



LORETO COLLEGE, ST VINCENT'S, MANCHESTER

DESIGN & ACCESS STATEMENT
MAY 2024





Loreto
sixth form college



WMLCONSULTING
Civil, Structural & Geotechnical Engineers



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Date
21/05/2024

Revision
L1

Comments
Planning Application

Prep. By
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Appr. By
DD

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1.0 INTRODUCTION

1.1 STATEMENT

This Design and Access Statement forms part of an application for Full Planning Permission compiled and submitted to Manchester City Council by 10architect Ltd. on behalf of the client, Loreto College, Chichester Road South, Manchester, M15 5PB. The statement outlines the proposed development for the demolition and construction of a new-build 'grab and go' facility for students with office and meeting room facilities for staff.

1.2 PROJECT CONTEXT

The 0.053Ha application site is located within the existing Loreto College site. The St Vincent's site is enclosed by Chichester Road South and Maher Gardens. Throughout this Design and Access Statement, this area is referred to as 'the site'.

The existing building on the site that will be demolished provides the College with 7no.offices and 2no.meeting rooms.

The site is located between the Ellis and Kennedy Building and the Sports Hall, the proposed building has a central 'grab and go' which includes a servery area and can be accessed by two entrances to mitigate pedestrianised congestion at busy periods and a wind tunnel effect. There is also a covered seating area and a covered queuing areas for up to 170 students, a prep kitchen and a disable WC for students. For staff there is 1no. meeting room and 2no. 4-person offices. There are also subordinate rooms including 2no. cleaners stores and a brew station.

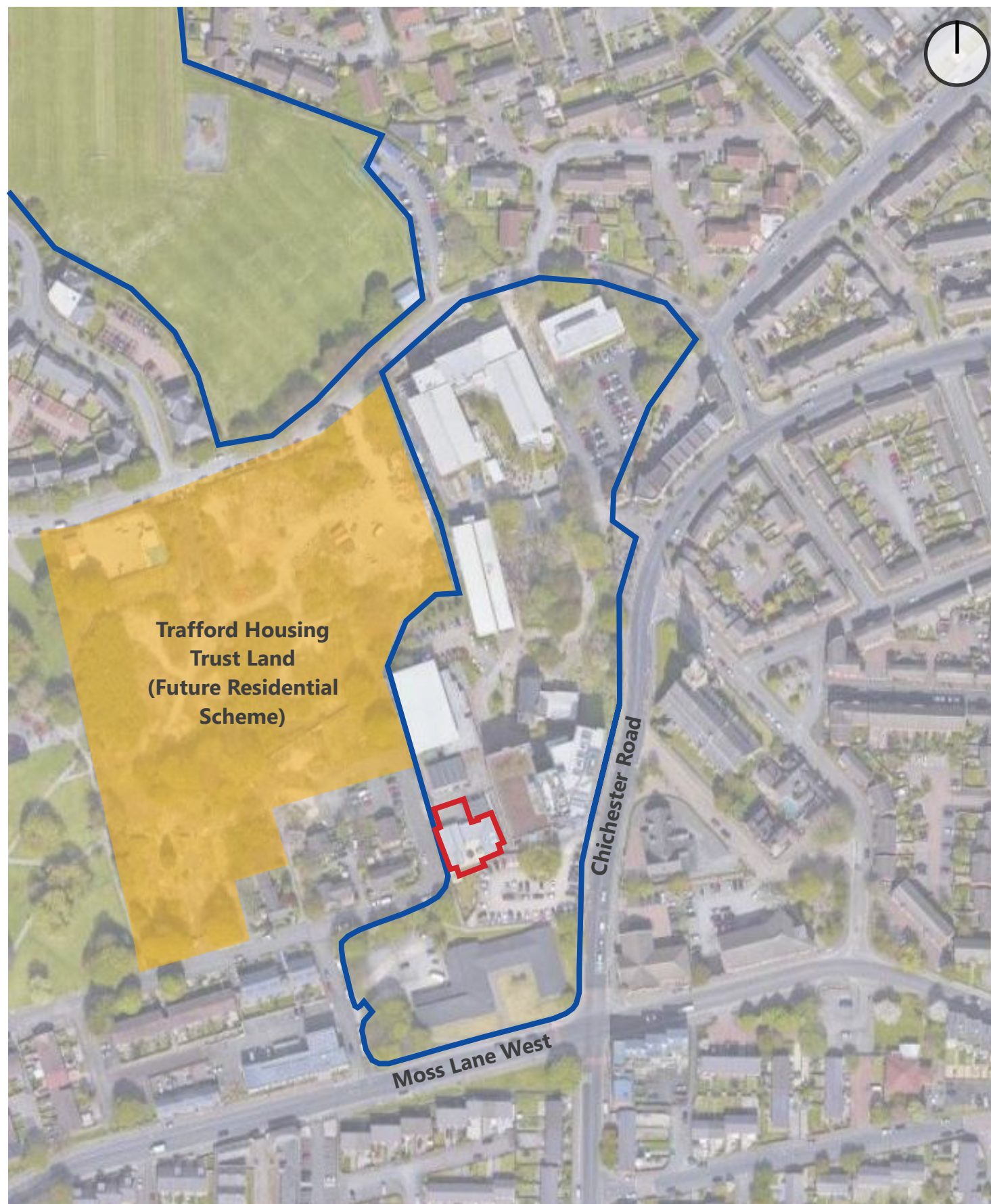
Key



Ownership Boundary



Application Site Boundary



Surrounding Context

1.3 PLANNING HISTORY

Wider College Campus

Planning history on the wider college campus consists of a number of applications ranging in complexity from the erection of the Ball Building to the siting of temporary classroom accommodation, to the extension to a Grade II listed former chapel, of which all applications were approved with conditions. The following applications and references have been applied for on the site within the last fifteen years:

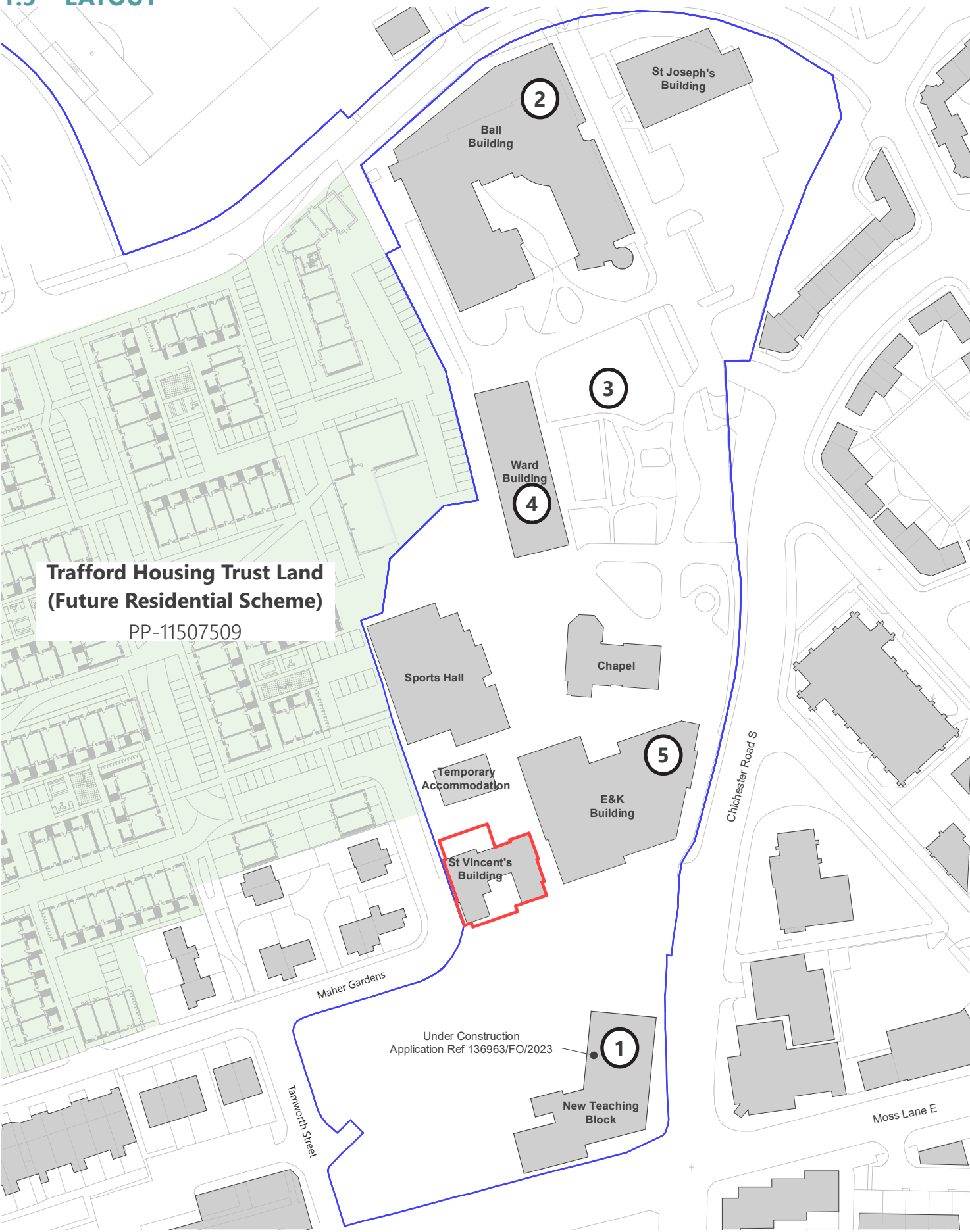
1. *Ref. No: 136963/FO/2023* Erection of a three-storey Class F1 (a) (Provision of education) building comprising a 20 no. classrooms, an assembly space, a study centre, staff rooms and associated accommodation following the demolition of the existing single-storey building and partial demolition of the St Vincent's building together with a phased landscaping scheme; boundary treatments; cycle parking; and, car parking
2. *Ref. No: 126016/FO/2020* Erection of a single storey dining room extension to the north elevation of Ball Building along with associated landscaping.
3. *Ref. No: 126744/FO/2020** Erection of 9 No. temporary classrooms, consisting of 1 No. single classroom, 2 No. double classrooms and 1 No. double stacked double classroom with associated works for a period of 3 years.

