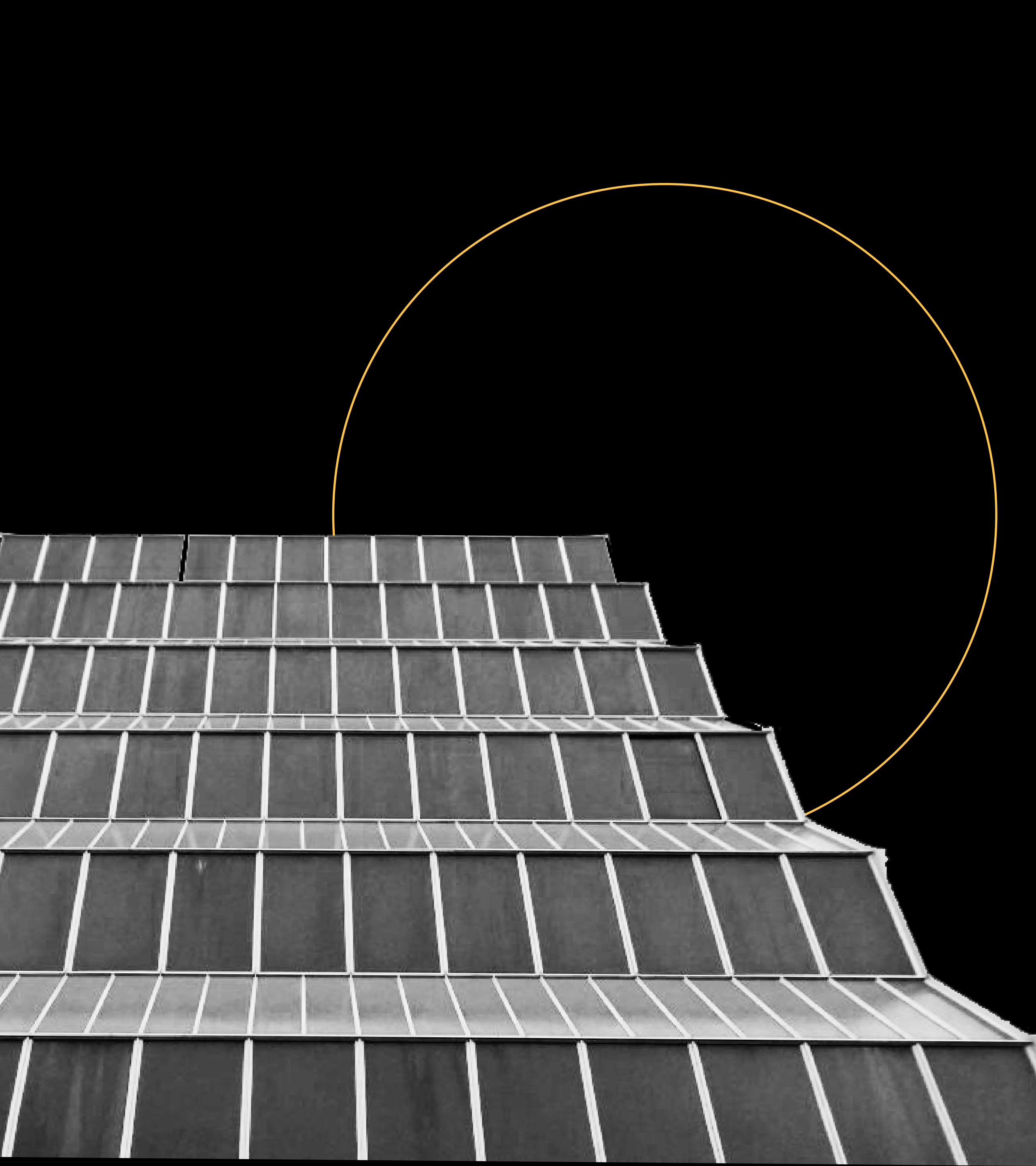




RENOLD BUILDING MEANWHILE USE

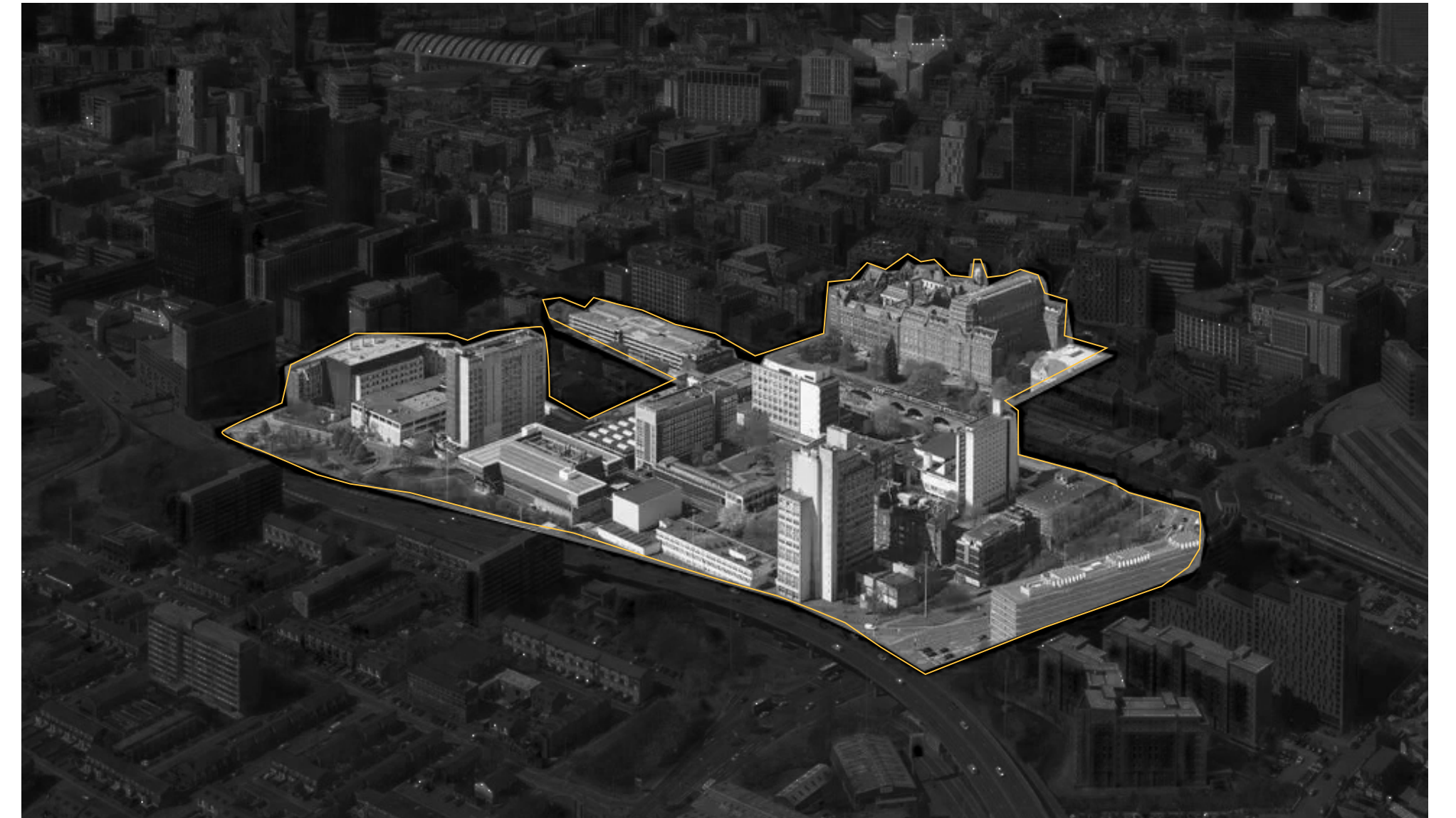
*DESIGN & ACCESS STATEMENT
JANUARY 2024*

DEVELOPMENT CONTEXT

The proposed re-activation of the Renold Building will form part of the first phase of works to develop a new Innovation District for Manchester.

ID Manchester is a joint venture between The University of Manchester and Bruntwood SciTech that will see the transformation of the University's former North Campus into a new mixed-use neighbourhood. The masterplan envisages a range of new-build and renovated or restored significant/historic buildings, that could contain offices, laboratories and creative studios, alongside homes, shops, leisure and arts venues, all underpinned by a series of high-quality public spaces.

An outline of the ID Manchester site can be seen highlighted in the aerial photo opposite.



The masterplan will be delivered with a long-term, multi-phased approach. It is therefore proposed that a series of early activation and meanwhile uses be brought forward for various locations as the development continues. One of the first of these is the Renold Building.

BUILDING LOCATION/ADDRESS: Renold Building, 32a Altrincham Street, Manchester M1 7JR.



The Renold Building is not listed nor is it located within a Conservation Area. It is considered to be a non-designated heritage asset. Interior works are proposed, but these are minor in nature with no features of heritage significance within the building affected, and do not require planning permission. All design physical interventions have been defined with advice from the Applicant's heritage advisor, Heritage Architecture, and will be undertaken with as light a touch as possible. Important features, such as the ground floor mural, will be protected and celebrated in the new use.

The planning application is supported by a detailed review of the planning policy and guidance, and details of pre-application consultations, contained within the cover letter.

STANDARDS & GUIDANCE

DESIGN PRINCIPLES

The application is to convert the use class of the Renold Building from its current Use Class F1 to Use Class E.

The re-activation of the Renold Building will see it form the heart of the ID Manchester innovation ecosystem. Its re-use will honor its history as an educational centre by building an inclusive, purpose-driven community for the next wave of science and technology innovators.

