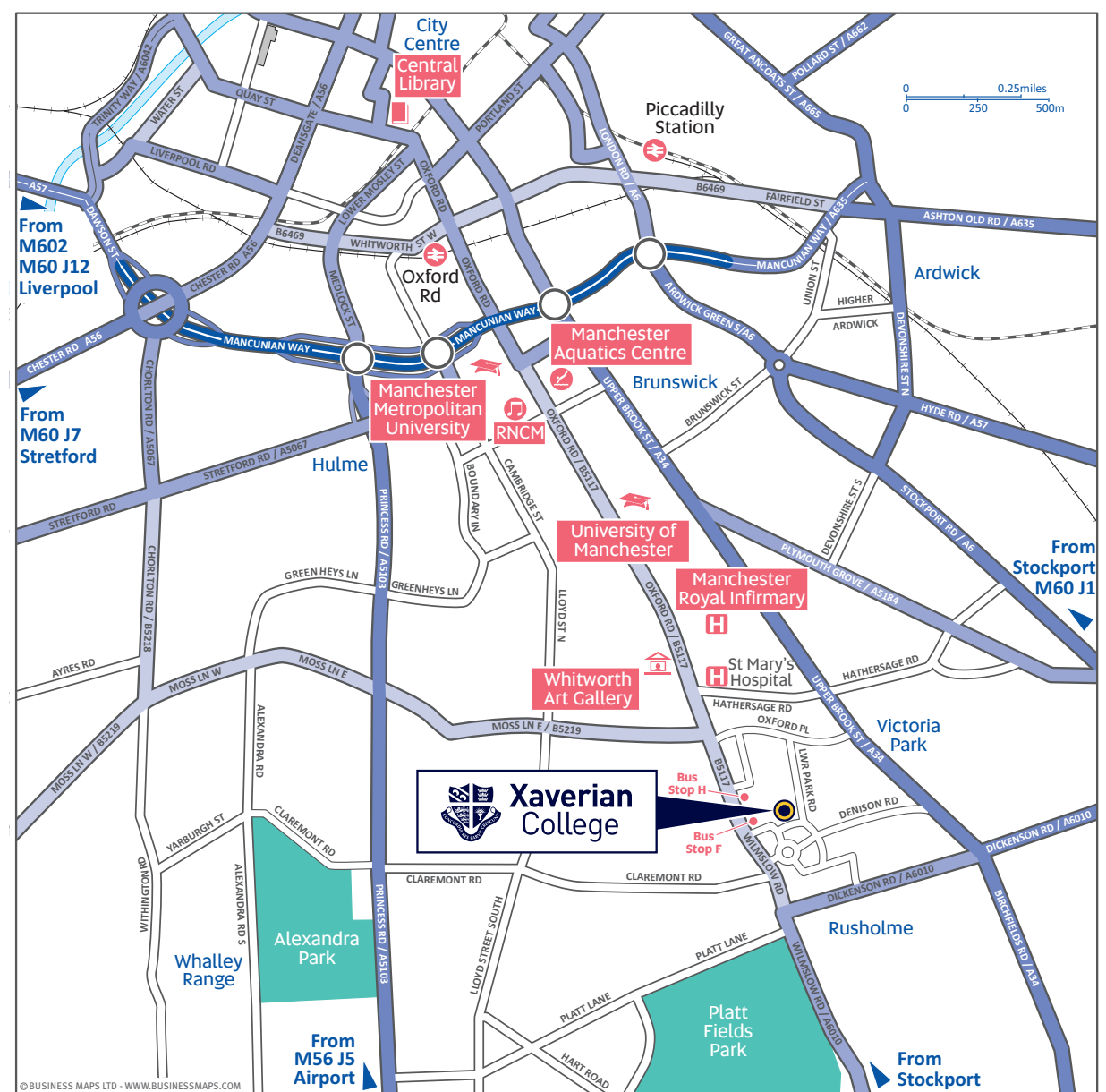
2 Analysis.

