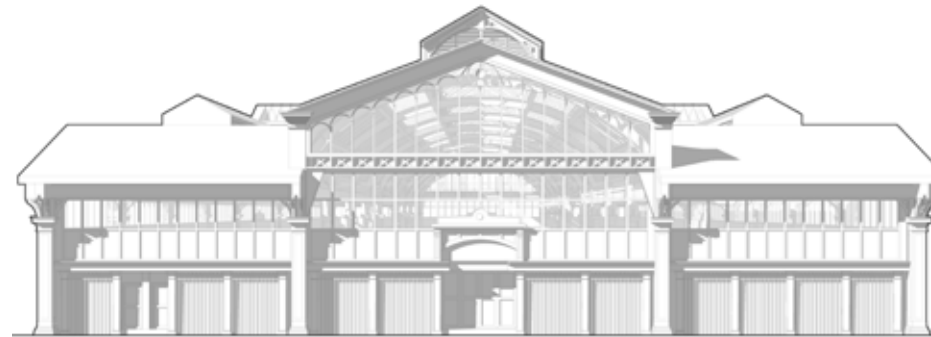


UPPER & LOWER CAMPFIELD

Liverpool Road, Manchester | Manchester City Council

Design and Access Statement
September 2023



CAMPFIELD

THE HOME OF ORIGINAL CREATION

POWERED BY
**LEVELLING
UP**

ALLIED LONDON



MANCHESTER
CITY COUNCIL

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1.0 INTRODUCTION

Upper & Lower Campfield, Liverpool Road

1.1 THE PLANNING APPLICATION

This Design and Access Statement has been prepared to support the Full Planning Application & Listed Building Consent submitted on behalf of the applicant Allied London Campfield Developments Ltd for the refurbishment and re-purpose of the Grade II listed Upper & Lower Campfield Market Halls. The site is located on Liverpool Road, Manchester.

The works generally comprise:

- Refurbishment works to the external and internal fabric of the listed buildings;
- Careful removal of later addition internal walls and the mezzanine in Lower Campfield;
- The construction of a new mezzanine level in both buildings;
- New internal layouts to deliver digital media studios in Upper Campfield, and flexible office space and combined social space in Lower Campfield.
- New external door, window and louvred openings where necessary to enable new functions;
- The remodelling of the public footpath on Liverpool Road to facilitate a level threshold to the main entrance of Lower Campfield
- The installation of a secure external cycle store to the rear of Castlefield House to serve both Upper and Lower Campfield.

The proposal aims to deliver a Tech, Digital & Social Hub for start-ups and growing small businesses, simultaneously providing a central social space to Lower Campfield, accessible to residents and the wider public in the heart of Manchester.

1.2 STATEMENT

This report has been written in accordance with CABE's guide 'Design and Access Statements – How to write read and use them' and includes the relevant ten characteristics of the National Design Guide.

It demonstrates the design principles and concepts that have been employed to revive the currently vacant market halls and positively contribute to the local and wider Manchester area.

This document should be read in conjunction with the submitted architectural drawings, planning statement, heritage statement, acoustic report, services strategy report and all other supporting documents forming part of this application.



3D context view

- Lower Campfield
- Upper Campfield



1.0 INTRODUCTION

Upper & Lower Campfield, Liverpool Road

1.3 ASSOCIATED WORKS

There are associated repair works running in conjunction with the proposals described in this document. These works **DO NOT** form part of this application, and are currently underway.

The works generally include remedial, refurbishment & replacement works to the external fabric of the buildings and their cast and wrought iron structure.

The asbestos containing roof tiles to Lower Campfield have now been removed and replaced with a new slate alternative. The roof of Upper Campfield will be finished in the same material.

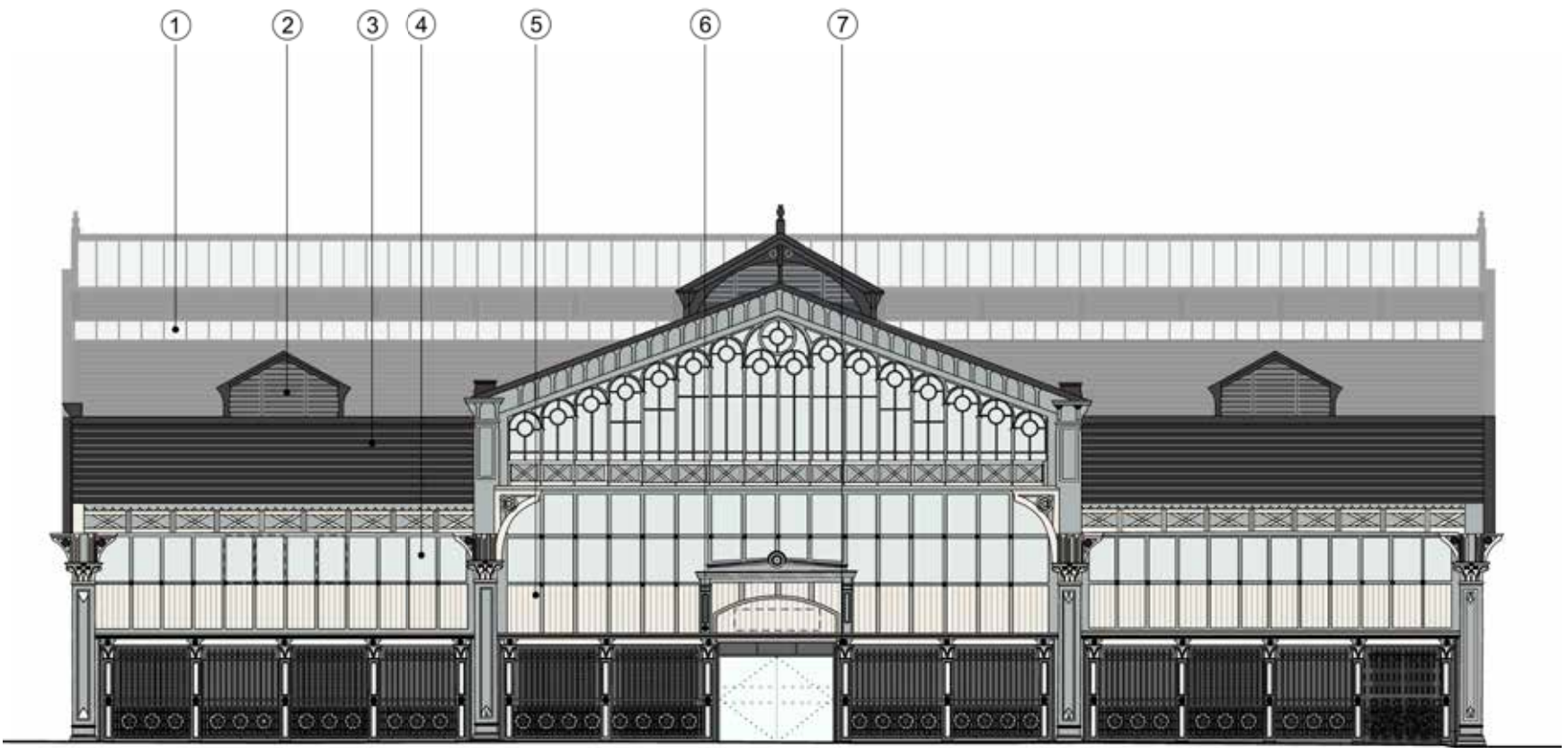
The Georgian wired glass and UV-damaged fibreglass panels to the roof lanterns have been deep cleaned or locally replaced where needed with new clear rooflights to improve the light quality inside the buildings and their external appearance. The timber louvres forming the base and gables of the lanterns will also be repaired and repainted dark grey.

These works have been undertaken with the approval of MCC and MCC Conservation officer.

The buildings will be repainted using historical painting techniques, to create a deliberately flat and non-metallic heritage finish. Linseed oil paints and appropriate primers will be used. The paint selection was jointly approved by MCC and SLHA. The proposed colour scheme:

- Is respectful of the buildings' design and non-contentious to a wider audience;
- Brings out contrast and highlights the historical details of the structure;
- Will anchor the buildings in history at the time of listing;
- Will give the buildings a clean feel, allowing them to sit well in the Conservation Area.

Existing glazing will be replaced where damaged with like-for-like; all glazing will be cleaned and applied film will be removed.



Typical elevation: proposed remedial works

Legend

- ① Rooflights
- ② Existing timber louvers locally repaired and repainted dark grey
- ③ Proposed new roof slate, 600 x 300mm Cedral Slates
- ④ Existing glazing replaced where damaged with like for like; all glazing to be cleaned and applied film to be removed
- ⑤ Linseed paint Brouns & Co, Colour No. 03 Restoration White
- ⑥ Linseed paint Brouns & Co, Colour No. 23 Arran
- ⑦ Red painted features Linseed paint Brouns & Co, Colour No. 32 Barn Red