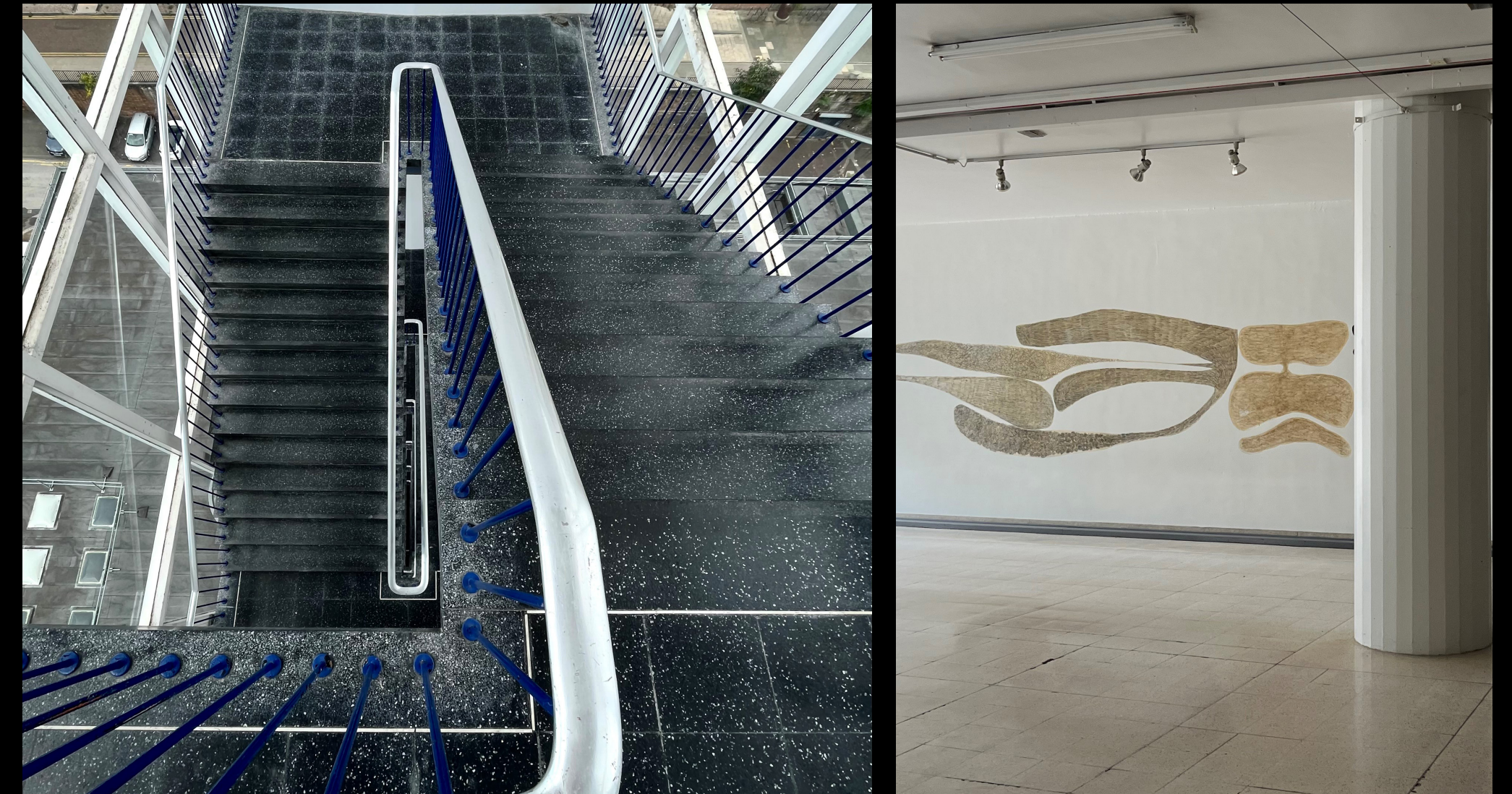
As the innovation hub of ID Manchester, the re-activated Renold Building will provide the following:

- . A focal point for science, technology, arts and culture and innovation-related activities
- . Coworking and office space designed to accommodate researchers, entrepreneurs, businesses and partner organisations
- . Events and community space to support and bring together the local community

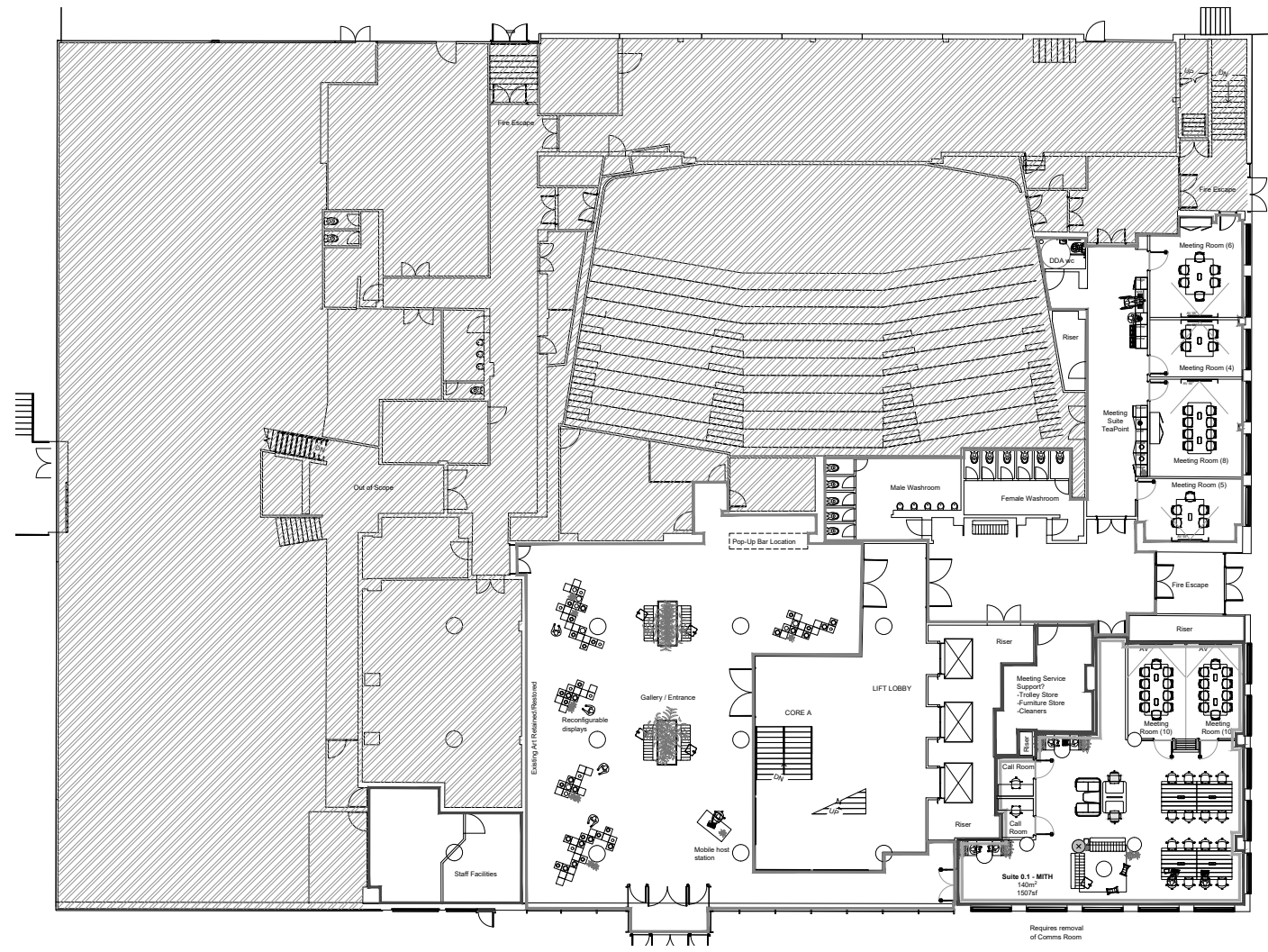
These will be delivered by the following amenities within the building:

- . A community space open to the public
- . Lecture theatres (a retained existing facility)
- . A small community supported café
- . A range of small, serviced office suites
- . Co-working facilities
- . Bookable event spaces
- . A suite of bookable meeting rooms

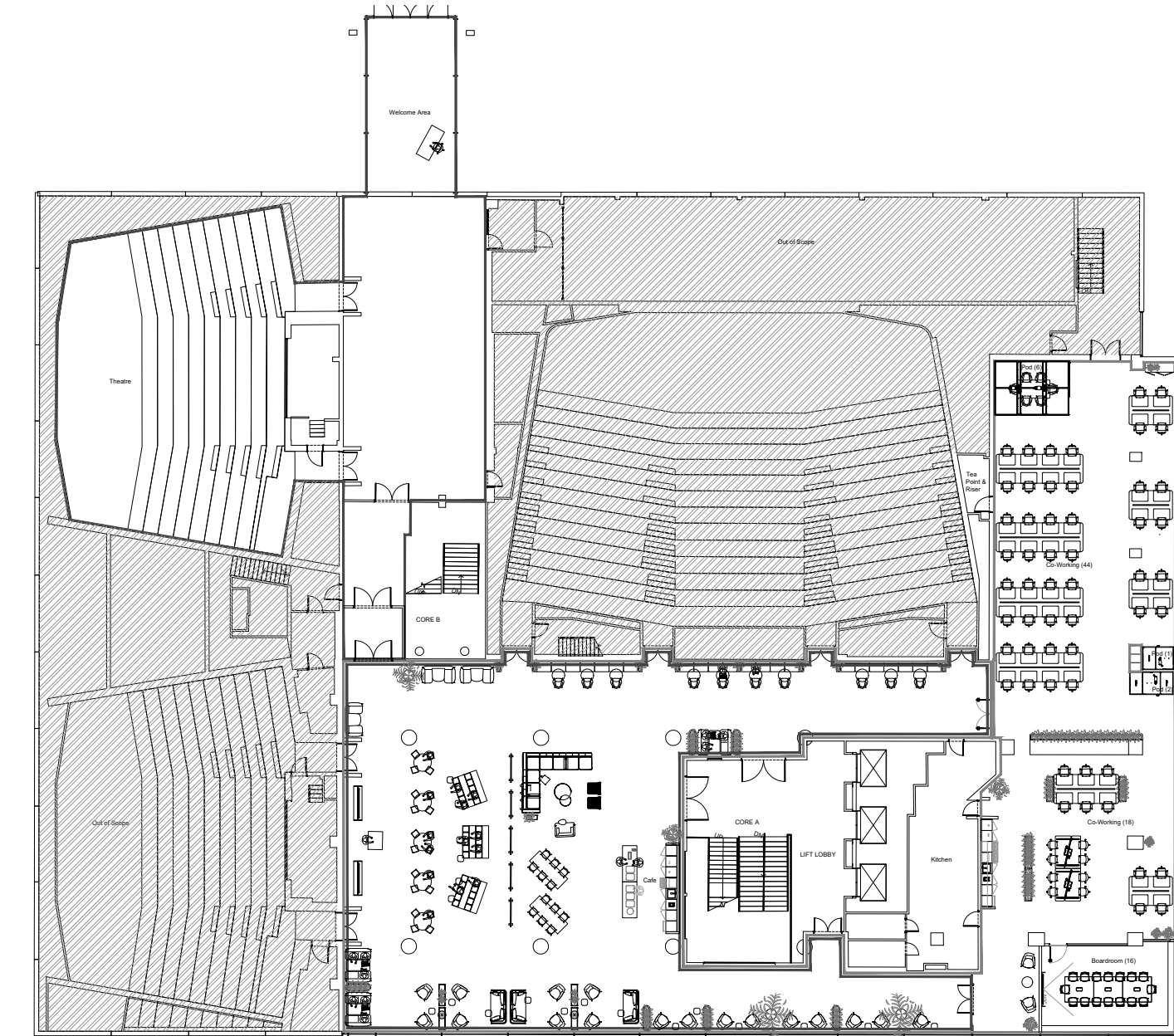
Our intent is that all design interventions within the building will be undertaken with as 'light-a-touch as possible'. Re-activating the Renold Building and ensuring its meanwhile use in this way will halt any further deterioration by maintaining the building in active use. Minimal interventions will ensure the building's safe use and preserve the current condition as far as is practicable. This will allow for further conservation and restoration to be undertaken at a later date, ensuring the building will remain viable for future generations.