2.1 Location.

The site is located off Lower Park Road, Rusholme, Manchester, M14 5SG. The site is adjacent to the existing Xaverian College, sharing the same north and eastern boundaries. South of Manchester City Centre, the site is located a short walk from Wilmslow Road which is a main bus and vehicular route into the city centre and towards the Universities of Manchester. The whole site sits within the Victoria Park Conservation Area.



Temporary Classroom Site



Site location (Not To Scale [NTS])



2.2 Adjacent Uses.

The site is situated off a main vehicular route into Manchester City Centre, in an area of commercial / mixed use. Known as the Manchester 'Curry Mile', the vehicular route, Wilmslow Road, to the west of the site includes an abundance of cafés, shops, restaurants and businesses. Xaverian College Campus is split by Lower Park Road over two sites. The current site is Ward Hall Car Park and is used for car parking.

Indicative site boundary shown in red.

- Temporary Classroom Site
- Xaverian Sixth Form College
- Residential
- Recreational / Open Space
- Commercial / Mixed Use
- Education
- Place of Worship



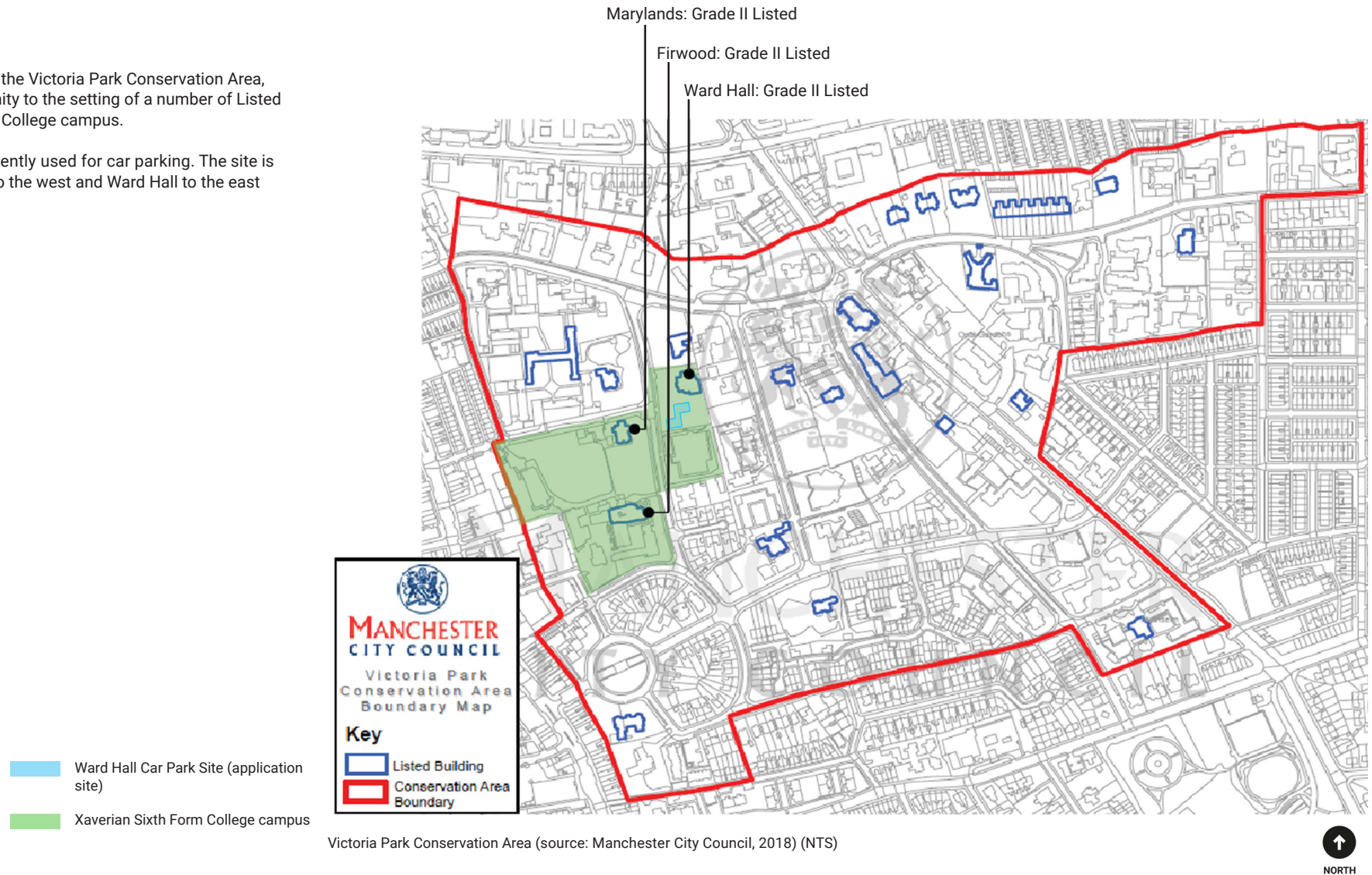
Existing adjacent site uses (NIS)