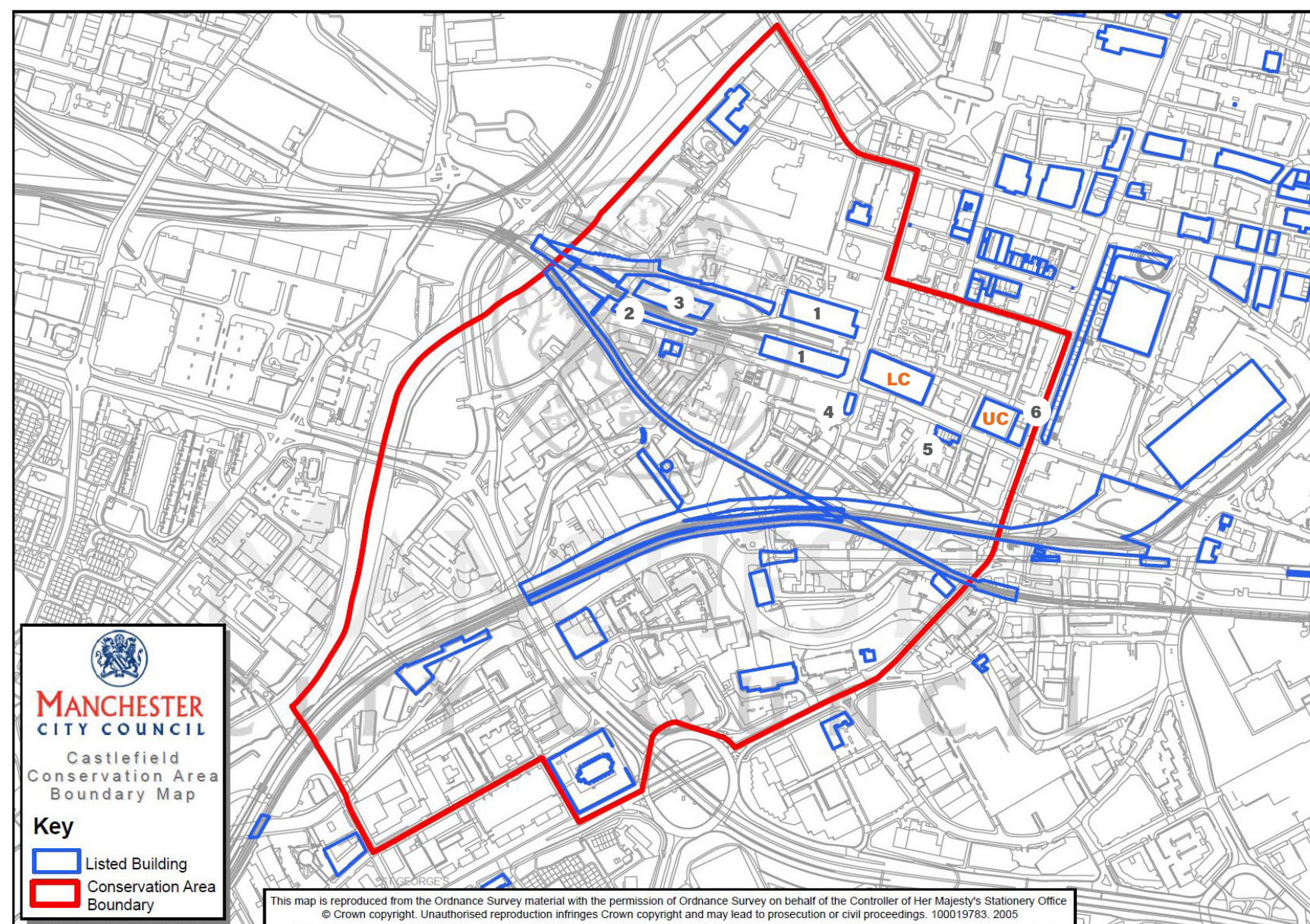
2.1 SITE LOCATION

Lower and Upper Campfield Market Halls, are located on Liverpool Rd, Manchester M3 4FP within the administrative boundary of Manchester City Council. The two buildings are divided by Castlefield House. Upper Campfield Market (UC) is bounded by Tonman Street to the north, Liverpool Road to the south, Barton Street to the west, and 322 - 330 Deansgate to the east. Lower Campfield Market (LC) is bounded by Tonman Street to the north, Liverpool Road to the south, Lower Byrom Street to the west, and Byrom Street to the east.

The main entrances to both buildings are off Liverpool road. Byrom Street is closed off for pedestrians and cycle parking. Land to the north-west of the site forms landscaped areas with mature trees and a private drive for the residents of the neighbouring residential development. The remaining streets are open to public vehicular traffic.

The site is situated within the Castlefield Conservation Area with both buildings being Grade II listed as of the 17th May 1974. There are several other listed buildings in immediate proximity including but not limited to:

1. The Grade II listed Museum of Science and Industry (MoSI) and The Power hall of MoSI to the west of LC;
2. The Grade I listed Former Liverpool Road Railway Station, Station Master's House; 1830s Station Buildings;
3. The Grade I listed Old Warehouse to North of Former Liverpool Road Railway Station; 1830 Warehouse;
4. The Grade II listed Former St Matthews Sunday School, across from LC also on Liverpool Road;
5. The Grade II listed 29-41 Liverpool Road; A row of 7 garret workshop houses;
6. The Grade II listed Castlefield Information Centre, to the east of UC as well as the Grade II listed K6 Telephone Kiosk in front of the buildings designed by Sir Giles Gilbert Scott in 1935.



CA map; resource: Manchester City Council



2.0 SITE ASSESSMENT

Upper & Lower Campfield, Liverpool Road

2.2 SITE CHARACTER

One of the largest conservation areas in Manchester, Castlefield is situated on the south-west side of the city centre. It was designated in 1979 due to the high significance and grouping of a number of structures which reflect the industrial development of this part of Manchester and the formation of the world's first passenger railway station. Its focus is the Roman Fort, located to the south-west of the site, from which it derived its name - i.e. 'castle in the field'.

The Castlefield area has evolved bit by bit over a very long period of time, reflected in its varied architecture. From the reconstruction of the Roman Fort, the industrial warehouses, viaducts and canals, the low garret workshop houses, the station buildings, to the modern residential and office additions, up to the latest landmark building, the Factory by OMA, Castlefield creates the layered image of the rich history of the city.

Although the variety of building materials used in Castlefield is very wide, it tends to be more rugged and industrial in character than in other parts of Manchester. Stone, red brick and slate are used extensively, and of course the intricate cast-iron and glass frames of the Campfield Market buildings.

As Britain's first Urban Heritage Park, uses in Castlefield have been mainly directed towards tourism and recreation. However, historic conversion and new development in the area have brought a mixture of residential, office, hospitality, leisure, major event spaces and cultural use creating one of the most vibrant and dynamic parts of Manchester.

Manchester City Council's aspiration is for new development to incorporate a mix of uses to continue Castlefield's evolution into a multi-level environment which is unique in the world.

2.3 SITE HISTORY

Architecture

Lower and Upper Campfield Market Halls were designed by the Manchester-based architectural practice Mangnall & Littlewood in 1876. Their site is located a few hundred yards away from the remains of the fort established by the Romans. The indicative location of the Roman's camp became known as "Camp Field", and roughly covered the area of both buildings. This land was used for regular trading events by local merchants in the 18th century. In 1822 the site was bisected by the erection of St Matthews Church (demolished in 1952), designed by Sir Charles Barry. The land on either side of the church was still used for trading purposes which prompted the construction of two separate market halls.

Designed as buildings of distinction, not only because of their function and significance to the city but also due to their proximity to the Gothic Church, the structures adopted a cathedral-like style with over 15m wide cross aisles with curved arches forming the roof.



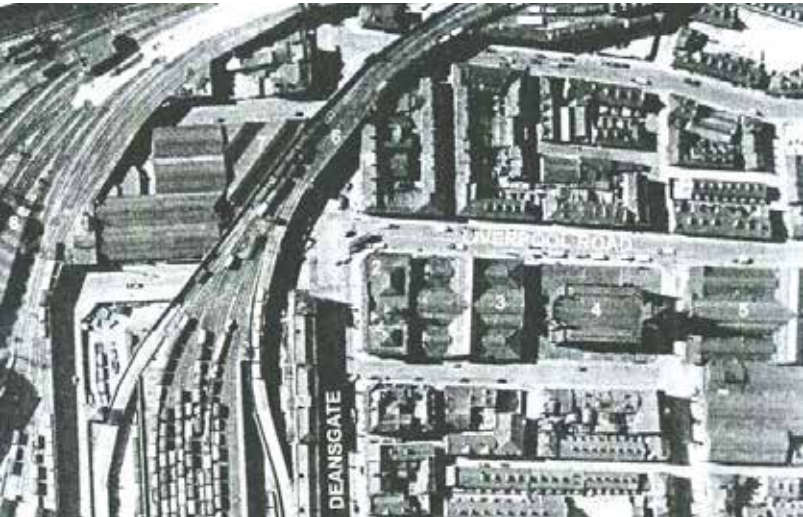
Aerial photo of Castlefield today.



Drawing of St Matthews church and school; 1830s
Source: Manchester Libraries, Information and Archives.



Drawing of Liverpool Road Railway Station, early 1820s by H Smoult
Source: Manchester Libraries, Information and Archives.



Aerial photographs 1946. (3 UC; 4 St Matthews; 5 LC)
Source: English Heritage.



2.0 SITE ASSESSMENT

Upper & Lower Campfield, Liverpool Road

Whilst the form and layout echoed the historic grandeur of the church, the use of cast iron columns and wrought iron latticework boasted the latest technology of the time.

At the intersection of the two main aisles, latticed arches span 23m diagonally forming an internal dome-like appearance. Both market halls also have side aisles which run either side and run parallel to the main aisle, extending the whole length of the buildings. The side aisles' roofs are supported on wrought iron roof trusses of an 11m span. Atop each archway and side aisle there is a raised lantern light which extends continuously along the buildings, supported on ornate cast-iron frameworks. The main roof was covered in slate. Corinthian Capitals, floral decorations and motifs further embellish the halls' architecture.

The once open market halls have sloping floors for drainage, originally constructed of large flag stone paviors resting on punned earth. To secure the halls, decorative railings were fixed between all intermediate external columns on the ground floor. To provide further shelter from the elements, the upper bays of the facades were infilled with timber-framed rough plate glass up to the eaves, shortly after their completion. The intention of enclosing the buildings completely was future-proofed into the design.

Debate over the future buildings to be constructed to the east of Upper Campfield caused delay to the elevation design towards Deansgate. Eventually the Free Library (today's Castlefield Information Centre) was constructed together with a principal covered entrance into Upper Campfield connecting the two buildings. The eastern elevation was infilled with full-height red brickwork encapsulating the completed cast-iron framework.