“ID MANCHESTER WILL BE THE WORLD’S NEXT GREAT INNOVATION DISTRICT, A LAUNCHPAD FOR IDEAS THAT TAKE ON HUMANITY’S GREATEST CHALLENGES, AT THE HEART OF ONE OF THE MOST EXCITING GLOBAL CITIES..”



Lower Ground Floor (nts)



Upper Ground Floor (nts)

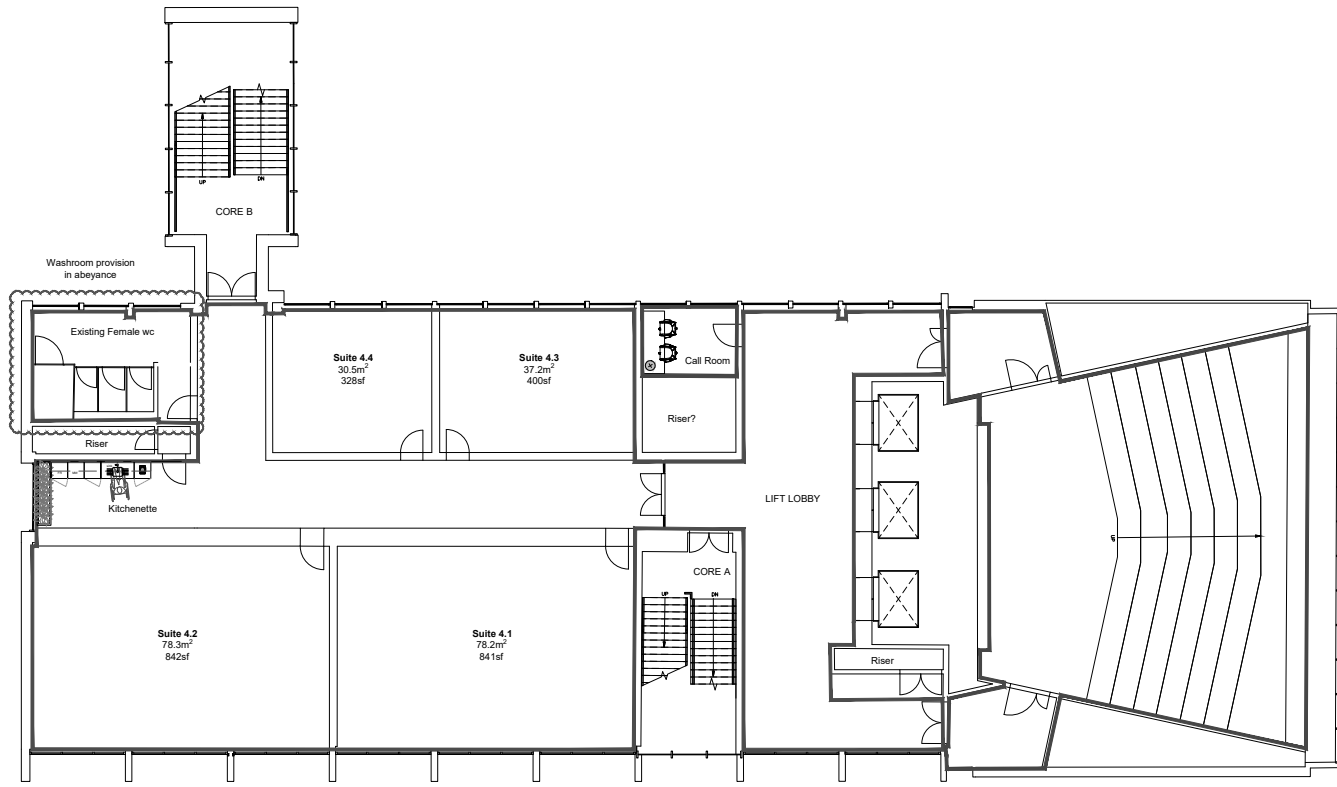
General access to the building for customers and public visitors will be via the current entrance at lower ground floor. This will lead directly into a flexible public space, allowing for pop-up events and exhibitions to take place throughout the day and in the evenings. The space will retain its existing stone floor finish and slatted painted timber wall panelling. Care will be taken to preserve the original wall mural. New lighting and minimal decorations are proposed for the space, with much of the fit-out provided via free-standing furniture and joinery as well as exhibition elements.

Works to the eastern entrance will include new double door sets to the draft lobby and final exit doors to bring these into compliance with Building Regulation requirements.

The lower ground floor also provides access to a small meeting suite with a tea-point facility alongside a new self-contained small office facing on to the external public spaces. The washrooms on this level are to be retained as existing with minimal redecorations and minor refurbishments undertaken as required.