2.3 Site Constraints.

The whole site sits within the Victoria Park Conservation Area, and is within close proximity to the setting of a number of Listed Buildings on the Xaverian College campus.

The site is flat and is currently used for car parking. The site is enclosed by a brick wall to the west and Ward Hall to the east border.



2.4 Existing Site Photographs.



Site view locations (NTS)



3 Brief.

3.1 Statement of Need.

Capacity Statement, provided by Xaverian College.

Xaverian College is seeking to provide additional temporary accommodation to facilitate continued modest growth in student numbers whilst plans for a permanent redevelopment of the Xavier building are developed.

Rated by Ofsted as Outstanding in all aspects of provision in 2023, Xaverian College provides full time education for 16-19 years olds. The College attracts students from across Manchester and the wider city region with majority of young people living within a post code area identified as either IMD1 or 2. In summer 2025 the College will welcome the opening of a new, eight classroom and four laboratory Sunbury building. Sunbury will provide an expansion of 16-19 provision (a result of significant demographic growth across Manchester and the City region) with a particular focus on STEM. This joint DfE and Xaverian College capital project marks the end of Phase 1 of a redevelopment of the Xaverian College estate. Facilitating this project has meant the introduction of temporary accommodation to land on the adjacent St Edward's Parish Church site and to the front of the Ward Hall building. Phase 2 of the College's estate strategy will seek the removal of all temporary accommodation across the site. Work will focus on the redevelopment of the Xavier building and will facilitate continued modest increases in student numbers, provide fit for purpose general teaching accommodation, and further embed science provision at the College.



Marylands Building at Xaverian (Grade II Listed)



Xaverian College Green

3.2 Brief.

The initial brief was provided to Pozzoni by Xaverian College. Recent developments within the wider Xaverian estate include proposals for a new dedicated science building sited where Sunbury is located. Science is currently taught in Xavier building, once the new science building is completed, they will decant into the new building and Xavier will be redeveloped to provide much needed general teaching classrooms. During this period of change temporary classrooms are required to accommodate the shortfall until the Xavier site has been redeveloped.

In the short term it is proposed that a temporary teaching block will be located on Ward Hall car park and will be used for general teaching in conjunction with the existing temporary site cabin.