Historic Timeline

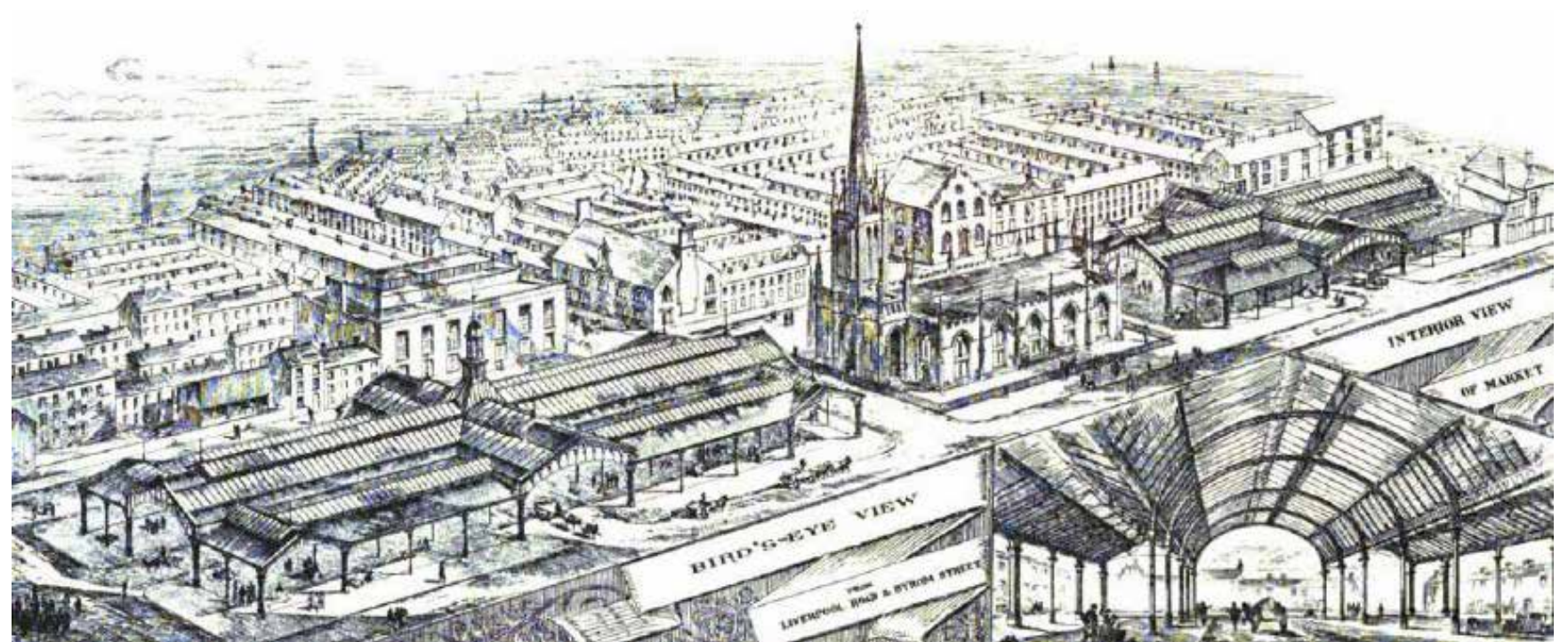
The following is a brief historic timeline of the market halls. For further information, refer to the Heritage Statement.

1878: Lower Campfield completed;
1882: Upper Campfield completed;

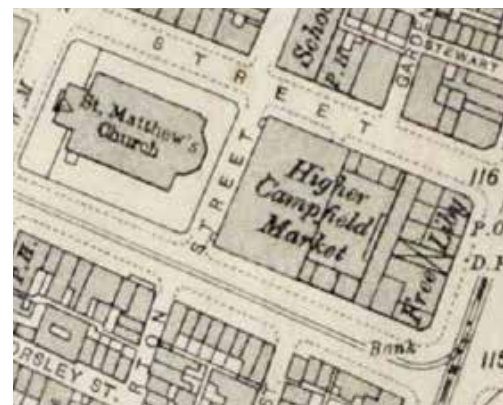
1894: Upper Campfield converted to house a fruit auctioning sales room. Works divided the hall into two floors to accommodate a saleroom to the upper roof portions in the eastern half of the building with horseshoe-like tiered seating for bidders, an auctioneer's podium and two hydraulically-powered produce lifts to the centre. There were also offices for the brokers, and six independent shops at ground floor level utilising the location of areas of removed railings to the north and south elevations.

1900-1902: Manchester City Council is in control of the market halls. Lower Campfield is re-developed into an exhibition centre - City Hall. The building is made fully enclosed with infill brickwork to the ground floor façades, mezzanine constructed, stone-flagged floor covered in screed to lay a new black and white tiled floor, entrance formed on the east facade;

1909: Mezzanine taken down, and a new larger one constructed over a row of new cast iron columns, adding a 10% increase in area;



An artists impression of Lower (left) and Upper (right) Campfield Markets from The British Architect and Northern Engineer, 16th March 1877. Note the original open sides to both buildings and clock tower to Lower Campfield Market (which was never built).



1908 OS. UC divided into six shops and central open space creating the fruit auction sale room.



Upper Campfield in 1914 showing the three ground floor shop units under the new fruit auction sale room.



Looking north-west across the fruit auction sale room, circa 1890s.



City Hall at the corner of Liverpool Road & Byrom Street in 1914.



An early motor show in the City Hall, c 1909. Note the black and white tiled floor.



The interior of City Hall in 1922 with the enlarged mezzanine from 1909.



2.0 SITE ASSESSMENT

Upper & Lower Campfield, Liverpool Road

1914-1918: City Hall closed during World War I;

1921: City Hall used for soldiers' training for 12 months;

1922: City Hall re-opens;

1928: An extension is completed to City Hall over Tonman Street; Later demolished.

1932: Additional shop units to the ground floor of Upper Campfield added as part of the enlargement of the auction room;

1939-1945: City Hall is closed at the outbreak of World War II and eventually used for war work making barrage balloons;

1946: City Hall re-opens as an exhibition centre;

1974: Both market halls are listed;

1977: City Hall is closed due to fire damage;

1979-1983: Manchester City Council converts City Hall to the Air & Space Museum. Works include: tying the arches, improving drainage, upgrading cast ironworks, internal and external refurbishment. To all façades, new brick & block infills replaced the 1900s enclosures between columns and repair work was undertaken to the original timber glazed screens above. The demountable enlarged glazed entrance to the south central gable was formed to allow a Shackleton airplane into the building and to allow views into the museum from Liverpool Road. All roof coverings were replaced. Notably the original slate tiles were swapped with artificial slates to ease structural load*. The museum opened in 1983. It is believed that similar remedial works and refurbishment were also done to Upper Campfield during this time resulting in its current layout and appearance;

* The artificial roofing material contained asbestos and has now been removed and replaced with blue- black cement fibre tiles; Application No 137625/LO/2023

1985: The Air and Space Museum is handed over by the City Council, to become a part of the Manchester Museum of Science and Industry;

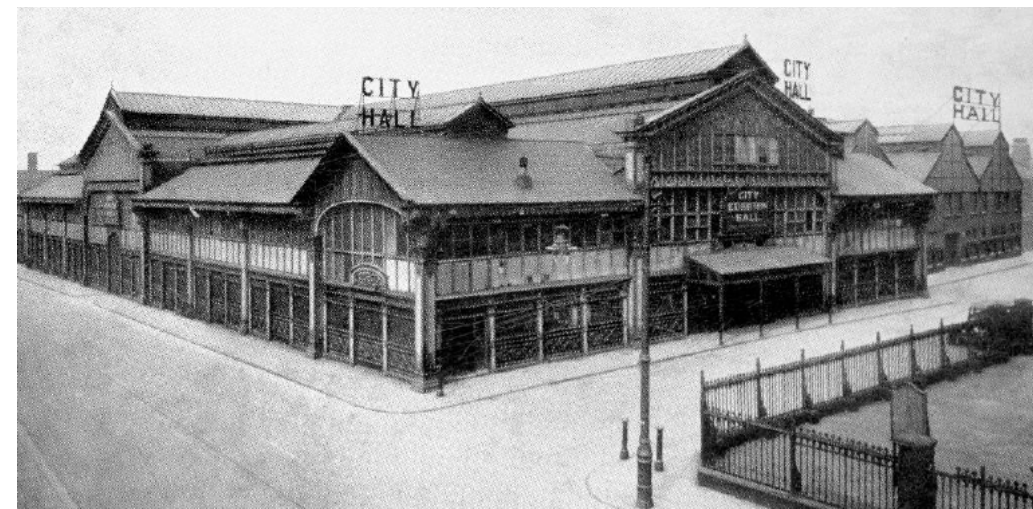
2012: The Air and Space Museum is transferred to the Science Museum Group;

2014: Upper Campfield, formerly serving as an event space is vacated by its last tenant.

2021: The permanent closure of The Air and Space Museum is announced. Lower Campfield Market Hall is passed back to Manchester City Council. Working together with Allied London the council will repair, refurbish and re-purpose both market buildings into a Tech and Social Hub.



1932 OS. Three more shops to UC. City Hall has been extended northwards across Tonman Street.



City Hall at the corner of Liverpool Road & Byrom Street and the newly completed extension to the right in c1928. Source: Manchester Archives.