The upper ground floor is to provide co-working space, a large flexible event space with small community café, a lecture theatre (re-use existing), a large boardroom, and a commercial finishing kitchen to facilitate catering at events. The main flex space will make use of the existing large area outside the lecture theatre; the proposal is to retain the existing timber flooring and exposed ceiling soffit along with the painted slatted timber wall panelling. Minimal new decorations and graphics will be applied, and a new lighting scheme will be installed. Again, most of the fit-out is to be via free-standing furniture and joinery items; meaning the space can remain flexible. The co-working space and boardroom will make use of the space previously occupied by the cafeteria. This will require the removal of some existing joinery, suspended ceilings, and partition walls. New partitions will create divisions for the space as required and new finishes/decorations throughout will be employed.

Minimal repairs and decorative enhancements will be made to the lecture theatre, and new audiovisual equipment will be installed. Access to the building for evening events held on this floor will be via the link bridge. New doors and lobbies will be provided along this route to ensure the building complies with Building Control requirements.



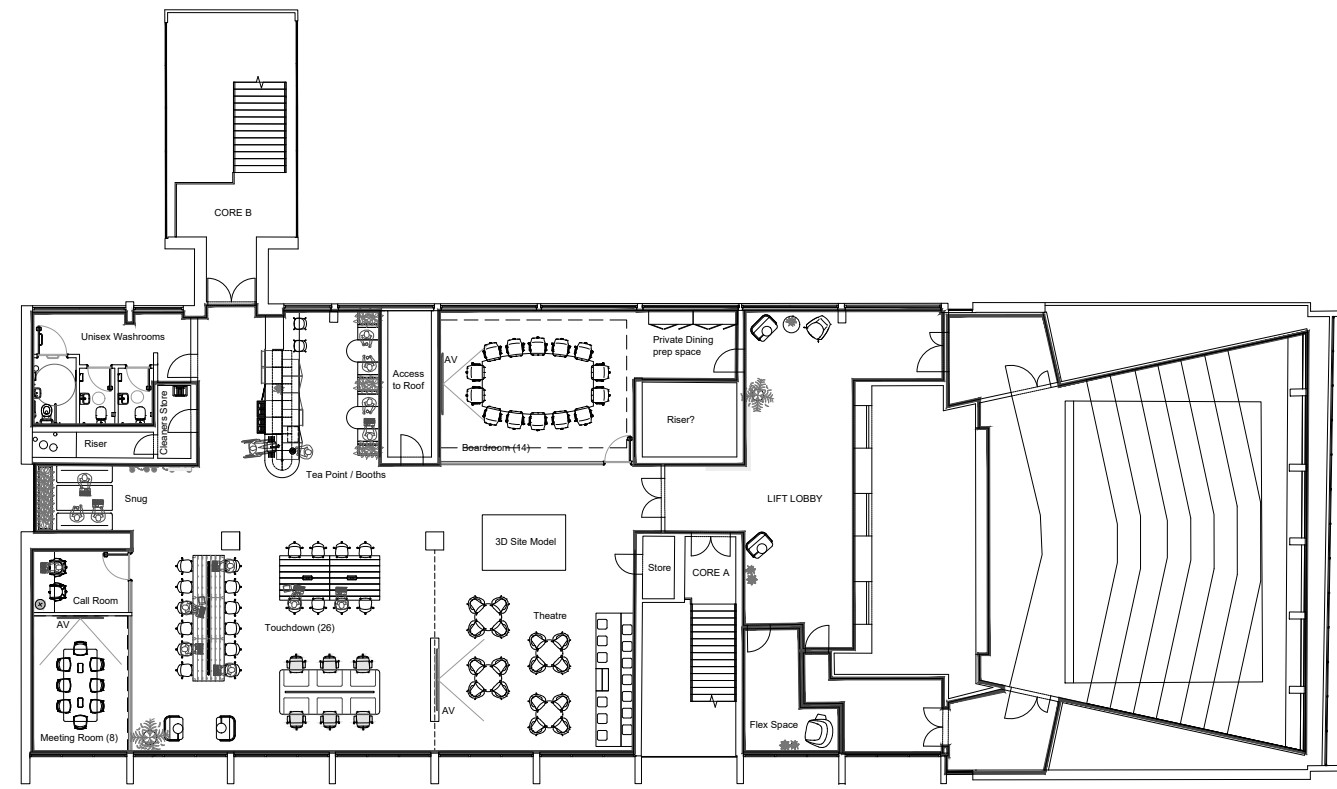
Typical Upper Floor (nts)

The western side of the upper floorplates are to be converted for use as small office suites. These will make use of the existing partitions and where possible existing suspended ceilings will be retained. New lighting shall be installed throughout the upper floors, along with new floor finishes and wall decorations. Replacement door sets will be installed where there is need to comply with Building Regulations. The existing washrooms will be retained with repairs and decorations undertaken as required. A new tea-point will be installed on each level adjacent to the washroom location.

The only exception to the above will be the 7th floor where a greater degree of strip out is to be undertaken to the west of the lift lobby to allow the space to be fully open plan. New washrooms will be installed in a 'superloo' format here to allow for a self-contained facility at this level. All lecture theatres on the upper floors are to be repaired and redecorated on a need only basis.

Works to both staircases are limited to repairs for safe use only.

The building offers direct and level access into the building and throughout the building. Details of this are noted in the access section of this document.



Seventh Floor (nts)



CONSULTATIONS & ADVICE

The design team have engaged with the Planning Officer and their team to discuss any issues relating to the meanwhile use of the building. A pre-app meeting was held on 20th November 2023, at which no significant concerns were raised. However, advice was received that the development team should ensure that the stated aims of the scheme 'to support the broadest possible community' are delivered when developing this offer and in the programming of future events. It should be noted that one of the key aims of the Innovation District is to form a new neighbourhood whilst supporting and integrating fully with all of its existing surrounding communities.