4. *Ref. No: 103608/FO/2013/S1* Erection of three-storey teaching facility with associated external car parking and hard and soft landscaping.
5. *Ref No: 103608/FO/2008/S1* Erection of a five-storey building to form additional teaching accommodation and refectory with associated landscaping.

1.4 PROJECT TEAM

Client: Loreto College
Project Manager: AA Projects
Architect: 10architect
Structural/Civil Engineer: WML Consulting
MEP Engineer: Waterman Building Services

1.5 LAYOUT



2.0 SITE & PROJECT OUTLINE

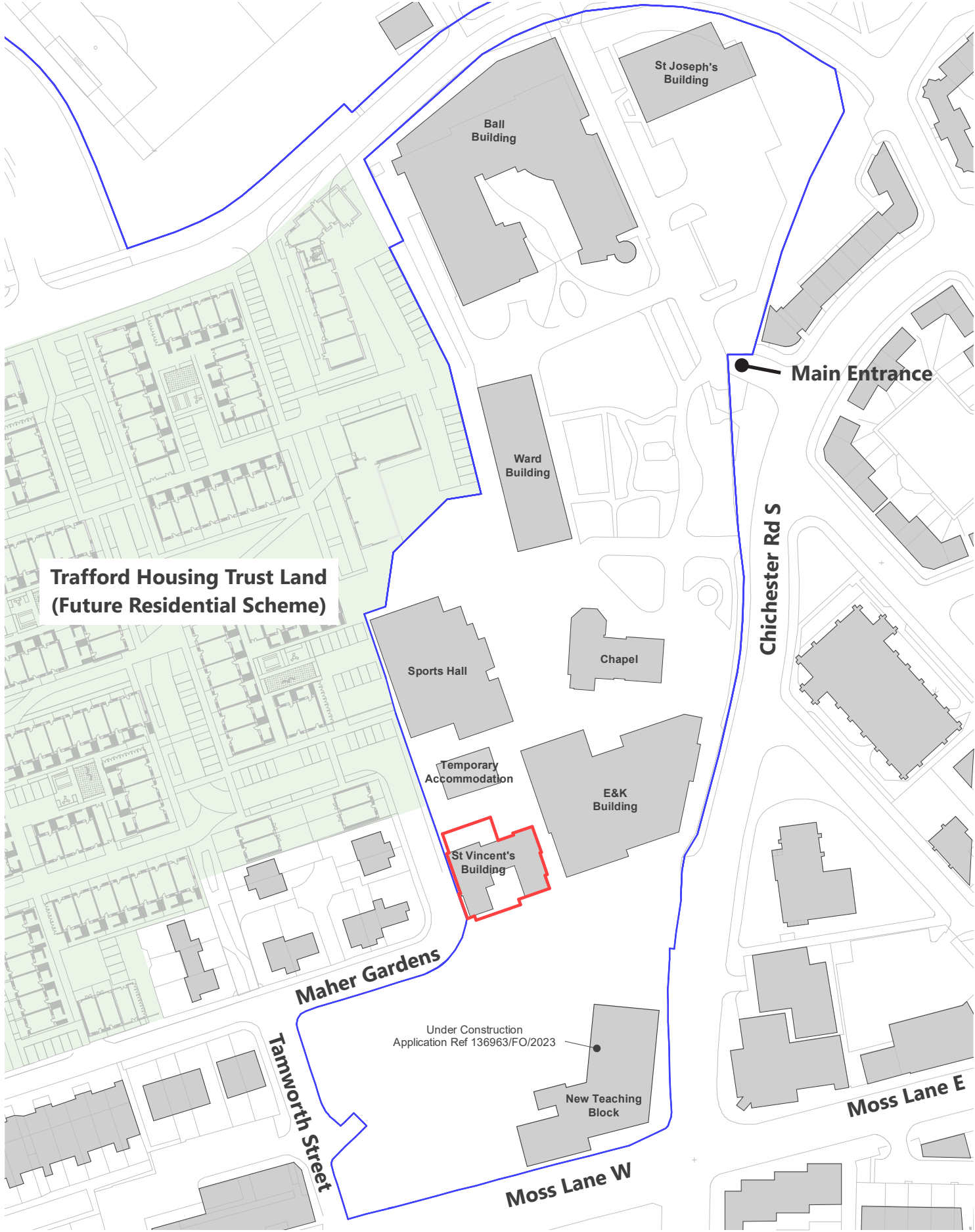
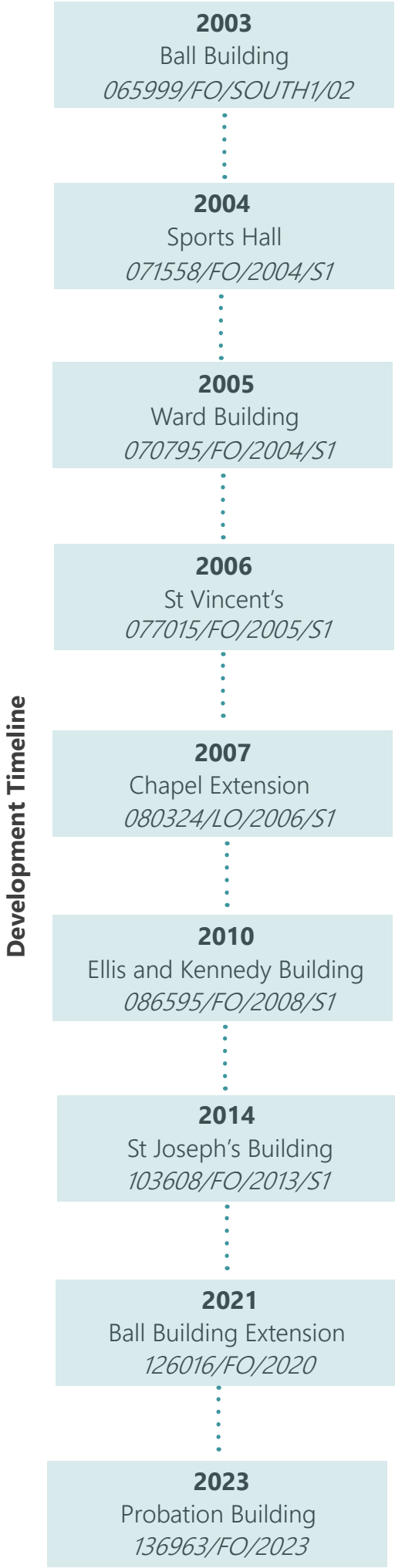
2.1 SITE DESCRIPTION

The site at Loreto College is in the Hulme district of the City of Manchester. The College is on the western edge of the Manchester City Council’s ward, with part of the campus sitting within the Trafford Council boundary. It is accessed to the East of the campus via Chichester Road South from Princess Road (A5103).

The college campus was redeveloped from 2002 to 2014 and this is when the main buildings on the site were constructed. A timeline of this development can be seen to the right.

Planning approval 136963/FO/2023 granted the part demolition and remodel of St Vincent’s into a student grab and go’ facility with adjoining staff office accommodation.

The approved scheme has been reviewed and rationalised to improve the link between the existing campus and campus extension (planning approval 136963/FO/2023). This planning application is to seek approval for full demolition and construction of the revised scheme, located predominantly over the footprint of the western half of the existing building.