Xaverian College Campus and proposed site boundary (NTS)

— Indicative boundary of Temporary Accommodation site

- | | | |
|--|--|---|
| 1. Estate Workshop / Gatehouse
Staff spaces | 5. Ryken
General Teaching
Main Reception
LRC (Library) | 10. Ward Hall (Grade II Listed)
Art / DT / Graphics |
| 2. Sunbury - to be replaced with Science Block
RE (Pastoral) | 6. Mayfield
General Teaching | 11. Birtles
Main Hall / Exams
Performing Arts
Sport |
| 3. Xavier
Science
Lecture Theatre | 7. Teresa Quinn
General Teaching | |
| 4. Firwood (Grade II Listed)
General Teaching (main block)
Admin Spaces
Social / Dining & associated kitchens.
Chapel | 8. The Pavilion
Social / Dining | |
| | 9. Marylands (Grade II Listed)
General Teaching | |

4 Use.

4.1 Use Category.

This application is for the proposed construction of a two-storey temporary education building; and extension to planning permission period of an existing two storey temporary education building. Learning & Non-Residential Institution (Class F1a Use: Provision of Education).

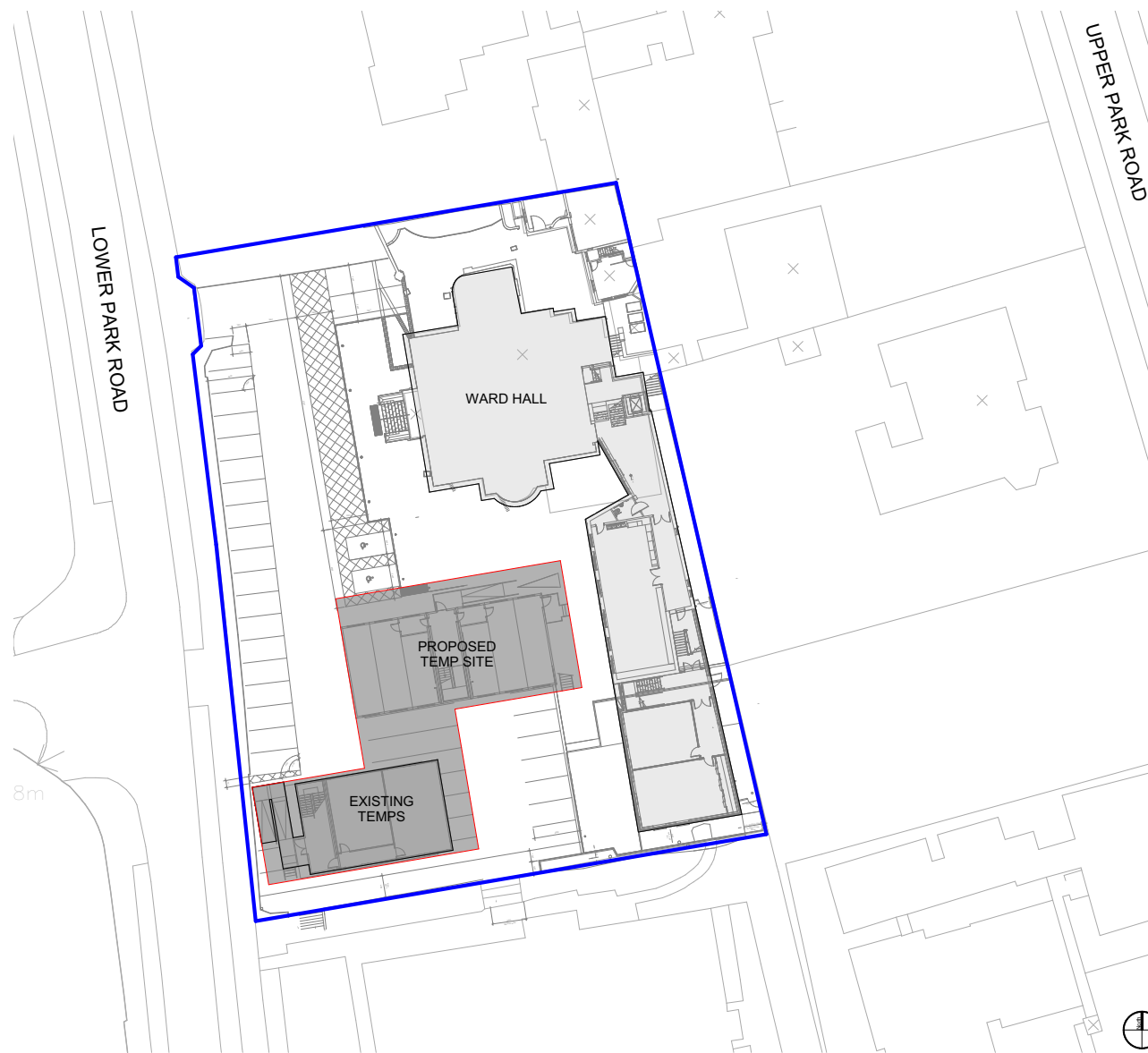
The proposed site is currently owned by Xaverian College and is used for car parking
Typical college hours are from 08:30 - 16:30 Monday to Friday.