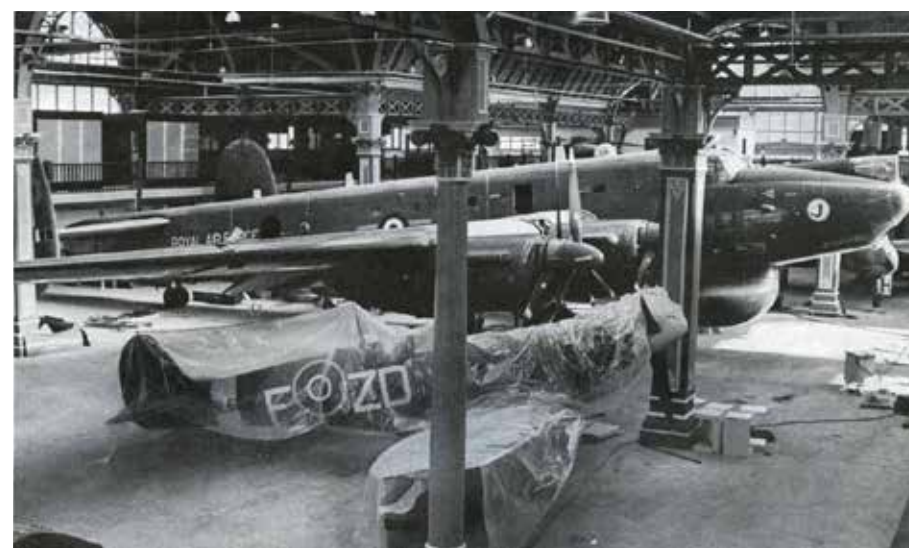
City Hall at the corner of Liverpool Road & Lower Byrom Street in 1972. Note the chimney to the west gable, now demolished.



Upper Campfield circa 1980s possibly during remedial works to the facade and structure as the ones to Lower Campfield.



City Hall at the corner of Liverpool Road & Lower Byrom Street during remedial & re-purpose works to turn it into the Manchester Air & Space Museum in 1981. Note the complete removal of roof and elevation coverings.



The Shackleton airplane, re-assembled in the museum, 1983. Photo from the Friends of the Manchester Air & Space Museum Newsletter, March 1983 few days before the official opening.



2.0 SITE ASSESSMENT

Upper & Lower Campfield, Liverpool Road

2.4 SITE DESCRIPTION

The site

The main entrance to Lower Campfield is the stepped access from Liverpool Road, with side level entrances from Lower Byrom Street and Byrom Street.

The footprint of the building is approximately 3200sqm. The existing gross internal area is approximately 4260sqm over the ground floor (3030sqm) and mezzanine level (1230sqm).

The building has a rectangular plan with the long elevations facing Liverpool Road and Tonman Street, and the short elevations fronting Byrom Street and Lower Byrom Street. Following the street pattern the latter elevation is off axis with the rest of the building.

The main entrance to Upper Campfield is off Liverpool Road with secondary entrances off Barton Street and Tonman Street. The building is also accessible through the arcade connecting it to the Castelfield Information Centre all the way through to Deansgate.

The footprint of the building is approximately 1690sqm. The existing gross internal area is approximately 1,595 sq.m.

The building is square in plan with largely symmetric elevations. The east elevation is mainly concealed behind the Castelfield Information Centre and is abutted by the covered former market alley, now integrated into the neighbouring building and not forming a part of this application.

Exterior

The elevations to both market halls follows a matching architectural language and proportions, the only exception being the original red brick east elevation of Upper Campfield with arched large door openings to the south corner and centre of the facade. Matching the rest of the building the central gable is glazed above the eaves level.

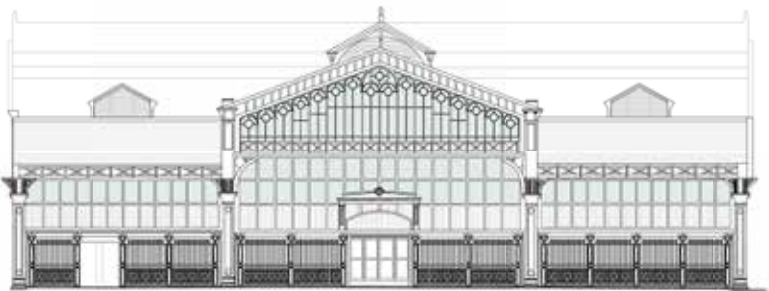
Lower Campfield ground floor elevations are generally defined by the external cast iron columns and original ornamental railing with modern dark red brick infill walls behind. Intermittent raised sill small windows serve to naturally ventilate internal spaces but do little in terms of providing light. The large demountable glazed screen forming the entrance off Liverpool Road was installed during the 80s refurbishment of the hall into the Air & Space museum to allow large exhibits to be installed as well as open up views to the public into the exhibitions inside. Besides the entrances located within each central gable, there are several fire escapes on each elevation.



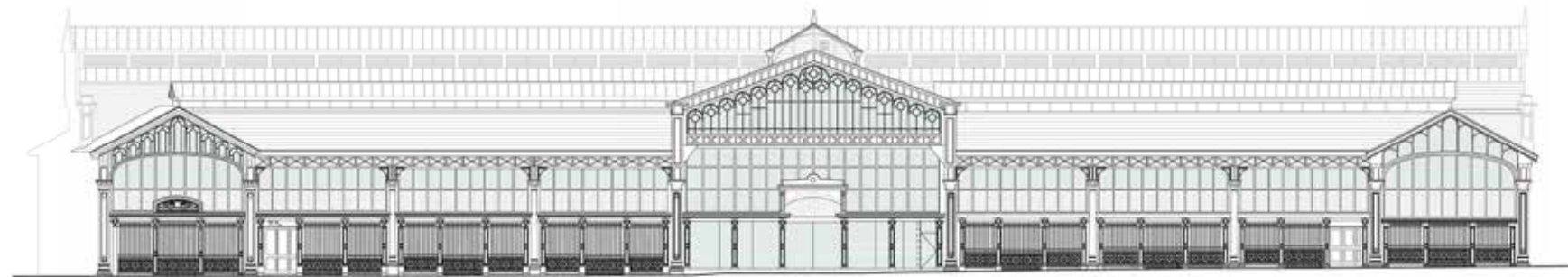
Existing site plan with red line boundaries.

Legend

- L.C. Lower Campfield
- C.H. Castlefield House
- U.C. Upper Campfield
- Red line boundary
- Entrance
- Area for proposed cycle store



Lower Campfield: Existing west elevation; Lower Byrom Street



Lower Campfield: Existing south elevation; Liverpool Road.



2.0 SITE ASSESSMENT

Upper & Lower Campfield, Liverpool Road

The original ornamental railing to Upper Campfield remains only to its west facade. Additionally a surviving pair of original entrance gates are positioned behind the modern western gates. The rest of the elevations have been infilled with modern corrugated metal sheeting and gates. With the exception of a small vent and a full-height service access hatch from Liverpool Road, the infills are solid.

The ground and first floor of both halls are visually divided by a moulded cornice. The elevation above sits slightly forward of the ground floor external face and is defined by large-paned fixed and louvred glazing. Whilst Upper Campfield is entirely glazed, continuous wood paneling provides raised sills to the Lower Campfield mezzanine level.

Interior

The buildings are currently vacant.

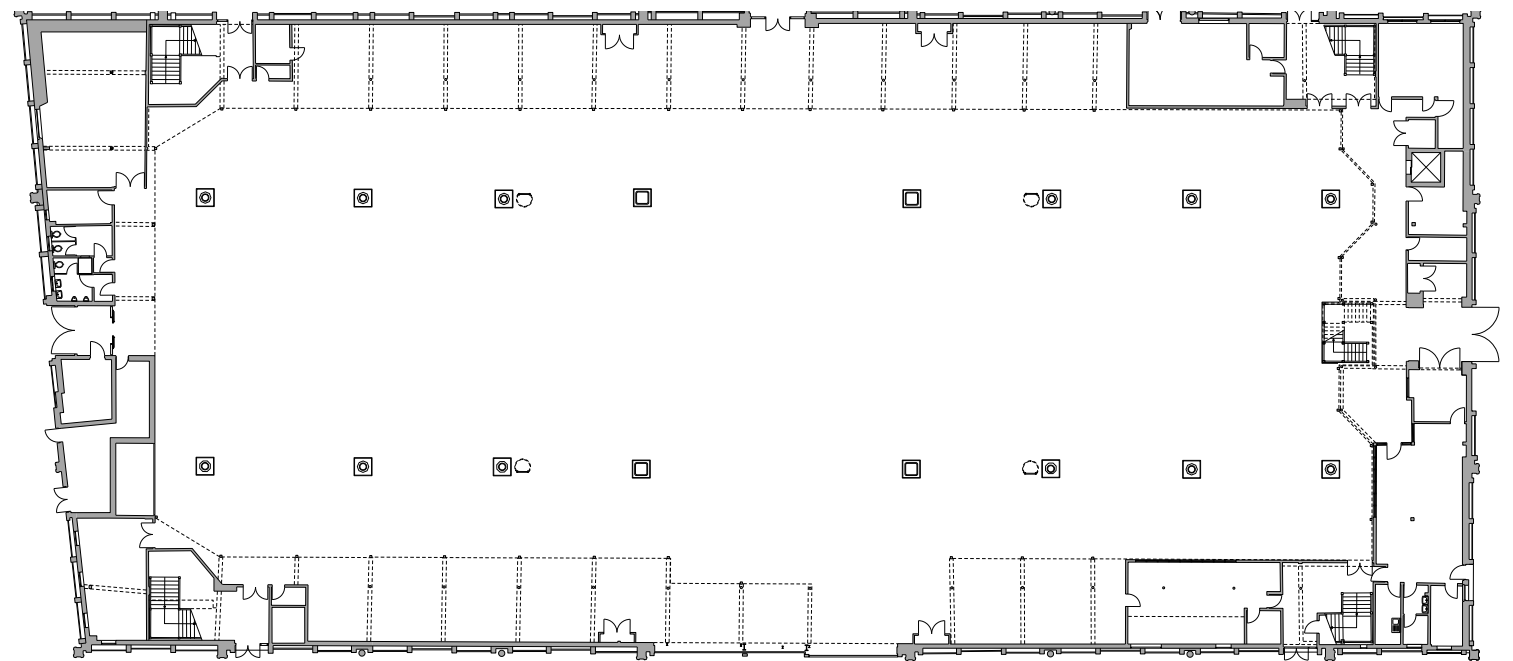
The later addition internal enclosures forming amenity spaces remain but are in a poor condition impacting negatively on the grand historic interiors.