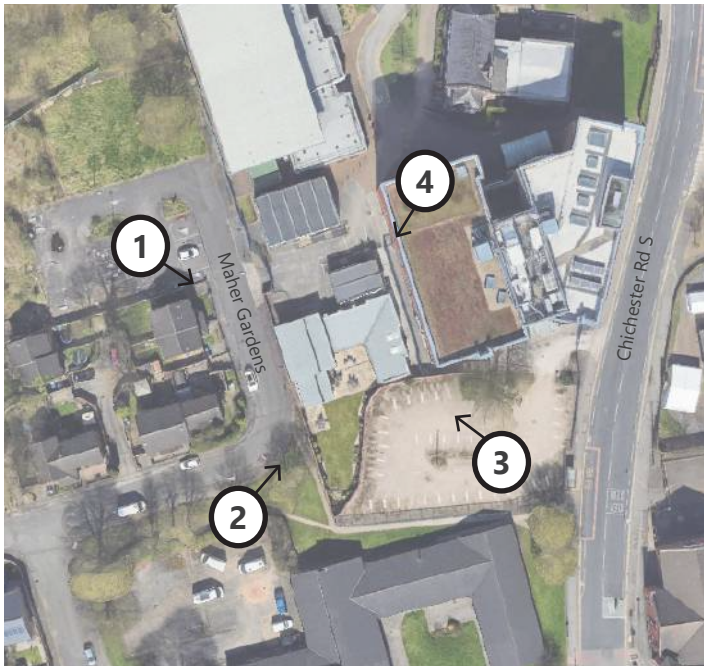
2.2 EXISTING SITE PHOTOGRAPHS



1. North-West View to Adjacent Site



2. South-West View to Adjacent Site



Plan Key



3. South-East View to Adjacent Site



4. North-East View Adjacent Site

Images on this page are taken from Google Maps.

2.3 SITE ANALYSIS

The application site is approximately 480sqm and currently located on the site is a 290sqm single-storey brick building. It is enclosed by Chichester Road South and Maher Gardens.

Key Site Observations:

- 1. The Cornbrook culvert runs across the site with an easement restricting development over and within 7m of it (measured from the centreline of the culvert).
- 2. The majority of the noise pollution comes from the south (Moss Lane West) and east (Chichester Road South) directions, due to the traffic noise from the roads.
- 3. Existing mature trees are located to the western boundary and are not impacted by the proposed development.
- 4. The site does not suffer from overshadowing.
- 5. Surface water flooding is classified as low/very low.
- 6. The site sits above the Manchester and East Cheshire Permo-Triassic Sandstone aquifer.
- 7. The site is not located within a conservation area.
- 8. The Trafford/Manchester ward boundary runs along Maher Gardens and Tamworth Street.
- 9. The park area bound by Maher Gardens and Chorlton Road has been classified as a Priority Area for Regeneration (UDP-H10 Old Trafford).



3.0 DESIGN

3.1 PROJECT DESCRIPTION

The proposed application is for the construction of a one-storey Class F1(a) (Learning and non-residential institutions - Provision of Education) 'grab and go' facility for students. The space includes a 27sqm servery area, a covered seating area and a covered waiting area, a prep kitchen and a disabled WC. For staff there is 1no. meeting room and 2no. 4-person offices. There are also subordinate rooms including 2no. cleaners stores and a server room.

The enabling works prior to the construction of the teaching block involves the demolition of the existing single-storey staff building containing 7no. offices and 2no.meeting rooms. The demolition will also allow for a generous offset from the proposed St Vincent's to the existing E&K building, improving student flow across the campus.

3.2 AREAS

The area of the existing St Vincent's building are:
GEFA: 291sqm
GIFA: 254sqm

The proposed area for the new St Vincent's building are:
GEFA: 185sqm
GIFA: 164sqm

The area for the previously granted St Vincent's building under approval 136963/FO/2023 was:
GEFA: 184sqm
GIFA: 159sqm

3.3 DESIGN DEVELOPMENT

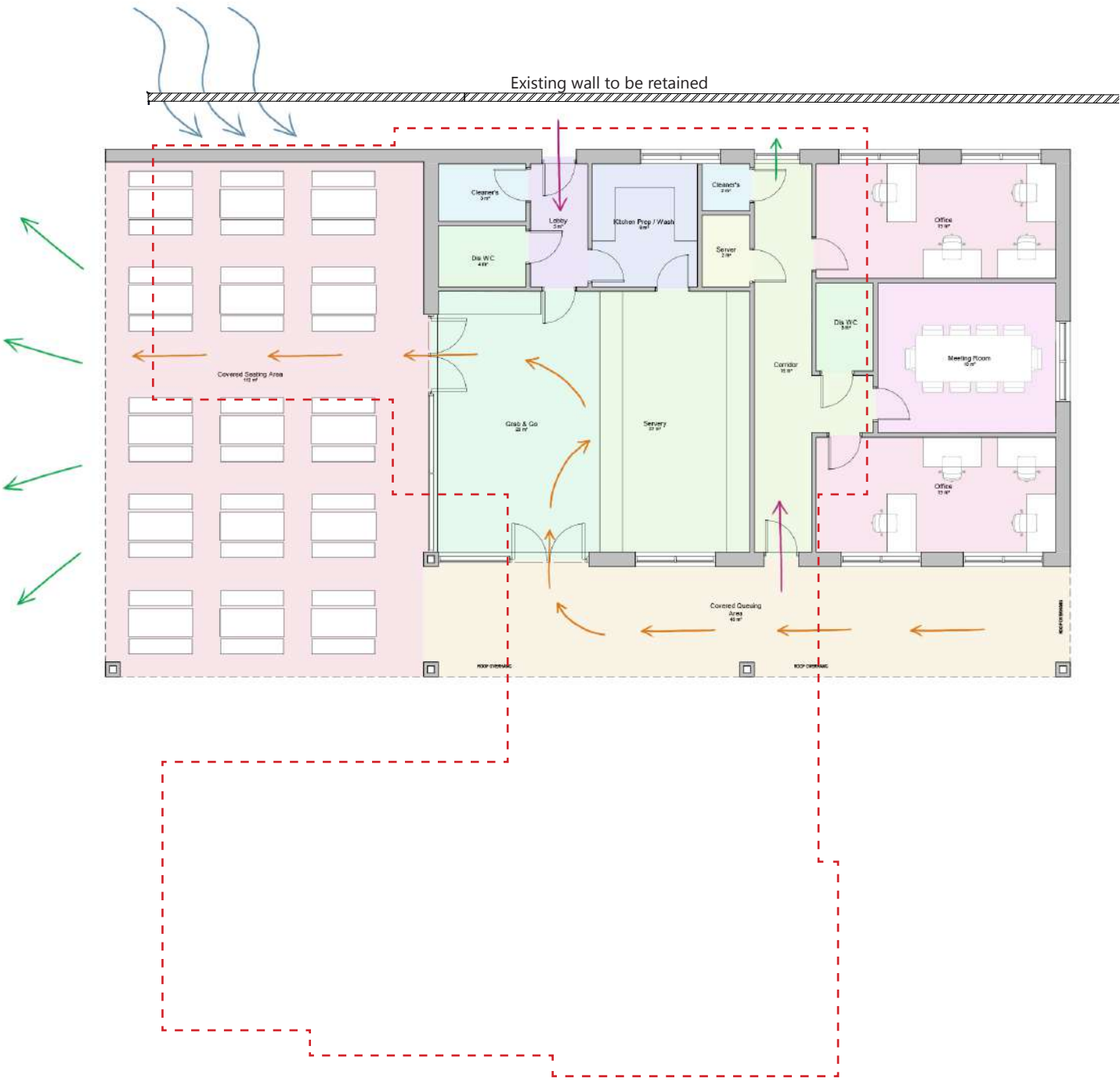
Grab and Go
The 'grab and go' is the main facility within the proposed St Vincent's building and is expected to serve 'on the go' food to the students of Loreto College. The preferred option has a covered queueing area for students waiting to enter the 'grab and go' facility.

The 'grab and go' has two entrances/ exits perpendicular to each other, this avoids the area becoming overly congested at busy periods.

The final student area is a covered seating area that can accommodate up to 60 students. Due to the design of the roof and the extended external wall, the covered seating feels enclosed and a part of the building. The external seating also has pleasing sight lines across the proposed landscaped design.