5 Amount.

5.1 Amount.

The proposed temporary accommodation cabin consists of a two-storey block and takes a standard rectangular plan form. At ground floor there are two classrooms, the first floor also has two classrooms. In total there are 4 general teaching classrooms provided within the proposal and 2 staircases. There is one stair core in the middle of the building and an additional external staircase provided to first floor level.

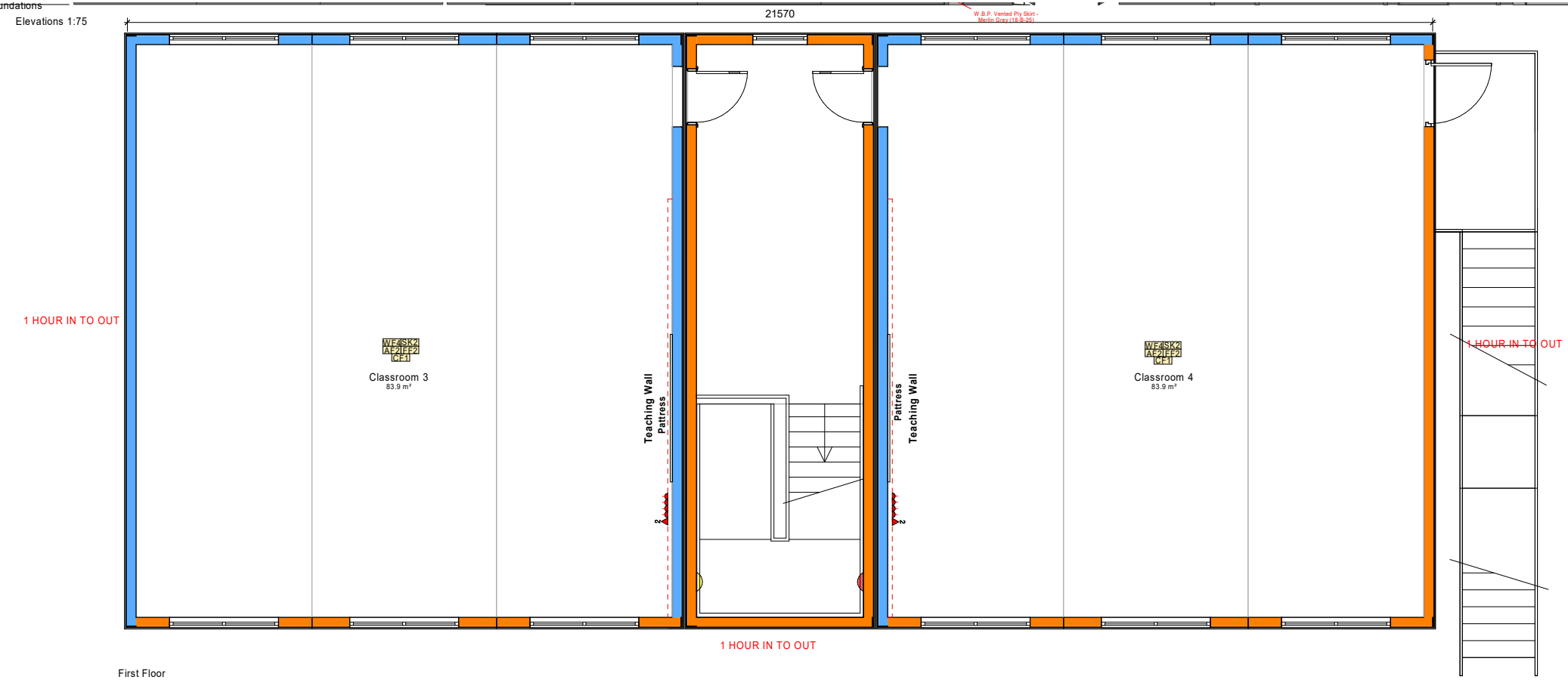
The proposed new cabin is to sit north east of the existing temporary cabin located to the south of Ward Hall Car Park. The application length of the existing temporary cabin is to be extended as part of this application.