*"ID MANCHESTER IS FOUNDED ON THE BELIEF THAT IDEAS FLOURISH
WHERE BUSINESS, EDUCATION AND COMMUNITIES COME TOGETHER."*

The Renold Building sits along the western boundary of the proposed Innovation District development site. Almost all of the site was, until recently, in active use by The University of Manchester as part of its City Centre Campus. The buildings are now however fully vacated and as such some buildings on the site have been exposed to criminal trespass and vandalism. A 24hr manned security team is now in place across the estate to avert any further anti-social behaviour or damage from occurring.

Re-activating the Renold Building into occupied use will assist with this deterrent and provide a 'natural surveillance' in promoting personal safety. In order to further enhance this, new lighting and security monitoring equipment will be installed in the area immediately surrounding the building and on the designated routes to the building.

The current public landscaping to the immediate northeast of the building is to be retained in the short term and will eventually be replaced to provide a beneficial environment for the Renold Building. Please note the landscape proposals for this location are subject to a separate planning application.

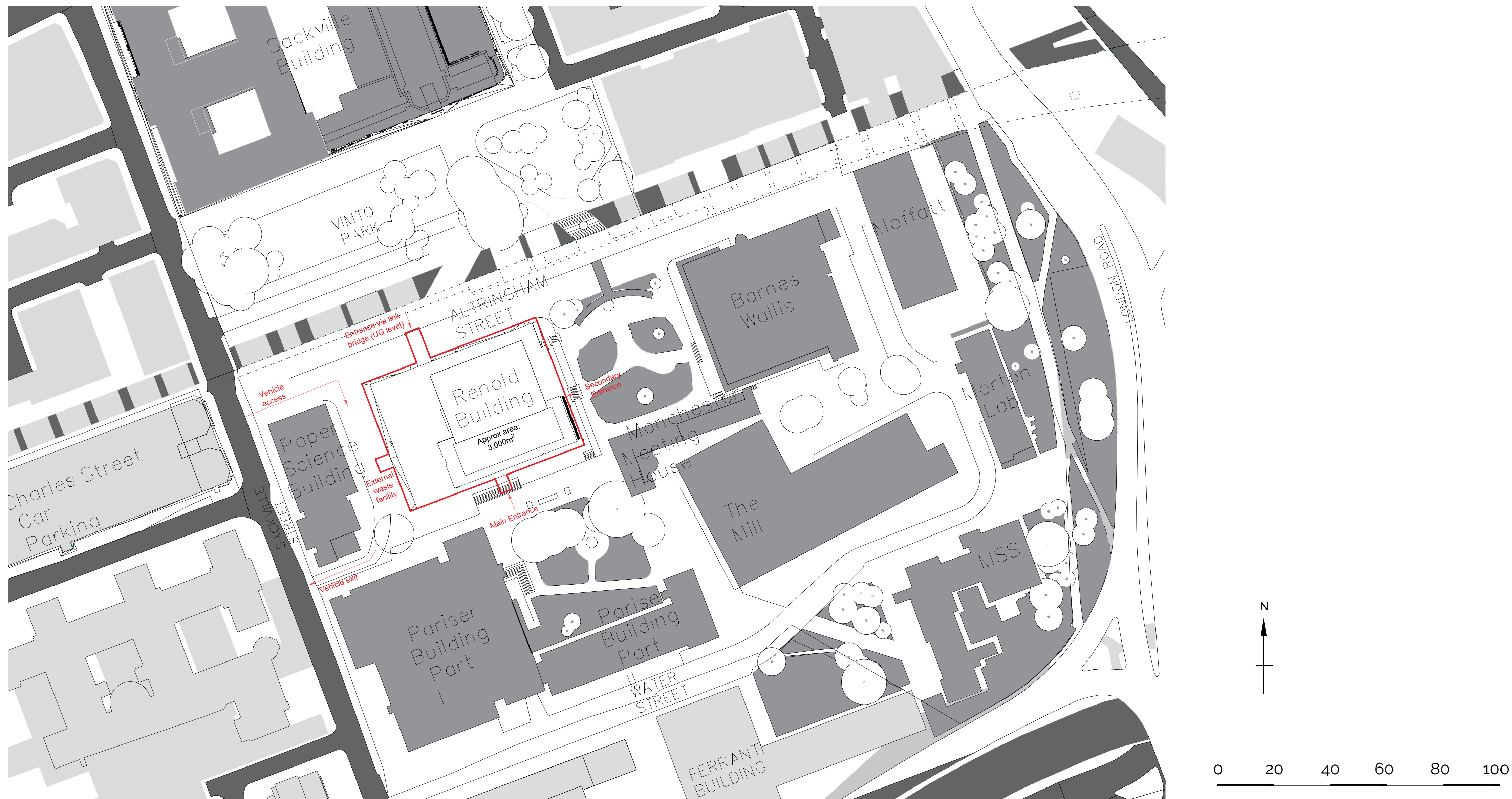


ACCESS

The Renold Building currently has three public points of entry. One from the landscaped area to the south of the building – this is via a series of steps covered by a porte cochere type structure. This approach will remain in use as one of the main public access points for the building. The second route is from the pathway to the eastern façade of the building. This location enjoys level access and automatic / electrically assisted opening doors. This entrance point will remain in use for access to the building. The third entry point is situated on the upper ground floor and is accessed via a link bridge structure from Altrincham Street. This again provides level and ramped access when approached from the northern direction along Sackville Street and through Vimto Park. This final entry point will only be used for events taking place within the lecture theatres or designated event spaces within the building. This entrance will be suitably staffed, and all attendees will be notified and 'signposted' towards this entrance when an event is occurring.