In Lower Campfield the ground floor space remains mainly open with amenity enclosures and vertical cores to all four corners. There are four vertical roof access ladders. The ceiling is finished in circa 1980s diagonal timber boarding, which although unoriginal follows the historic design. The painted concrete screed floor gently falls from east to west resulting in a level change of approximately 600mm.

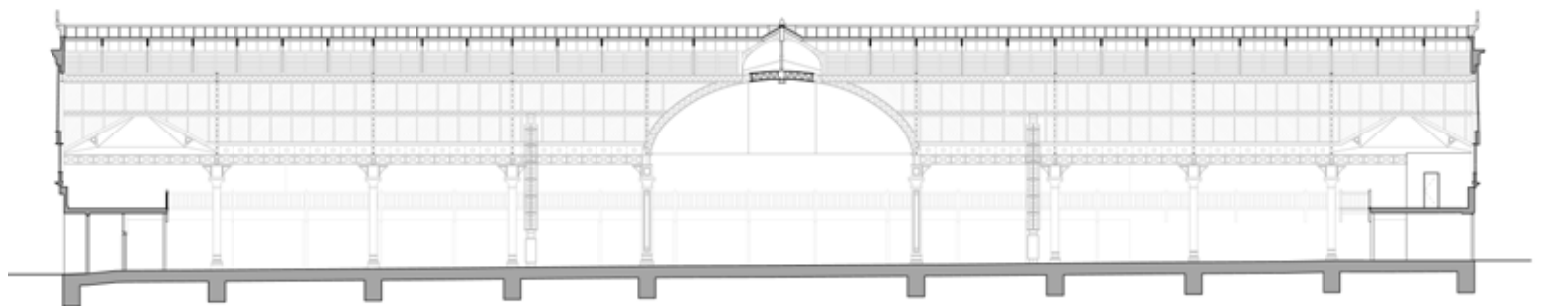
The mezzanine finished floor level is minimum 3.1m above the ground floor, forming a minimum of 2.5m head height below its supporting beams. Head height in the mezzanine is only marginally restricted under the primary girders of the central aisles to approximately 2.5m. Window sill height is approximately 1.2m off the finished floor level.

Besides the fire-escapes a single open staircase to the east of the plan used to connect the ground floor to the mezzanine and has recently been dismantled. A single lift core is also present to the east facade providing disabled access. The mezzanine is mainly open space with the exception of the cores and some amenity enclosure to the east facade.

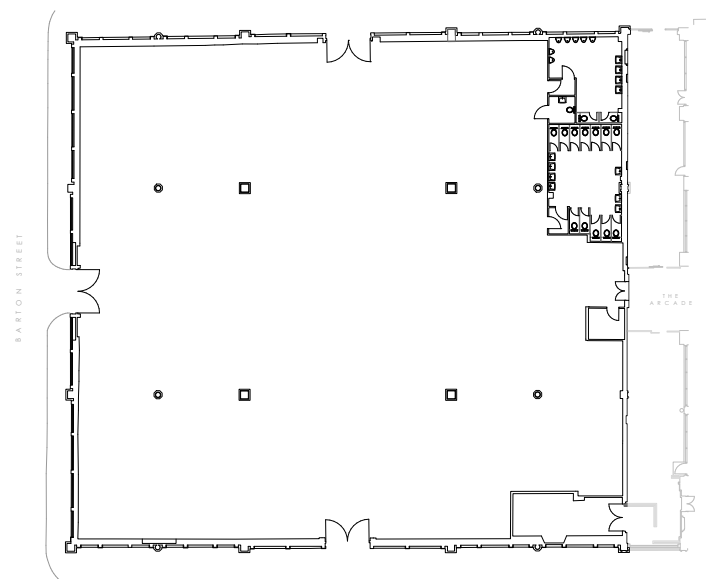
In Upper Campfield the space remains largely open with only the later addition amenity spaces to the east facade. Similar to Lower Campfield there are 4 roof access hatches, however there are no remaining ladders to reach them. Unlike Lower Campfield, the ceiling is finished in modern corrugated metal sheets.



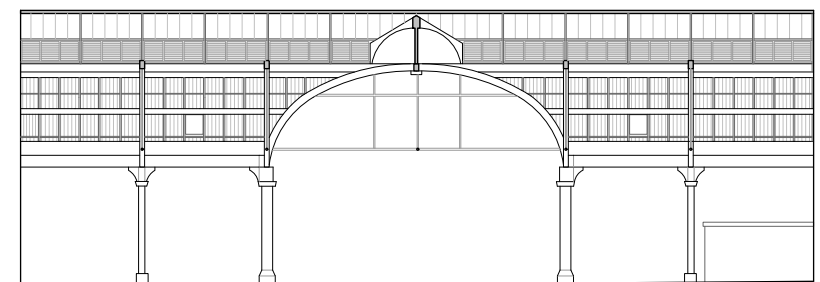
Lower Campfield: Existing ground floor plan.



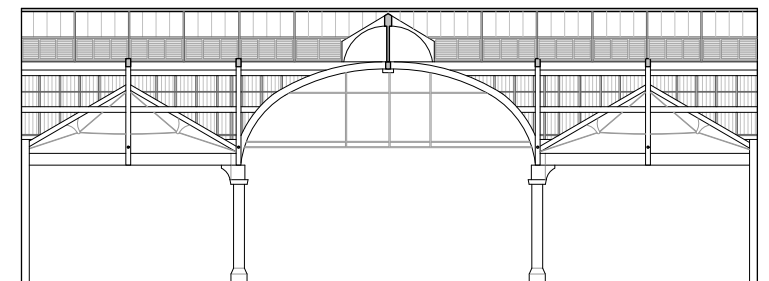
Lower Campfield: Existing long section through central space.



Upper Campfield: Existing ground floor plan.



Upper Campfield: Existing long section.



Upper Campfield: Existing cross section.

2.5 SUMMARY

Campfield yields high historic interest due to its association with the mid- 19th century commercial development of Manchester and as a symbol of the civic architecture born out of the Victorian ideals of commercial and produce improvement. High historic interest is also yielded through the use of Lower Campfield as the City Exhibition Hall between the 1900s and the 1970s.

The external architectural expression of the buildings is largely unaltered and is of high architectural and aesthetic interest. Internally, the surviving 1870s cast and wrought iron structures are also of high architectural and aesthetic interest, whilst all 1980s additions, are of no interest.

Following the analysis of the history, architecture and the buildings' alterations over the years, the design team has identified areas by the level of their significance as follows:

Areas and elements of high significance include:

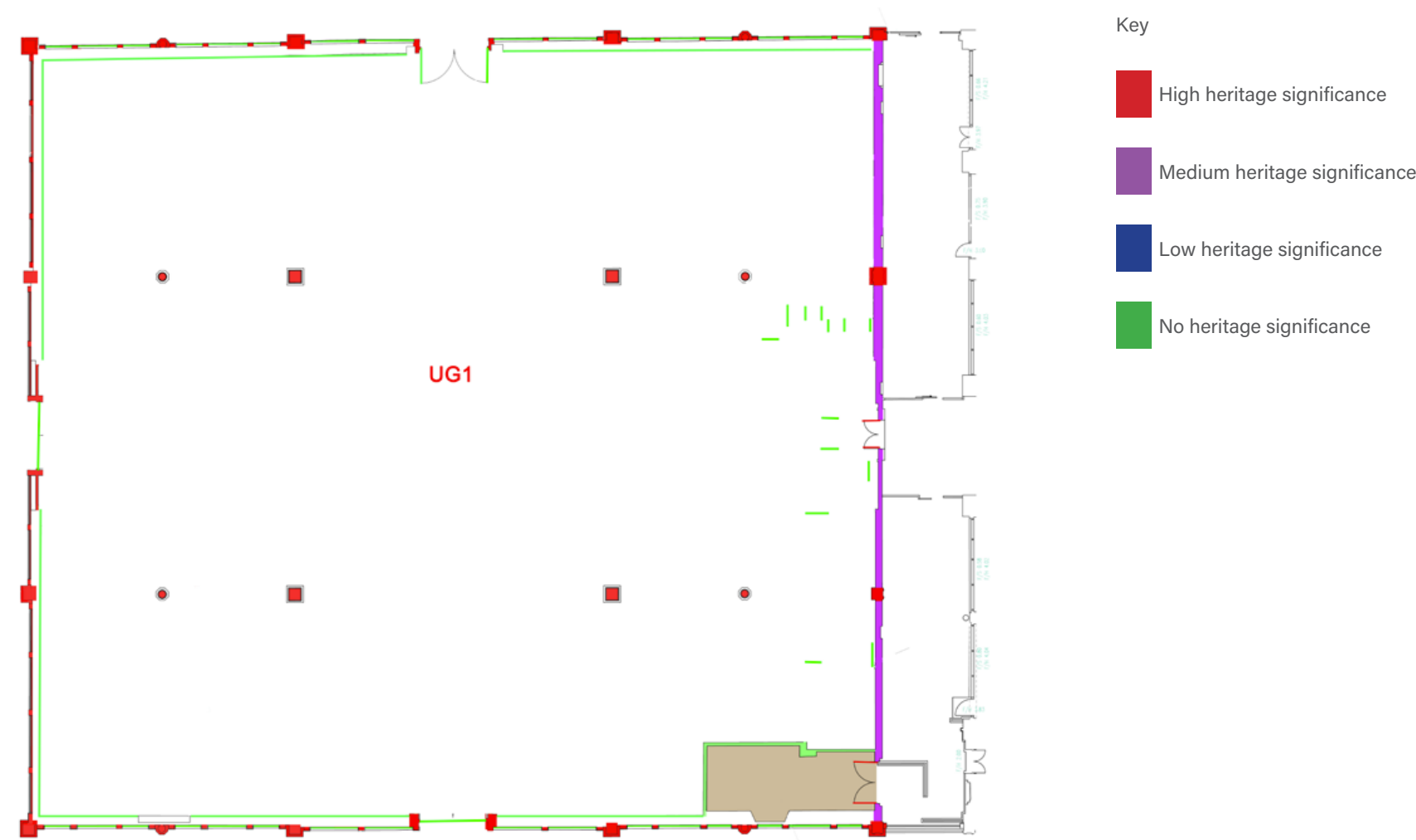
- The external elevations which remain largely unaltered, including cast and wrought iron structure, and cast iron railings (largely all original, and retaining original perimeter sliding gates). Including the surviving pair of original entrance gates to the west elevation of Upper Campfield Market, which are currently held back in position behind modern boarding;
- The form of the roof covering structure and surviving iron structure, excluding the external finishes. Although the existing diagonal timber boarding to the underside of Lower Campfield dates to the 1980s, this follows the historic design.
- The wrought iron tie beam roof trusses;
- The internal cast iron columns;
- The double-height spatial quality;
- The surviving open-plan spatial character.