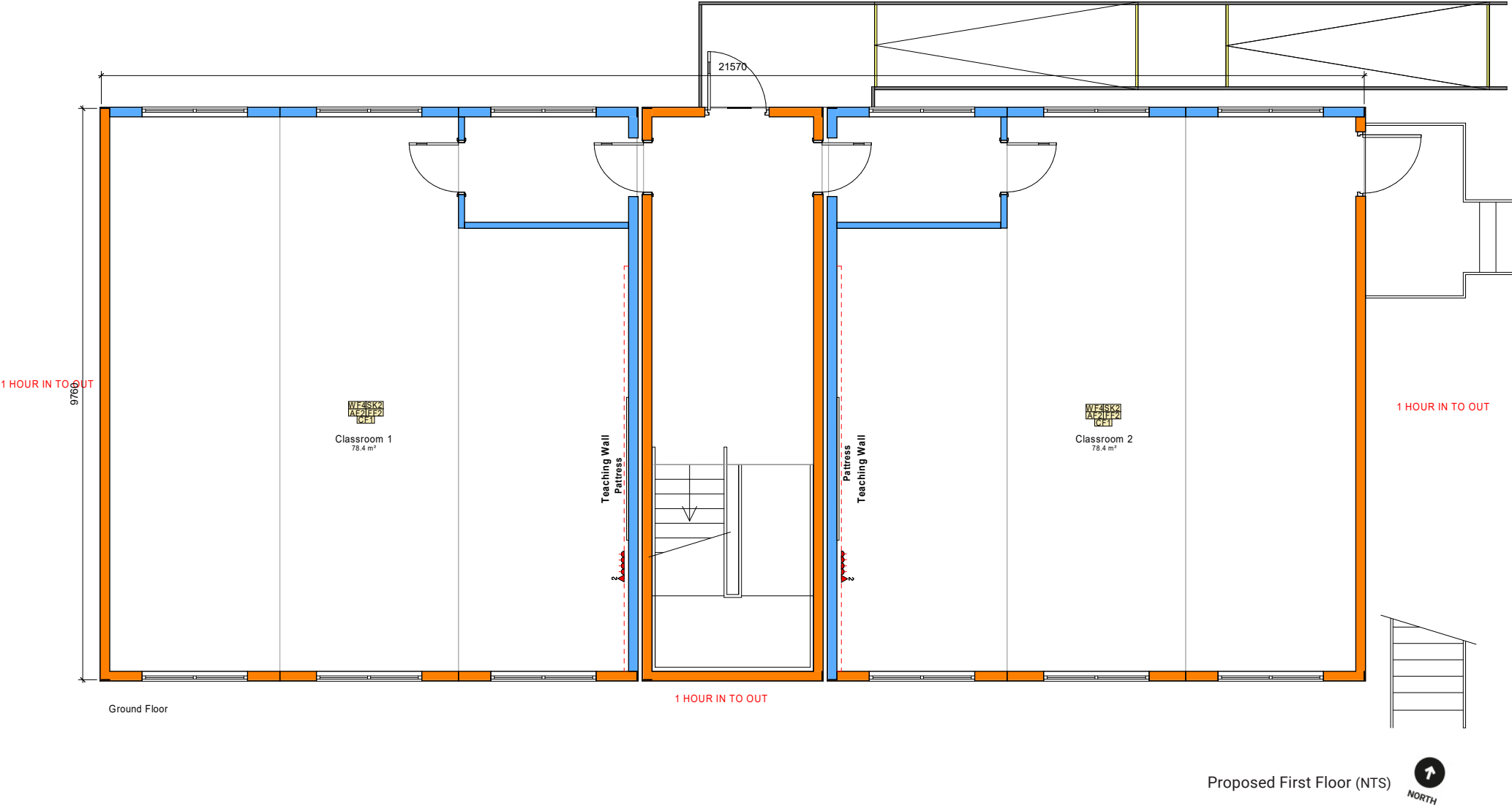
Proposed Site Plan (NTS) Refer to dwg 1150 for scaled drawing