The building currently has a loading bay access situated along the northern side of the building and is accessed at lower ground floor level from a dedicated service road directly off Sackville Street.

Internally the building will have use of three existing passenger lifts serving all customer and public floors. The building also has two staircase cores, and both are protected means of escape leading directly to final evacuation doors. Both also include a refuge area fitted with call points to allow for safe assisted evacuation as required.



Site Plan showing redline boundary and access points (nts)



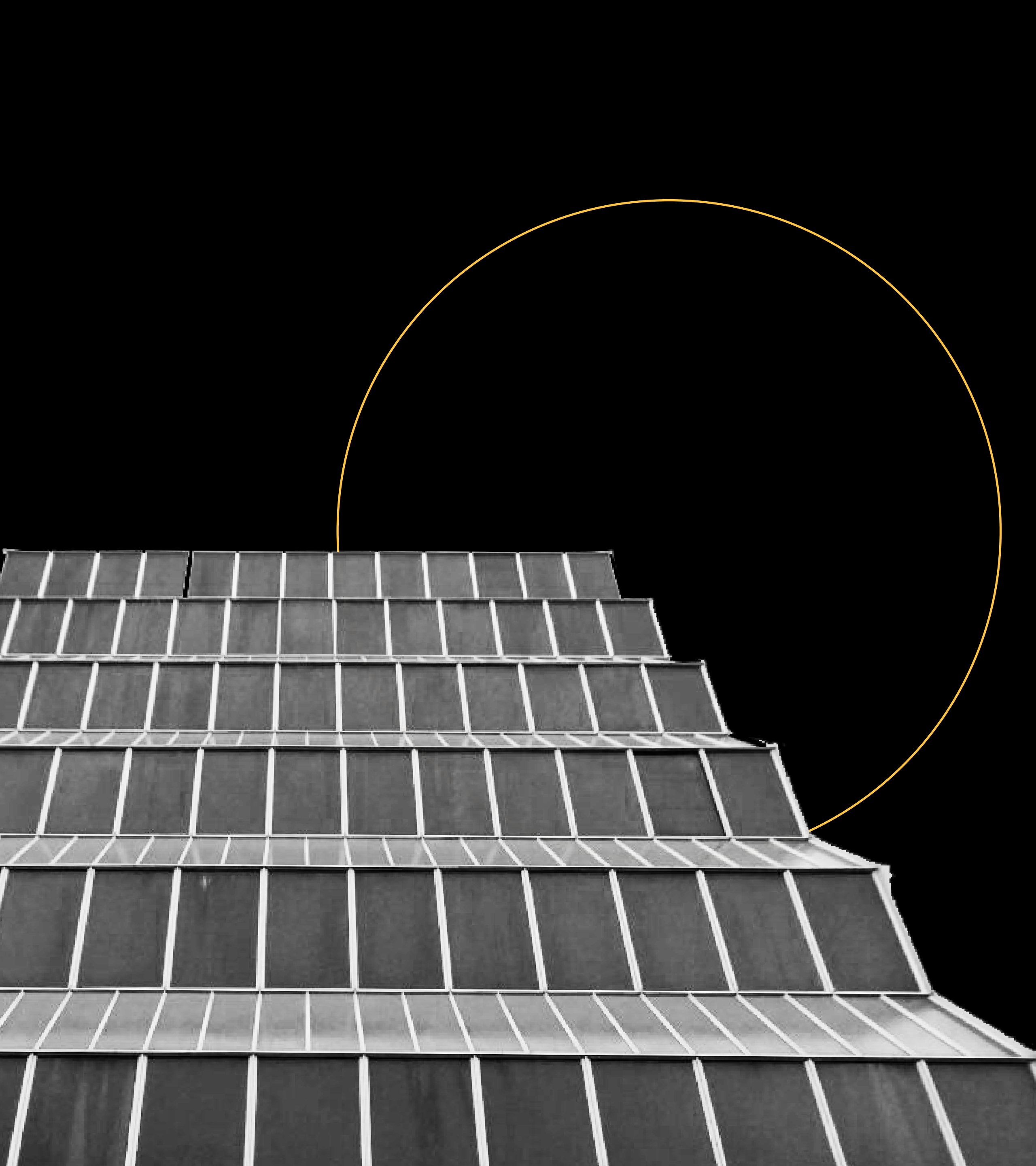
Please refer to our separately issued documents for the following management plans:

Waste Management Plan - Prepared by BWB
Transport Statement - Prepared by BWB
Framework Travel Plan - Prepared by BWB

MANAGEMENT PLAN

The building will largely operate within the business hours of 8am - 6pm. There is an ambition to host events outside of standard business hours and enable occupiers to continue operating if required on a 24/7 basis.

Events will be managed/facilitated/co-ordinated via an Events Manager, employed by Bruntwood SciTech. The type of events is likely to include roundtable and theatre-style business events, public exhibitions, community meetings and workshops. The frequency of events will increase as the ecosystem becomes more established. Initially events could be on a monthly basis but this could grow to 2-3 events per week in time.



THANK YOU

This report has been prepared by
spaceinvader