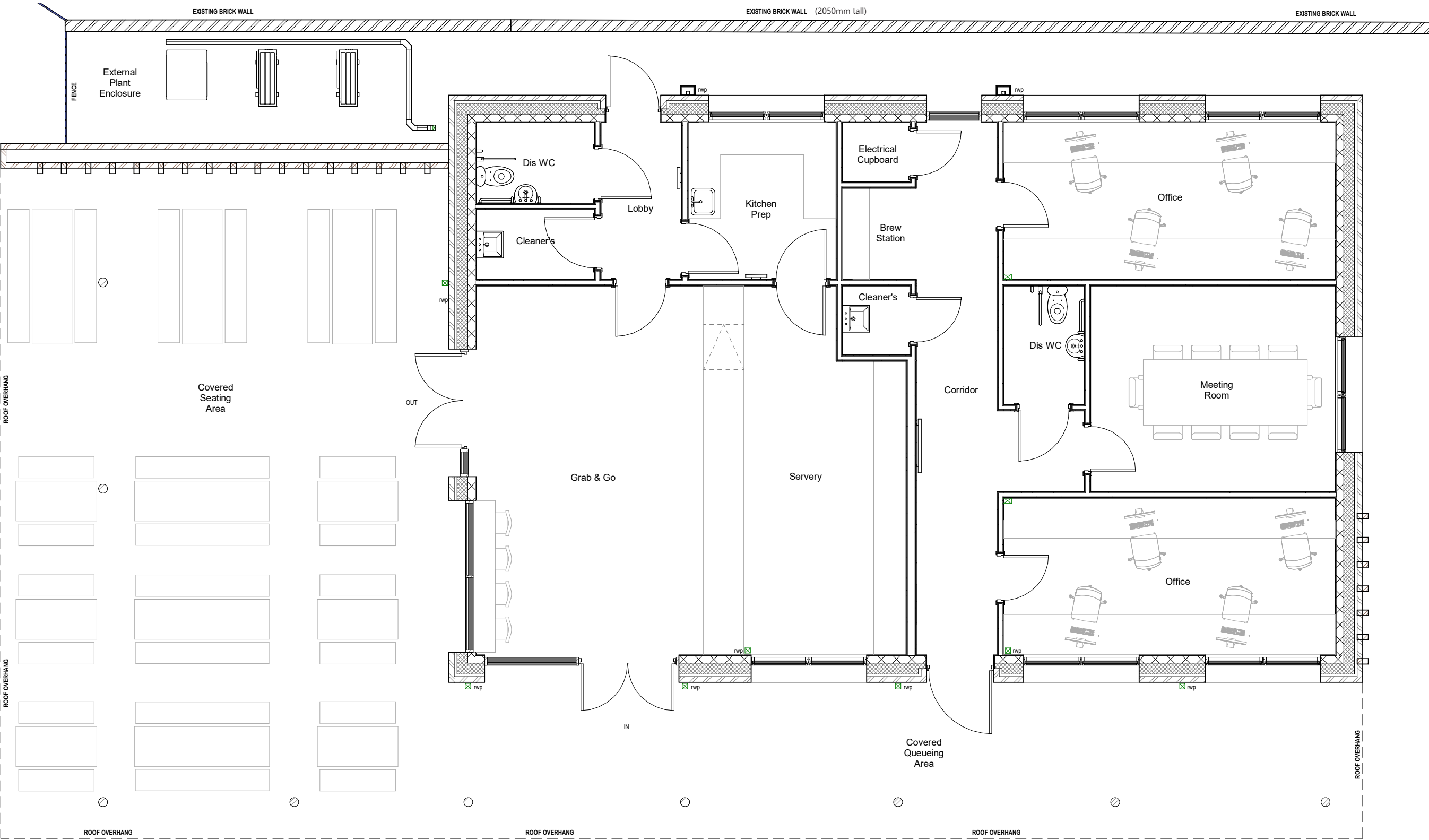
Staff Facilities
The second half of St Vincent's is dedicated to the staff of the College, the staff working at the 'grab and go' have a separate entrance with access to a cleaners store, a disabled WC, a kitchen preparation/ wash area and the servery.

The staff working in the office areas have views to outside that provide natural surveillance overlooking the queuing area. To ensure the corridor is a pleasant area, a window at the end of the corridor brightens the space with natural light.