6 Layout.

6.1 Ground Floor Plan.

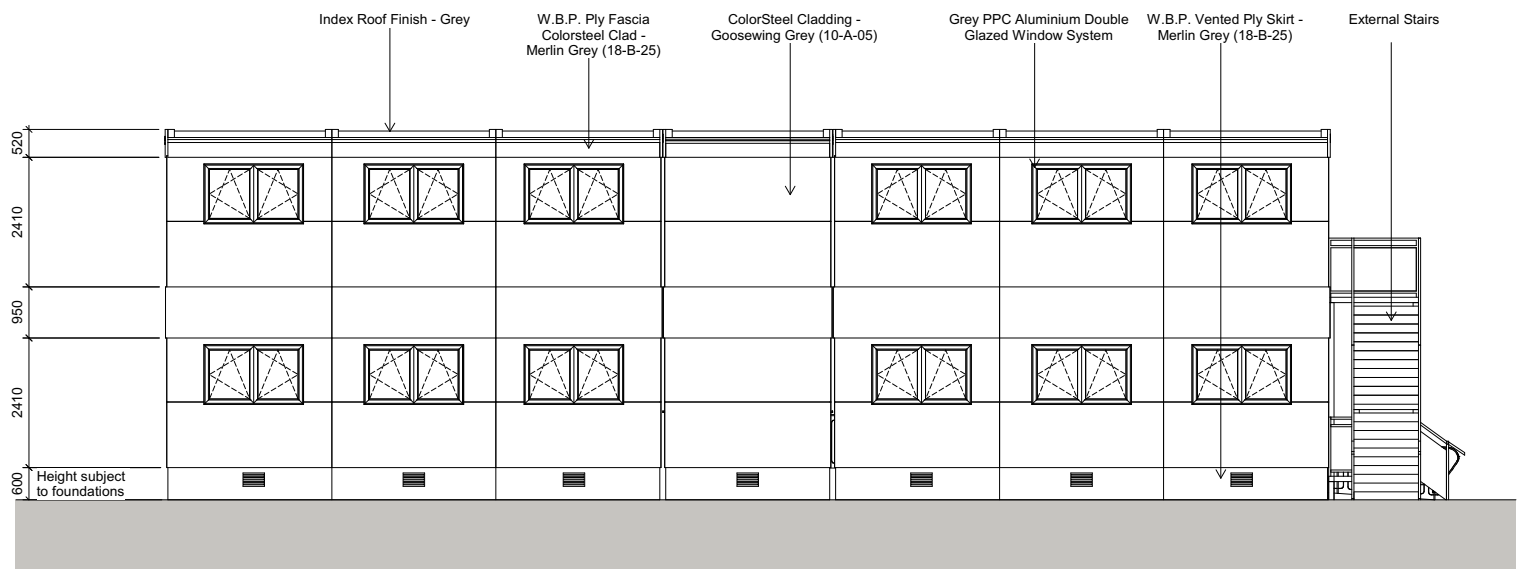


6.2 First Floor Plan.

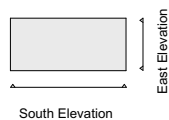


7 Scale & Appearance.

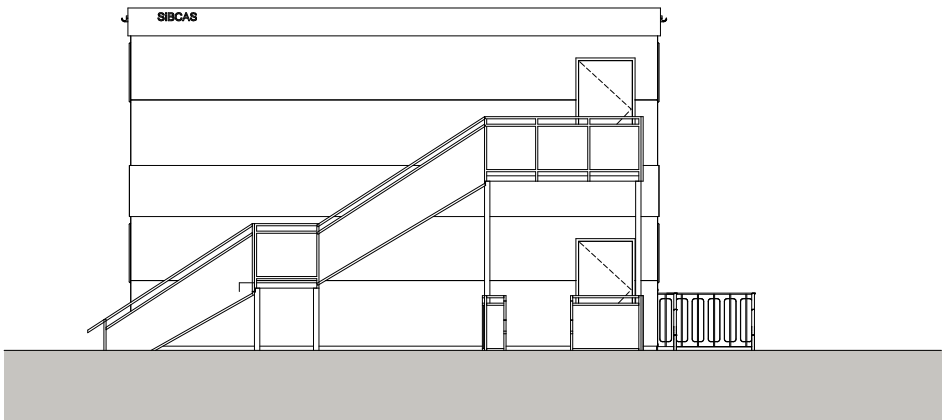
7.2 Elevations.



South Elevation



Elevations Key Plan (NTS)



East Elevation

Elevation drawings are indicative and not to scale. Please refer to drawing 6217-POZ-Z1-ZZ-D-A-1300_Planning Propose Elevations for scaled proposals.

8 Access.

8.1 Site Access.

As the site is an operational car park there is existing site access both vehicular and pedestrian.

*Please refer to drawing
6217-POZ-Z1-00-D-A-1100_Planning Existing Site Plan*



Xaverian College Ward Hall Car Park (NTS)

— Indicative boundary of proposed temps classroom site



1 St Edward's site north boundary towards the Mayfield Building

8.2 Vehicular & Transport Links.

The site is well serviced by public transport links. Wilmslow Road is a main vehicular route in and out of Manchester City Centre, with a number of bus stops along the route. The positioning of the new temporary accommodation on the existing car park set within Xaverian College campus allows for ease of access and way finding for students and staff.

Parking

As part of the current construction works to Sunbury, the car park in this area has been designated a construction compound. During this time, the College has continued to facilitate parking for all staff onsite through efficient use of both the Ward Hall and Teresa Quinn car parks together with additional off-street parking through a licensing of land to the side and rear of the adjacent St Edward's Parish Church. At the conclusion of the Sunbury project and prior to additional temporary accommodation being installed, additional parking will be released in a reconfigured and landscaped area available from Thurloe Street.

Very few students have use of a motor vehicle (students being 16-19 years of age) and the majority of young people attending the College utilise the 'Our Pass' travel initiative for Greater Manchester. The majority of staff working at the College are full time and there is little flow of staff vehicles on or off-site during teaching hours. This allows the College to maximise parking space. The local area is designated permit only on-street parking with a minority of staff having approved permits. The College does not anticipate any impact on parking different to the current status quo.

8.3 Inclusive Access & Use.

Inclusive access has been considered within the design, to ensure the building is accessible. This included considering Building Regulations Part M (Access to and Use of Buildings) during the process.

Appropriately sized doors and circulation widths are used throughout for ease of access and use of the building. Stair cores have been distributed at either end of the building to provide access and emergency access / egress.

As the temporary building is in close proximity to Ward Hall, sanitary facilities can be accessed easily within the main campus buildings.

Access into the building is proposed via a levelled ramp to ensure access for all users.

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