Areas and elements of medium significance include:

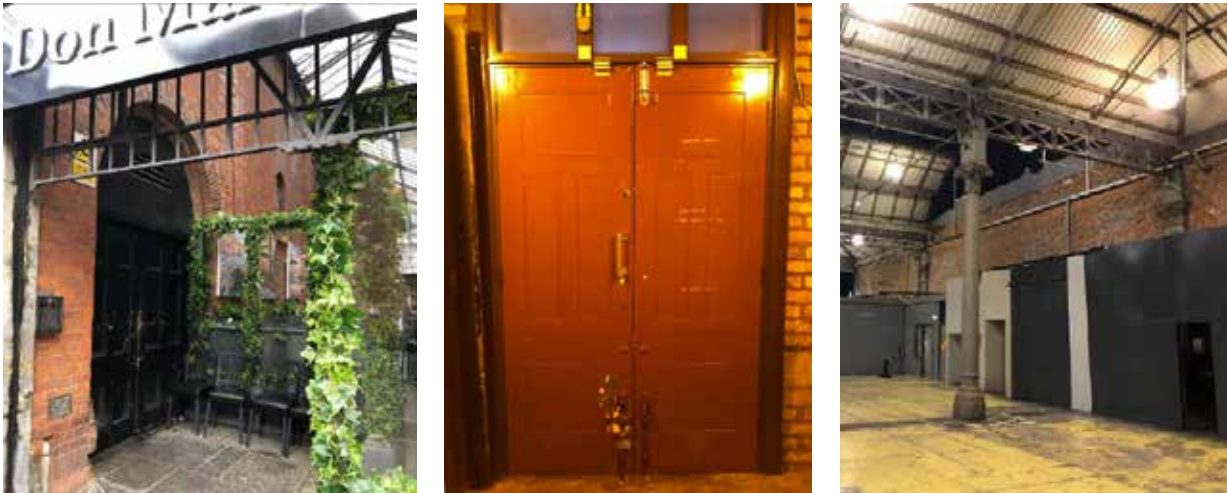
- The pair of modern panelled external doors to the east elevation of the Upper Campfield Market, which use a historic design.
- The brickwork forming the east elevation of the Upper Campfield Market

Areas and elements of low significance include:

- The circa 1909 cast iron columns supporting the mezzanine level around the perimeter of the Lower Campfield Market. Possible component of the 1909 mezzanine may survive under modern coverings.



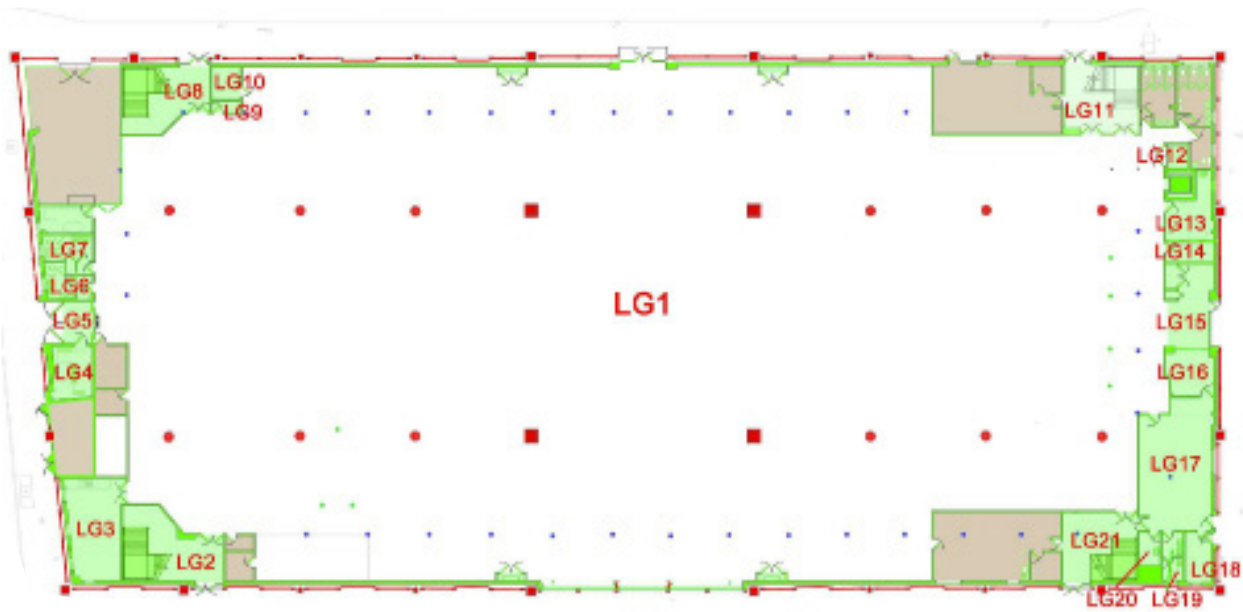
Upper Campfield Market Hall significance plan: ground floor.
Plans from the Heritage Statement prepared as part of this application by SLHA Ltd.
NB: some of the later addition internal lobbies and partitions have already been removed, refer to Upper Campfield existing plans.



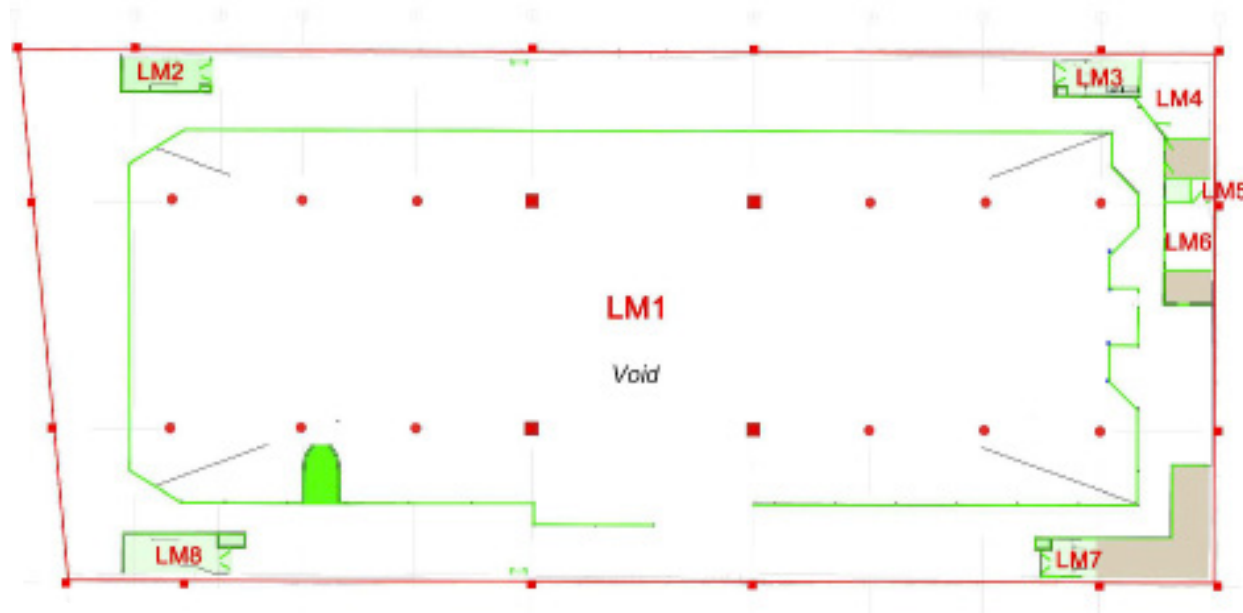
Images of the brick east elevation of the Upper Campfield Market building and medium significance external doors. The elevation is thought to have been constructed between the completion of the market and the completion of the adjacent library in the early 1880s.

Areas and elements of no significance include:

- All modern corrugated sheeting around external perimeter of Upper Campfield Market (south and north elevations) including modern corrugated gates to north, south and west elevations.
- All modern brickwork walls and areas of glazing around external perimeter of Lower Campfield Market, including all external gates and doors;
- All roof coverings to both markets, including modern boarding, corrugated sheet, fibreglass panels etc. Note – The existing diagonal timber boarding to the underside of Lower Campfield follows the historic design.
- All internal room enclosures, fixtures and fittings;
- Balustrading, handrails and newel posts to mezzanine level of Lower Campfield Market;
- All staircases;
- All flooring;
- All lighting, plumbing and other Mechanical and Electrical fixtures.



Lower Campfield Market Hall significance plan: ground floor.
Plans from the Heritage Statement prepared as part of this application by SLHA Ltd.



Lower Campfield Market Hall significance plan: mezzanine.
Plans from the Heritage Statement prepared as part of this application by SLHA Ltd.



2.0 SITE ASSESSMENT

Upper & Lower Campfield, Liverpool Road

2.6 SITE PHOTOGRAPHS: EXTERIOR - LOWER CAMPFIELD

*Note cleaning, repair and repainting works underway to all façades, roofs and cast & wrought iron structure.



1.



2.