Plan of St Vincent's Preferred Sketch Option with Existing Footprint

3.4 PROPOSED PLANS



Ground Floor Plan

3.5 MATERIALITY

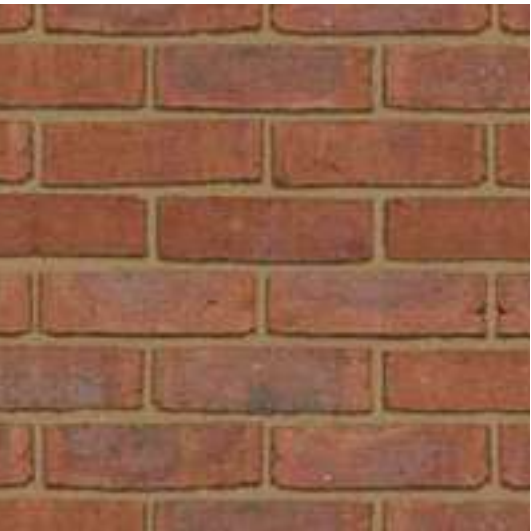
EXISTING MATERIALS ON SITE

PRECEDENT MATERIALS

Brick | Slate Roof



Brick | Recessed Details



WALLS AND ROOF

UPVC Windows | Fascias



Aluminium Curtain walling | Solar Shading



GLAZING

Grass | Concrete | Slabs

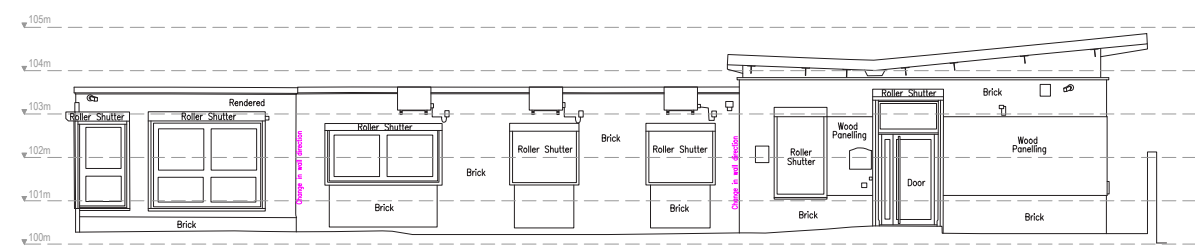


Paving | Street Furniture | Timber Canopy

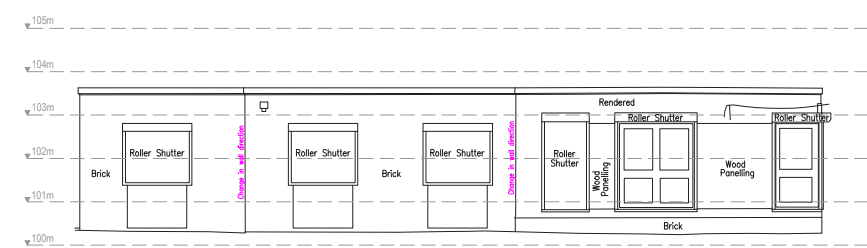


LANDSCAPING

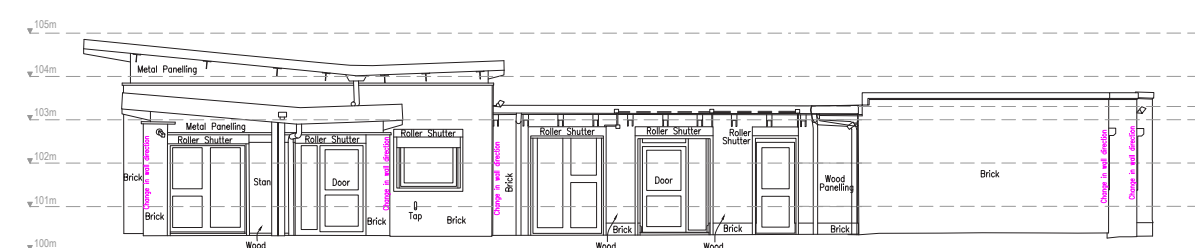
3.6 EXISTING PLAN & ELEVATIONS



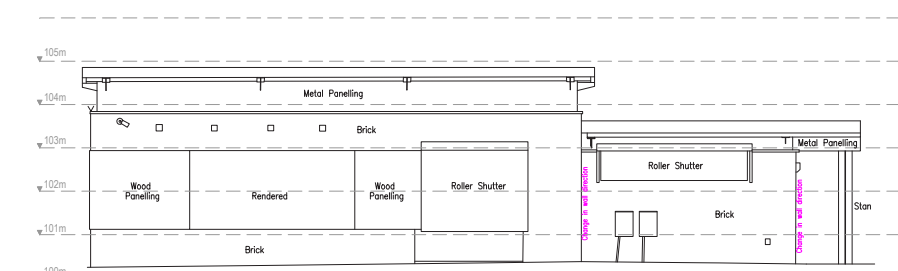
1 Existing North Elevation



2 Existing East Elevation

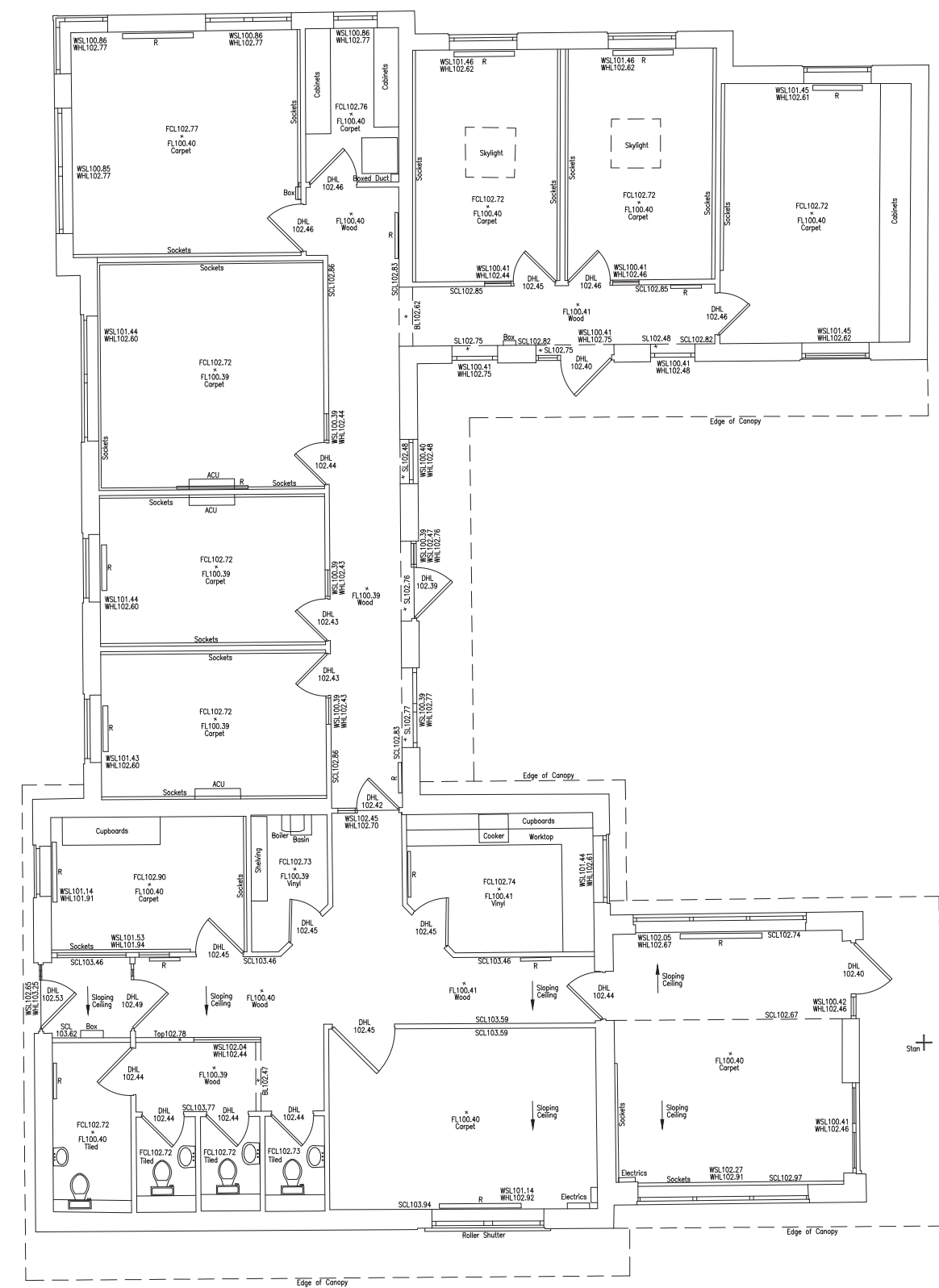


3 Existing South Elevation



4 Existing West Elevation (Maher Gardens Elevation)

Existing Elevations



Maher Gardens Elevation

Existing Plan

3.7 APPEARANCE

The design and layout of the proposed building is sympathetic to the surrounding existing buildings, responding to the opportunities and constraints created by the site.

The elevations are in a traditional clay-facing red brick with aluminium curtain walling and doors. The material palette will match that of the previously approved new teaching block (ref: 136963/FO/2023), the projecting brick detailing on the facade of the new teaching block will also be reflected on the St Vincent’s elevations to tie the two buildings together.

The windows and panels will be of a suitable RAL colour that compliments the chosen brick, and is respectful of the surrounding buildings.

Scale

The height of the proposal does not impose on any of the surrounding buildings as it is a one-storey building, to replace the existing one-storey building. Notably the existing building is 4.610m high at the tallest point whereas the top of parapet level on the proposed building is 4.275m.

Phasing

The design of St Vincent’s is such that it can be built in phases if required, the first being the building itself and the second being the external canopy over the queuing area and the external seating area. The steel frame structure of the building will have plates on the columns to allow the canopy structure to be introduced at a later date if necessary.

3.8 PROPOSED ELEVATIONS



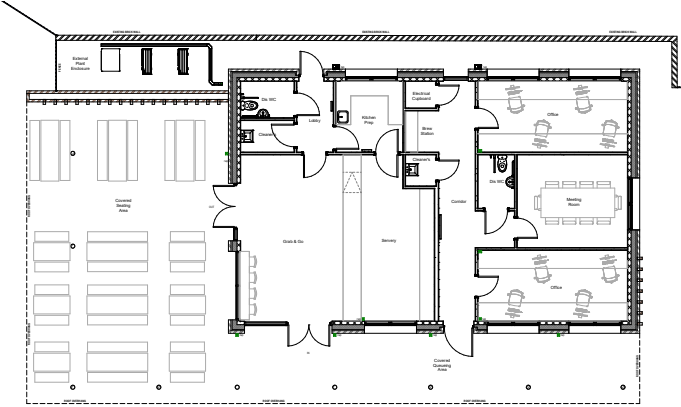
3.9 PRECEDENT IMAGES



3.10 3D VIEWS



3.10 3D VIEWS



3.10 3D VIEWS



3.10 3D VIEWS



3.10 3D VIEWS



4.0 HERITAGE IMPACT STATEMENT

4.1 INTRODUCTION

This Heritage Statement accompanies the Planning Application for the Loreto Sixth Form College, St Vincent’s building as required by Manchester City Council.

The purpose of this Heritage Statement is to identify and assess the significance of any heritage assets on the College’s site and to assess the potential impact of the proposed development.

4.2 ASSESSMENT OF PROPOSED DEVELOPMENT AND IMPACT ON DESIGNATED HERITAGE ASSET

The site is located within the Manchester City Council ward, bordering the edge of the Trafford Council ward. There are no Designated or Non Designated Heritage Assets within the application site and there are no Locally Listed Buildings within close proximity to the site.

The site is not located within a conservation area, nor are there any Tree Preservation Orders located on the site.

Monuments

The proposed development is 45m away from the closest Listed Building which is the Grade II Chapel Building, Loreto College (Listing Entry: 1389525), The chapel is obscured by the corner of Ellis & Kennedy building so the development will not have any impact on the vistas or views of or from the chapel or cause harm to the character of the College.

The proposed building will be located on the south western corner of the site adjacent to Maher Gardens. The existing St Vincent’s Building does not have any historical value.

The proposed development is a one-storey building and the red brick has been chosen to compliment the surrounding buildings. Notably, the proposed Gross Internal Floor Area is lower than that of the existing building. The facade treatments are subtle and traditional and have been selected to contribute and enhance the locale.



4.3 CONCLUSION

The key determination of the College’s development is that the new St Vincent’s Building is designed respectfully towards the character of the the Chapel Building at Loreto Sixth Form College and not harm the characteristics of the area.

Considering the points made, the scheme meets the key criteria of the NPPF.

We believe that this proposal provides genuine enhancement and improvement to the local area with quality, contemporary design that is both respectful and appealing. We believe that this proposal has minimal direct impact on the nearby Designated Heritage Assets, and provides a positive contribution to their setting.



5.0 ACCESS

5.1 HIGHWAYS STATEMENT

St Vincent’s will see the introduction of 2no. new members of catering staff for the Grab & Go facility. These additional staff members were already included in the calculations within the Transport Statement that accompanied the main teaching block planning application (136963/FO/2023). Therefore, the conclusions set out in this report remain unchanged as a result of this minor application.

5.2 CAR PARKING

No car parking numbers or access will be affected by this development.

5.3 REFUSE/RECYCLING

The proposed works will not change the College’s current strategy for refuse and recycling collection. Waste will be kept internally in St Vincent’s and carted to the existing refuse to the West of the Ball Building at the end of the College day.

5.4 PART M COMPLIANCE

The building has been designed for inclusivity, there are level thresholds at entrances and exits for all building users and there are no level changes throughout the building.

There will also be 2no. disabled WCs that are Part M compliant for staff use.

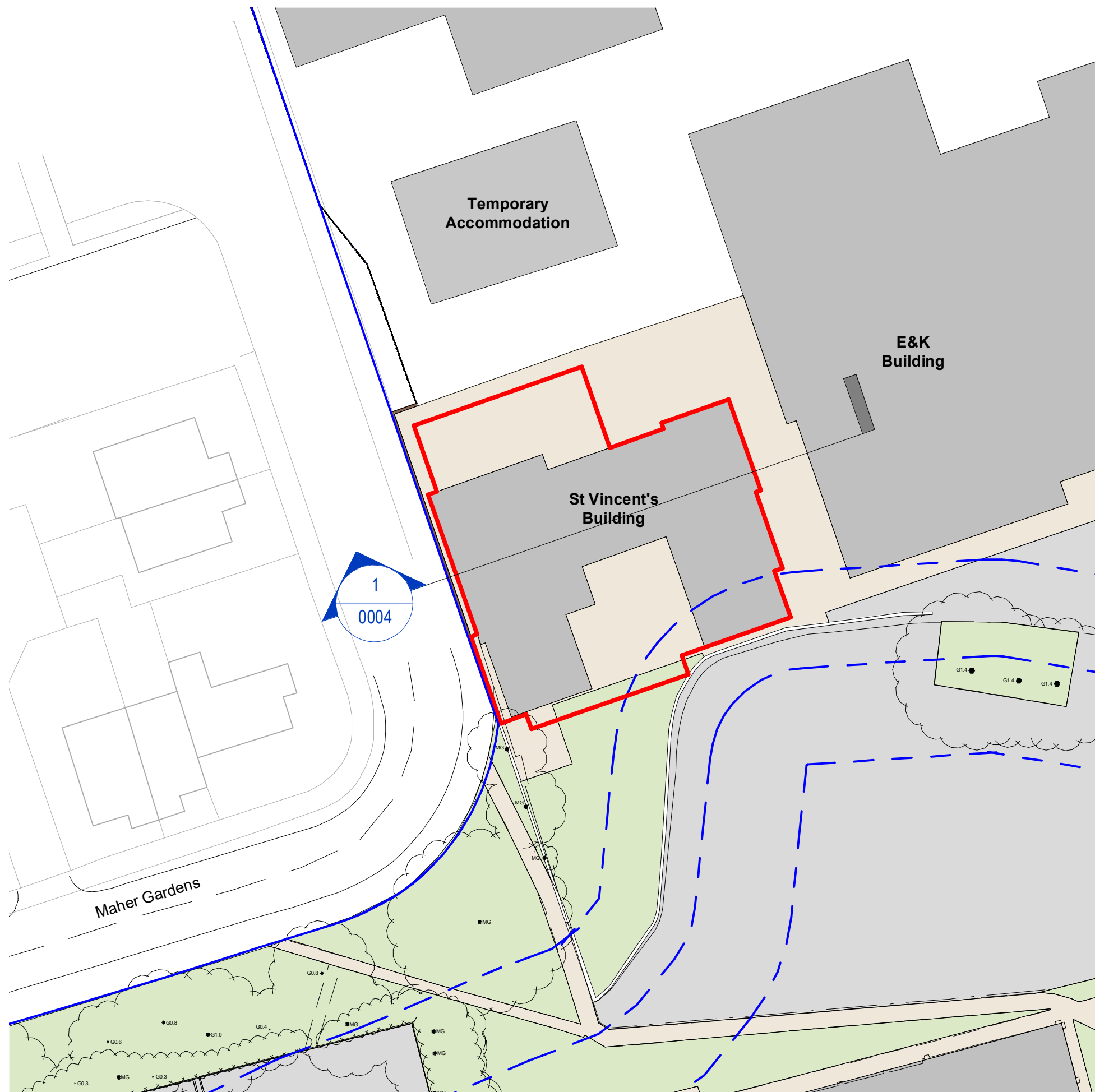
5.5 CONCLUSION

This D&A Statement has been compiled by 10architect on behalf of Loreto College, in order to support the application for the construction of a one-storey Class F1(a) (Learning and non-residential institutions - Provision of Education) ‘grab and go’ St Vincent’s building (Total GIFA 164sqm).