1. View from Lower Byrom St looking at the West elevation.

2. View from Lower Byrom St looking at the South elevation.

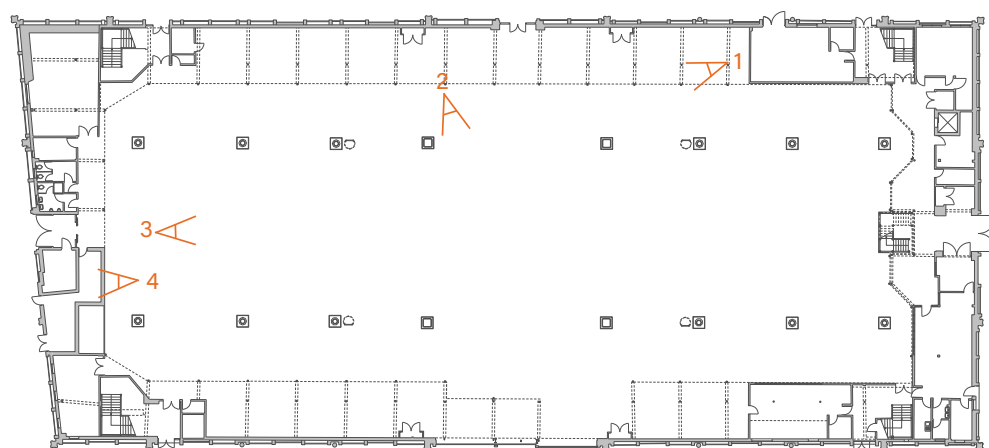
3. View from the corner of Liverpool Rd & Lower Byrom St looking at main elevations.



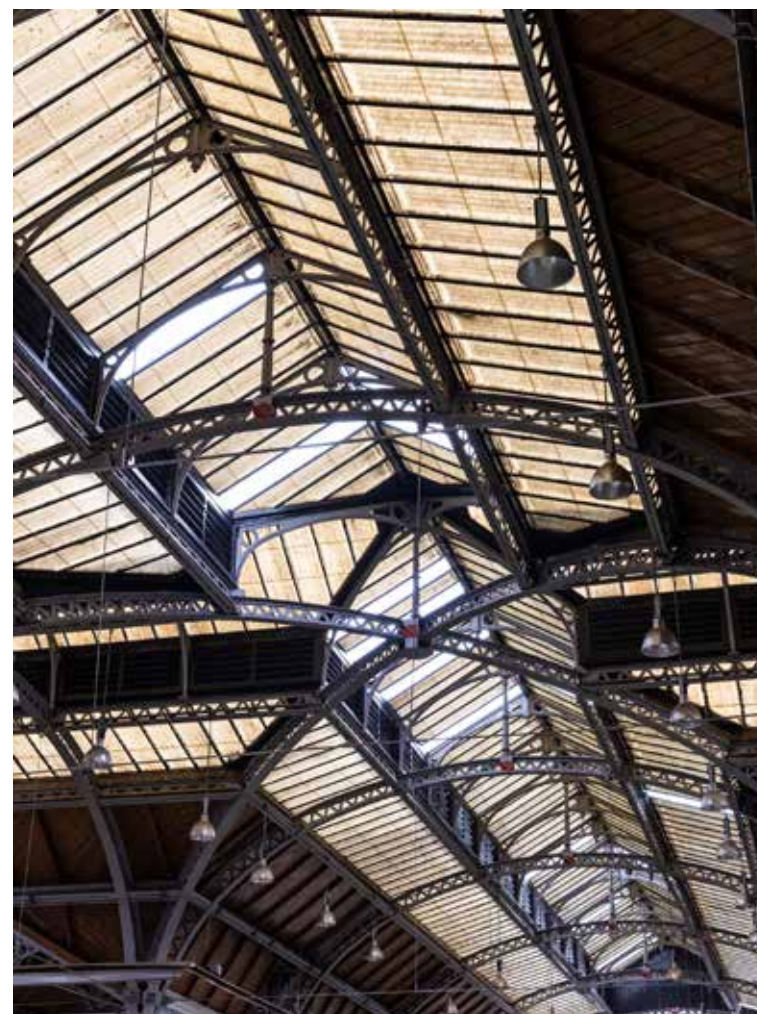
3.

2.7 SITE PHOTOGRAPHS: INTERIOR - LOWER CAMPFIELD

*Note cleaning, repair and repainting works underway to all façades, roofs and cast & wrought iron structure.



1. View looking at the dome-like ceiling structure of the central space.
2. View from the mezzanine looking at the main entrance.
3. View from the mezzanine looking along the central aisle of the building.
4. Close up view looking at a capital detail at mezzanine level.



1.



2.



3.



4.



2.0 SITE ASSESSMENT

Upper & Lower Campfield, Liverpool Road

2.8 SITE PHOTOGRAPHS: EXTERIOR - UPPER CAMPFIELD

*Note cleaning, repair and repainting works underway to all façades, roofs and cast & wrought iron structure.



- 1. View from Barton St looking at the West elevation.
- 2. View from Tonman St looking at the North elevation.
- 3. View from the corner of Liverpool Rd & Barton St looking at the main elevations.
- 4. Close up view looking at a typical bay on the elevation.



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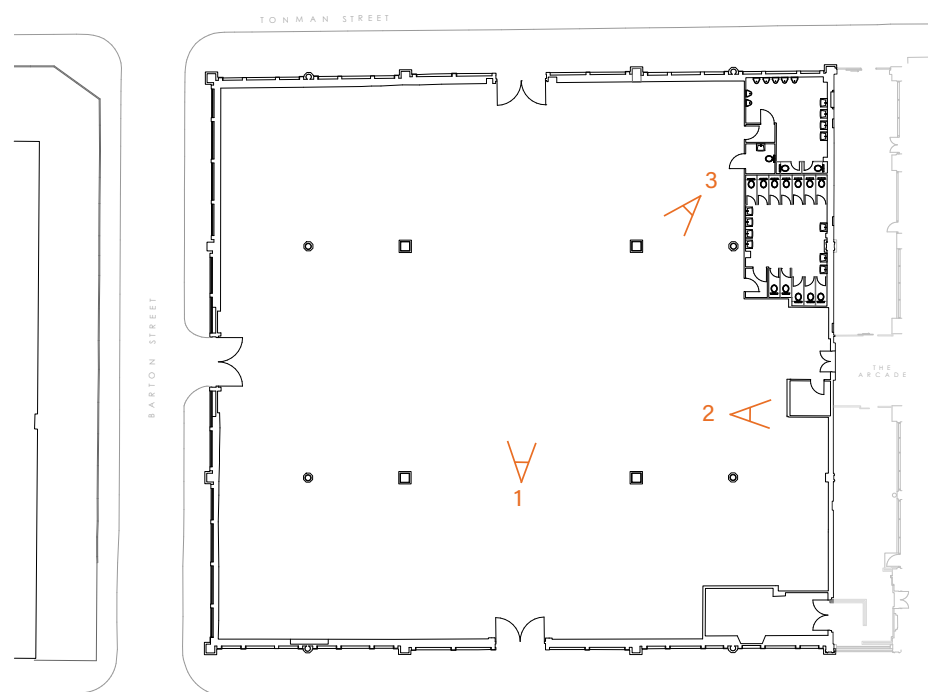
3.



4.

2.9 SITE PHOTOGRAPHS: INTERIOR - UPPER CAMPFIELD

*Note cleaning, repair and repainting works underway to all façades, roofs and cast & wrought iron structure.



1. View looking at the back entrance.

2. Close up view looking at the capital detail to the east brick elevation.

3. View looking into the central cross-aisle space.



1.



2.



3.



2.0 SITE ASSESSMENT

Upper & Lower Campfield, Liverpool Road

2.10 CONSULTATION SUMMARY

2022 Consultation:

Date: 9th March 2022 (17:00 – 19:30)

Venue: Bonded Warehouse, St John's Neighbourhood, 18 Lower Byrom Street, Manchester M3 4AP

Purpose: Initial consultation to inform neighbours of the proposals for the refurbishment of the Upper & Lower Campfield buildings.

Feedback: General support toward workspace led use class proposals.

2023 Consultation:

Date: 6th September 2023 (17:30 – 20:00)

Venue: Bonded Warehouse, St John's Neighbourhood, 18 Lower Byrom Street, Manchester M3 4AP

Purpose: Planning & LBC consultation to inform neighbours and stakeholders of the plans for the refurbishment of the Upper & Lower Campfield buildings. Layout plan posters, fly-through videos and information booklet material is to be displayed at the event.

Feedback: Positive responses to the proposed design for both Upper & Lower Campfield buildings. Agreement on general refurbishment proposals and expressed appreciation of putting the buildings into a use of this nature. Key areas of interest for attendees were the potential impact on nearby dwellings in terms of noise, access, deliveries and event management. All matters have been fully addressed by the scheme and arrangements are described in detail in the submission. A Statement of Community Involvement is included within the submitted Planning Statement.

3.1 LOWER CAMPFIELD: USE

The project vision is to sensitively refurbish and re-purpose the Grade II listed Lower Campfield Market Hall building to create a dynamic new workspace destination for Manchester. The proposals include for the formation of a technology incubator hub which will provide flexible, high quality, low-cost workspaces for start-ups and early-stage tech, digital, media and creative companies with associated retail leisure, event and amenity spaces.

3.2 LOWER CAMPFIELD: AMOUNT

The application is proposing the careful removal of the existing mezzanine and the construction of a new larger mezzanine to provide 2500sqm floor area for office and hospitality use. This results in a 1270sqm increase in the total GIA of the building, equal to a 30% increase.