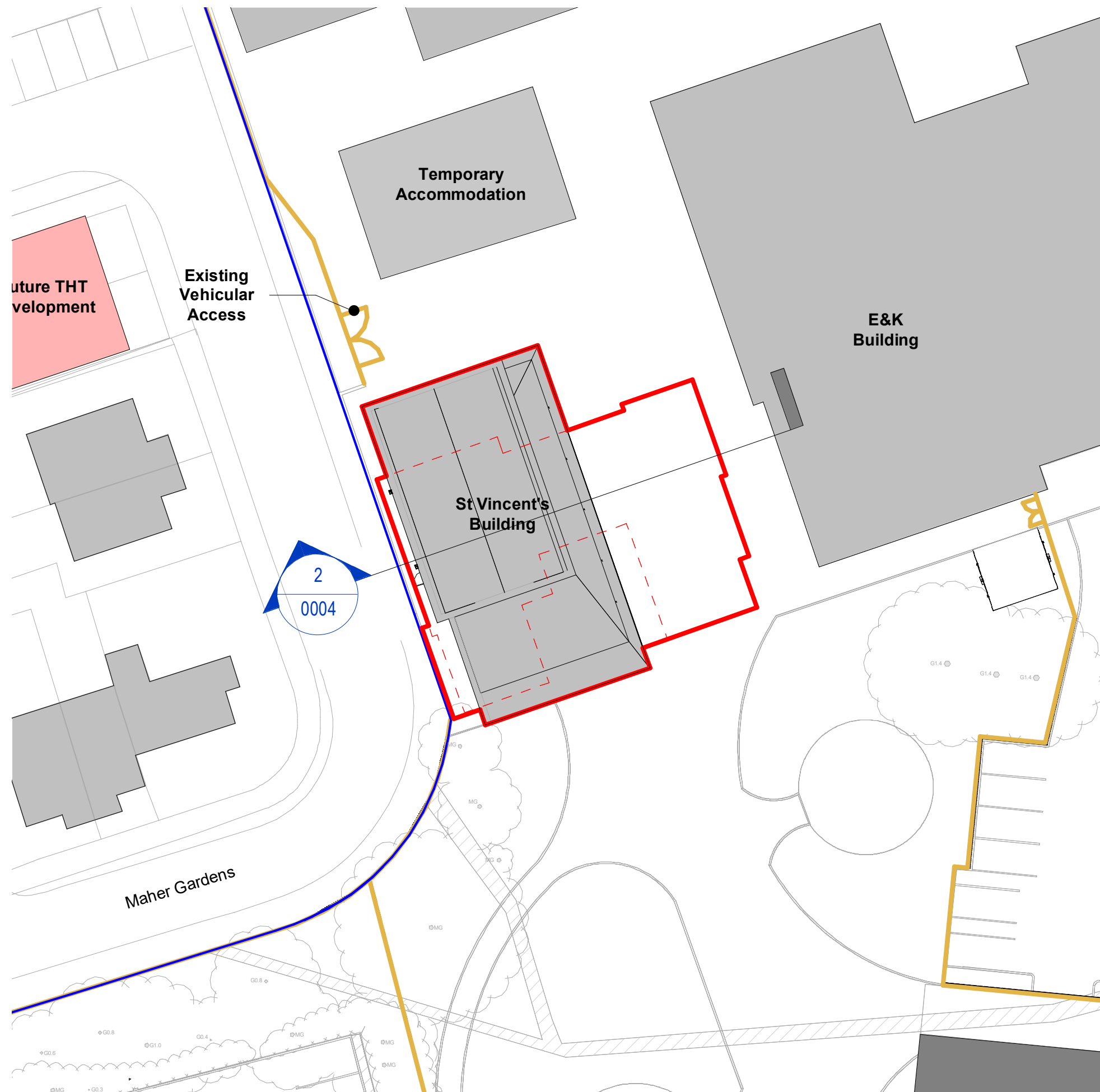
7.0 APPENDIX

Site Location Plan
DO NOT SCALE

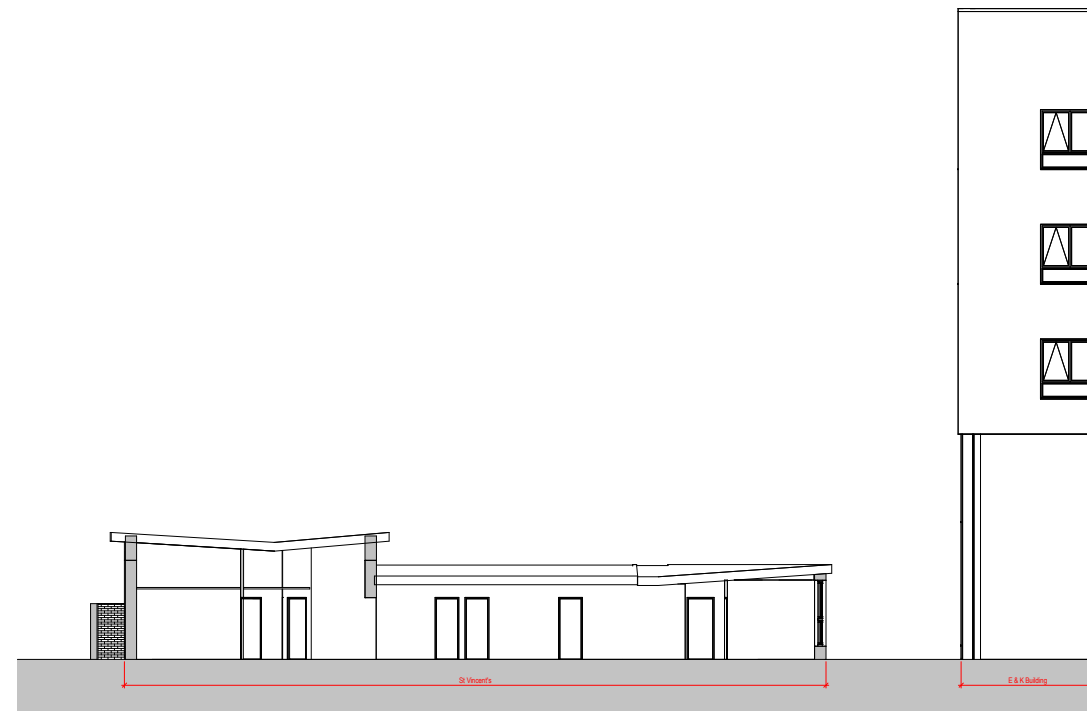




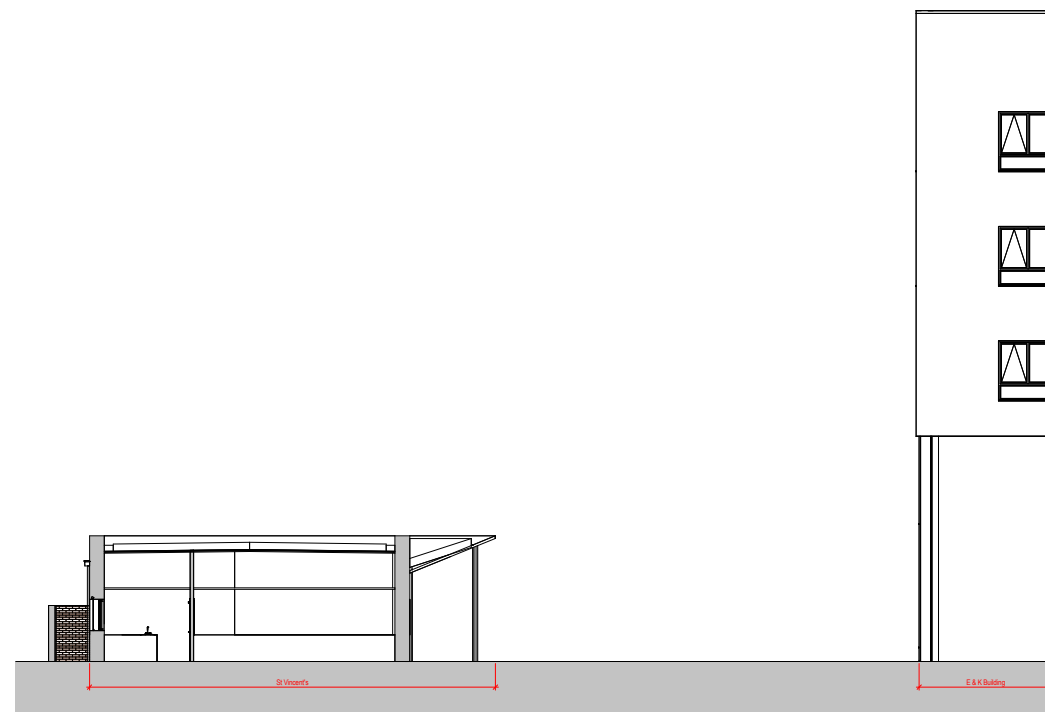
Existing Site Plan
DO NOT SCALE



Proposed Site Plan
DO NOT SCALE

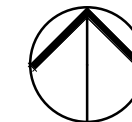


1 Existing Section Through Site
1 : 100 Ref Sheet: 0002



2 Proposed Section Through Site
1 : 100 Ref Sheet: 0003

Existing & Proposed Site Sections
DO NOT SCALE



Site Address:

Loreto College
Chichester Road South
Manchester
M15 5PB

Application Boundary Area = 0.053 ha

Key

- Application Site Boundary
- Ownership Boundary
- Proposed Building
- Trees
- Existing Fence Line (to be retained)
- New Secure Boundary

1

Landscape Layout as shown within Application Ref
136963/FO/2023

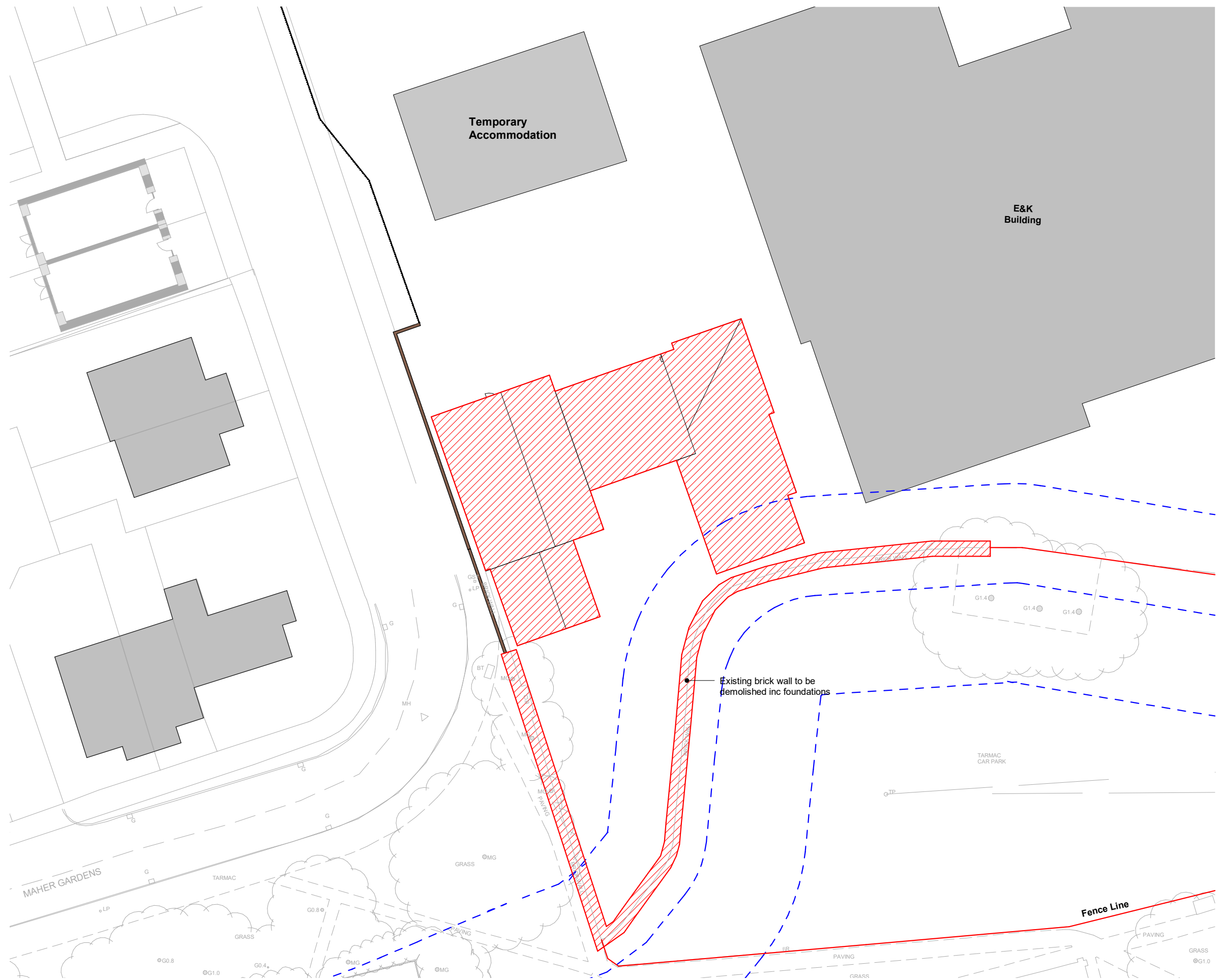
1 : 500

Landscape Comparisons
DO NOT SCALE

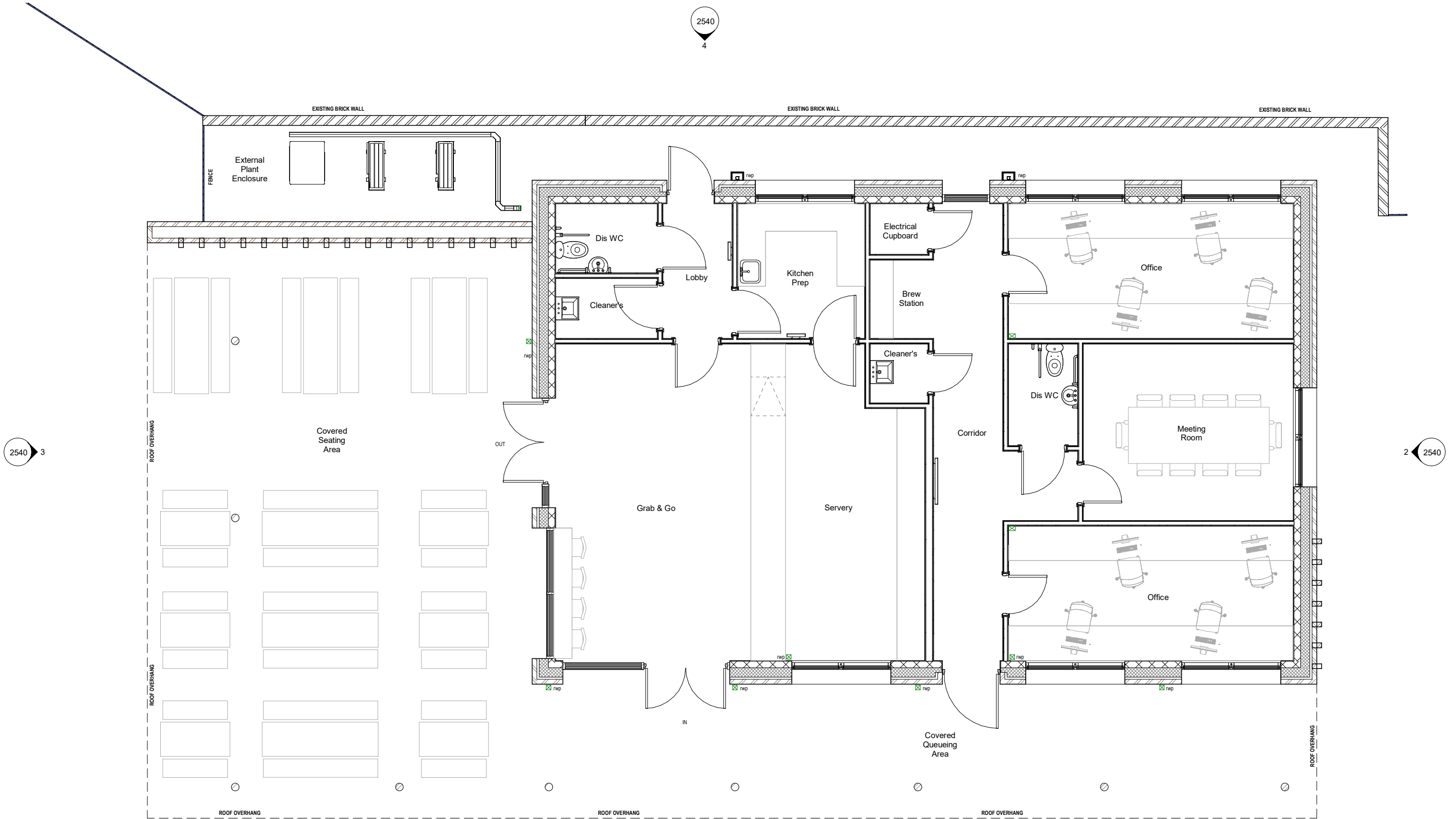
2

Updated Landscape Scheme to be Approved
under Discharge of Condition 9

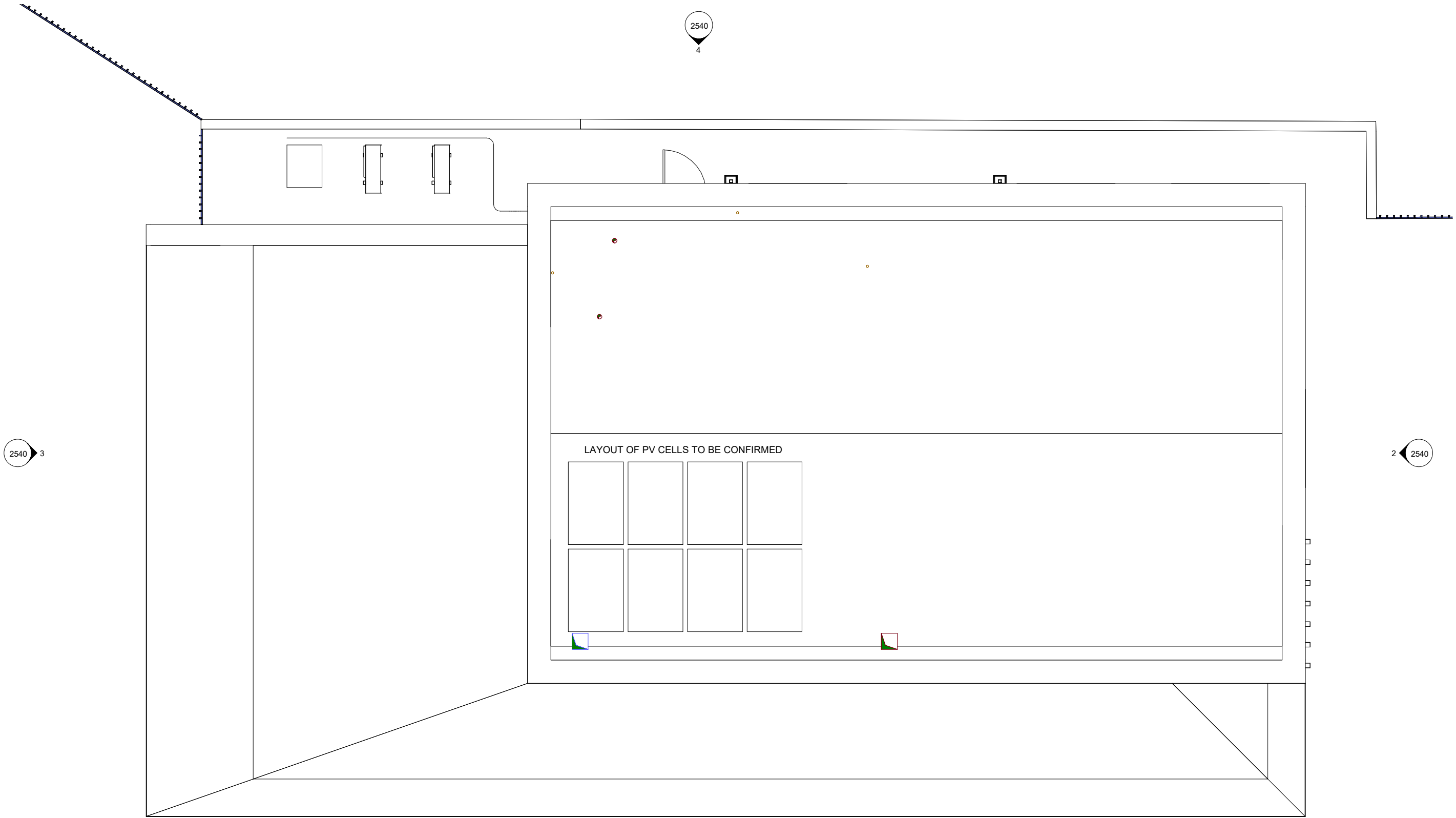
1 : 500



Demolition Plan
DO NOT SCALE



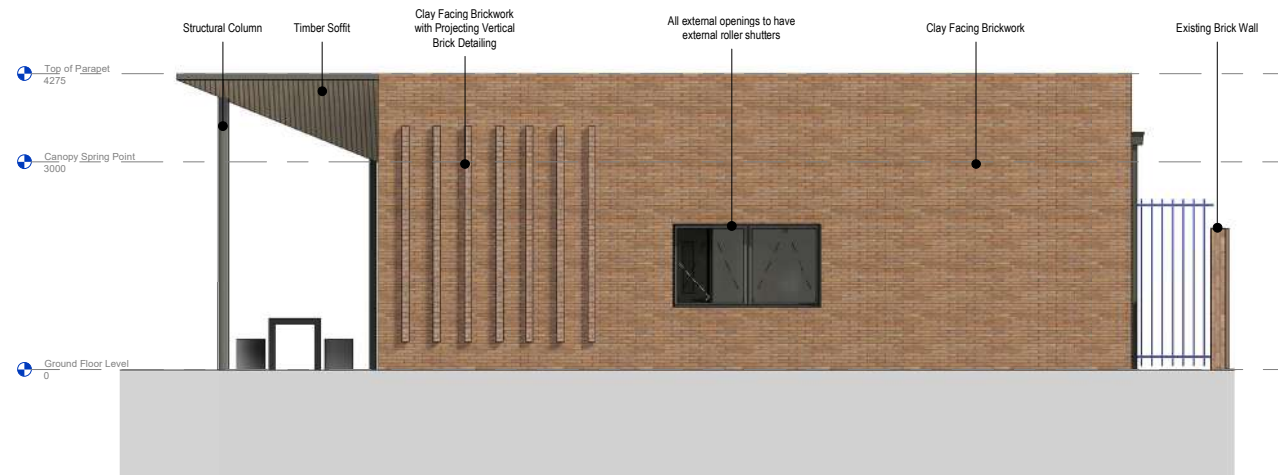
Proposed Ground Floor Plan
DO NOT SCALE



Proposed Roof Plan
DO NOT SCALE



1 Front Elevation
1:50 Ref Sheet: 0711



2 North Side Elevation
1:50 Ref Sheet: 0711



3 South Side Elevation
1:50 Ref Sheet: 0711



4 Rear Elevation
1:50 Ref Sheet: 0711

Proposed Elevations
DO NOT SCALE



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