As such the proposed total gross internal area is 5530sqm.
The net internal area over both floors as divided between uses is:

- Flexible office space: 3050sqm
- Meeting room spaces: 306sqm
- Communal space: 395sqm
- Hospitality: 600sqm
- Retail: 60sqm (1 unit)
- Amenity: 810sqm
- Plant & Services: 170sqm

Key

Flexible Office Space

Commercial/Retail

Services

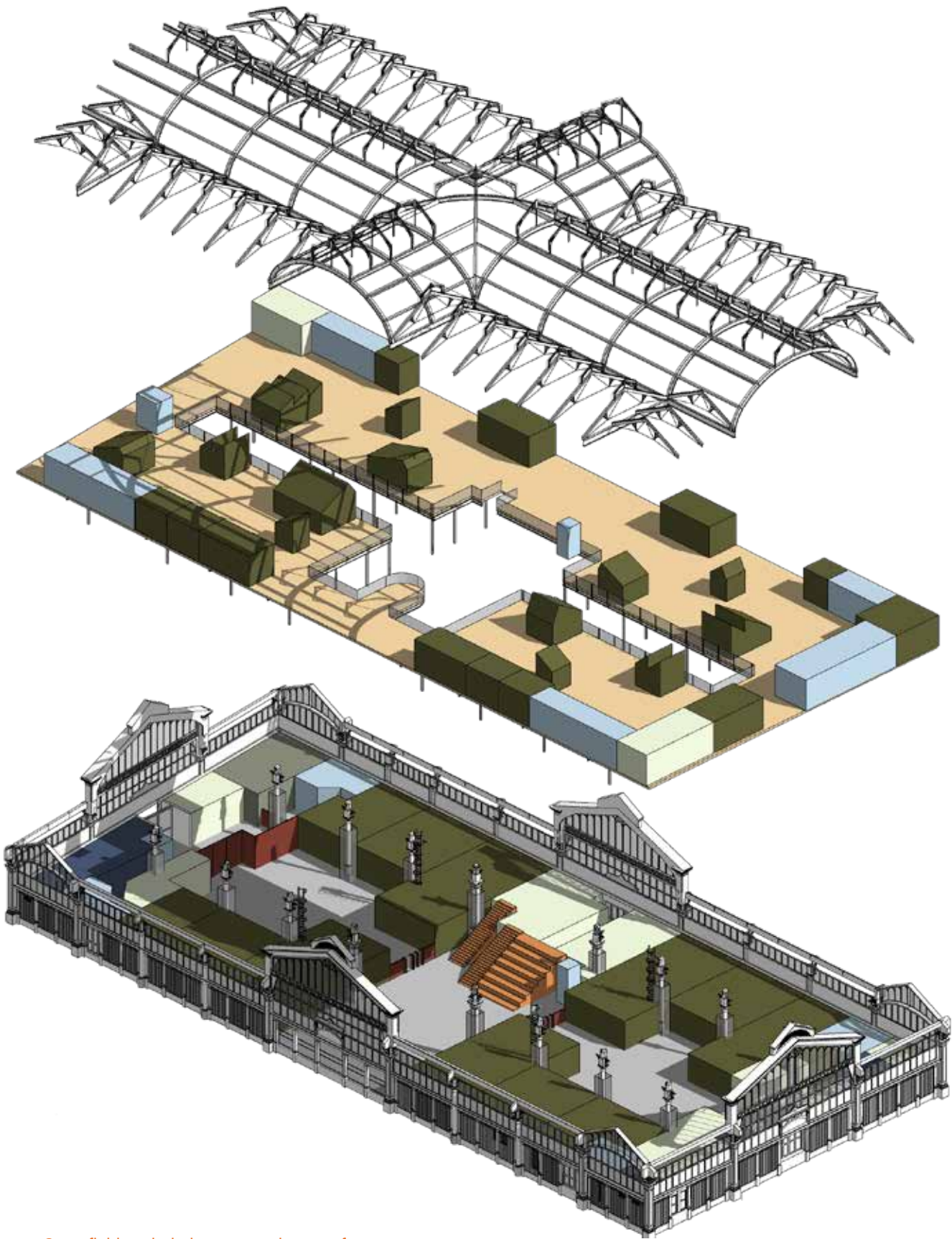
Plant

Cores

Barriers

Performance Space

Proposed Mezzanine



Lower Campfield exploded axonometric; use of space.

3.3 LOWER CAMPFIELD: LAYOUT

The proposal mainly consists of internal works as well as minor sensitive architectural additions to the ground floor façades to provide more natural light, ventilation and access to the new spaces inside. Additionally it is proposed that the public footpath on Liverpool Road is raised to facilitate a level threshold to the main entrance.

Internally the mezzanine and its supporting structure, along with most later addition internal partitions are proposed to be demolished. As outlined in the Site Assessment section these are considered to be of low to no significance to the architecture of the listed building.

Layout Principle:

The layout design is driven by the creation of a new mezzanine level to house office studio spaces beneath and create an expanse of open plan work areas above. The structure wraps around the perimeter of the building leaving open atrium space along the central areas in which the full volume and historic grandeur of the hall can be appreciated.

The main spatial principles defining the nature of each area are:

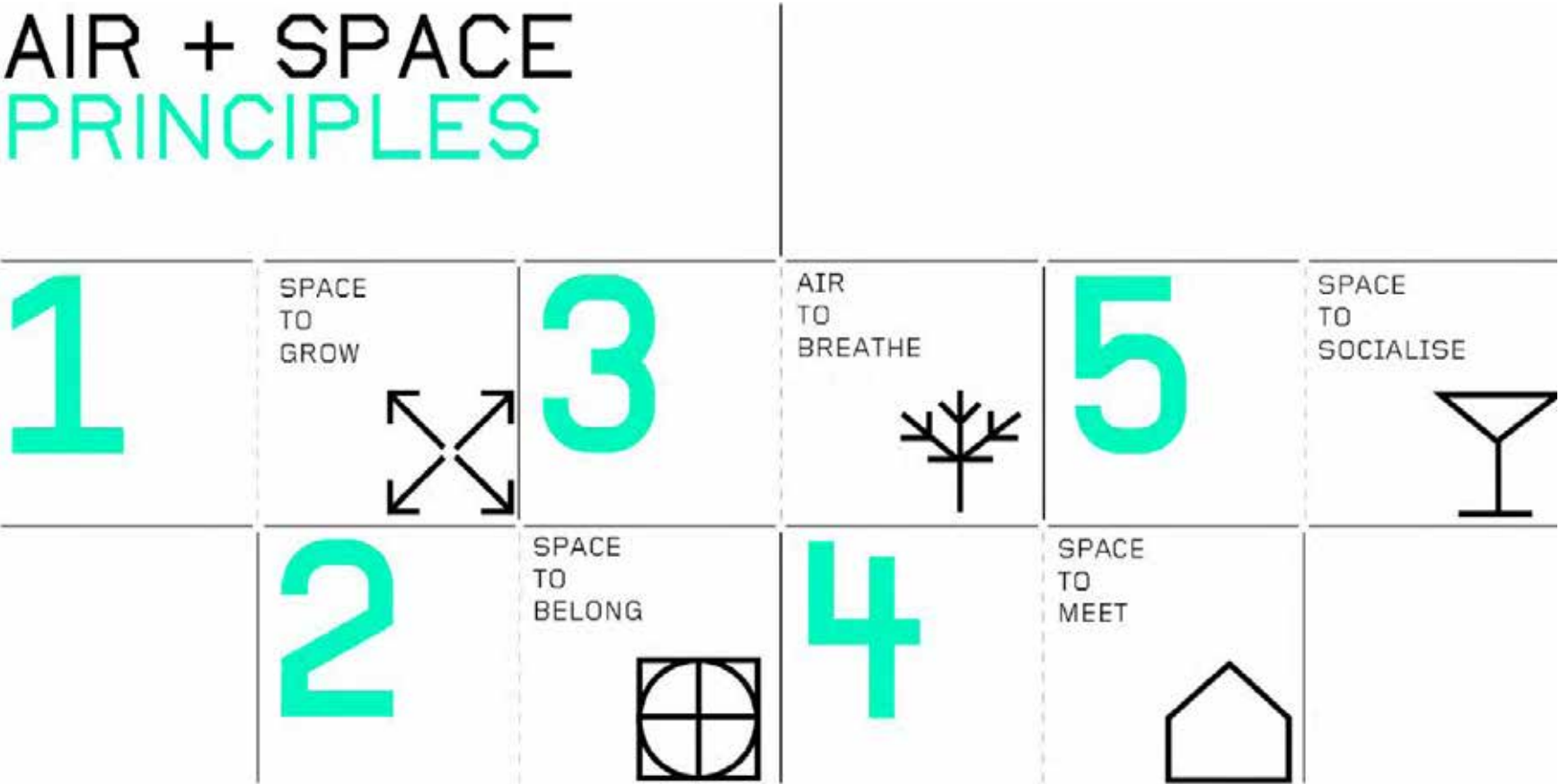
Space to grow & belong: Open office space for hot desking in the mezzanine & modular studios with flexible partitions to enable future growth below.

Air to Breathe: an internally landscaped spine traversing the building acting as a communal meeting space. The space is referred to as the Green Gally.

Space to Meet: Pavilion structures on the mezzanine levels accommodating a variety of size meeting rooms;

Space to Socialise: A multi-functional publicly accessible social hub to host events with a ground floor cafe, a balcony lounge, a central stage and stepped seating connecting the two.

All of these spaces along with their associated amenity combine together to create a legible yet dynamic layout which is respectful of its historic shell.



Layout & Design principles diagram; image credit: Sheila Bird.



Conceptual internal view; image credit: Sheila Bird.

3.0 DESIGN PROPOSALS: LOWER CAMPFIELD

Upper & Lower Campfield, Liverpool Road

Proposed Ground Floor:

The historic cruciform plan informs the functional distribution of the space. The central area below the dome-like roof forms the social hub and its amenity space, flanked by the flexible office spaces on either side with demountable partitions between studios following the existing structural grid. Each enclosed office studio is provided with a new window within the existing infill brick facade to let natural light and views in. Several of the studios are pushed back from the edge of the mezzanine line above creating a semi open space off the central Green Gally. The resulting patio/garden-like areas foster social interaction and a sense of community.

The Green Gally runs through the central aisle providing a clear circulation route throughout the building. It is heavily planted with large trees reaching upward and past the mezzanine level. This internal landscape is interspersed with communal seating and vintage caravans to retreat into for small meetings.

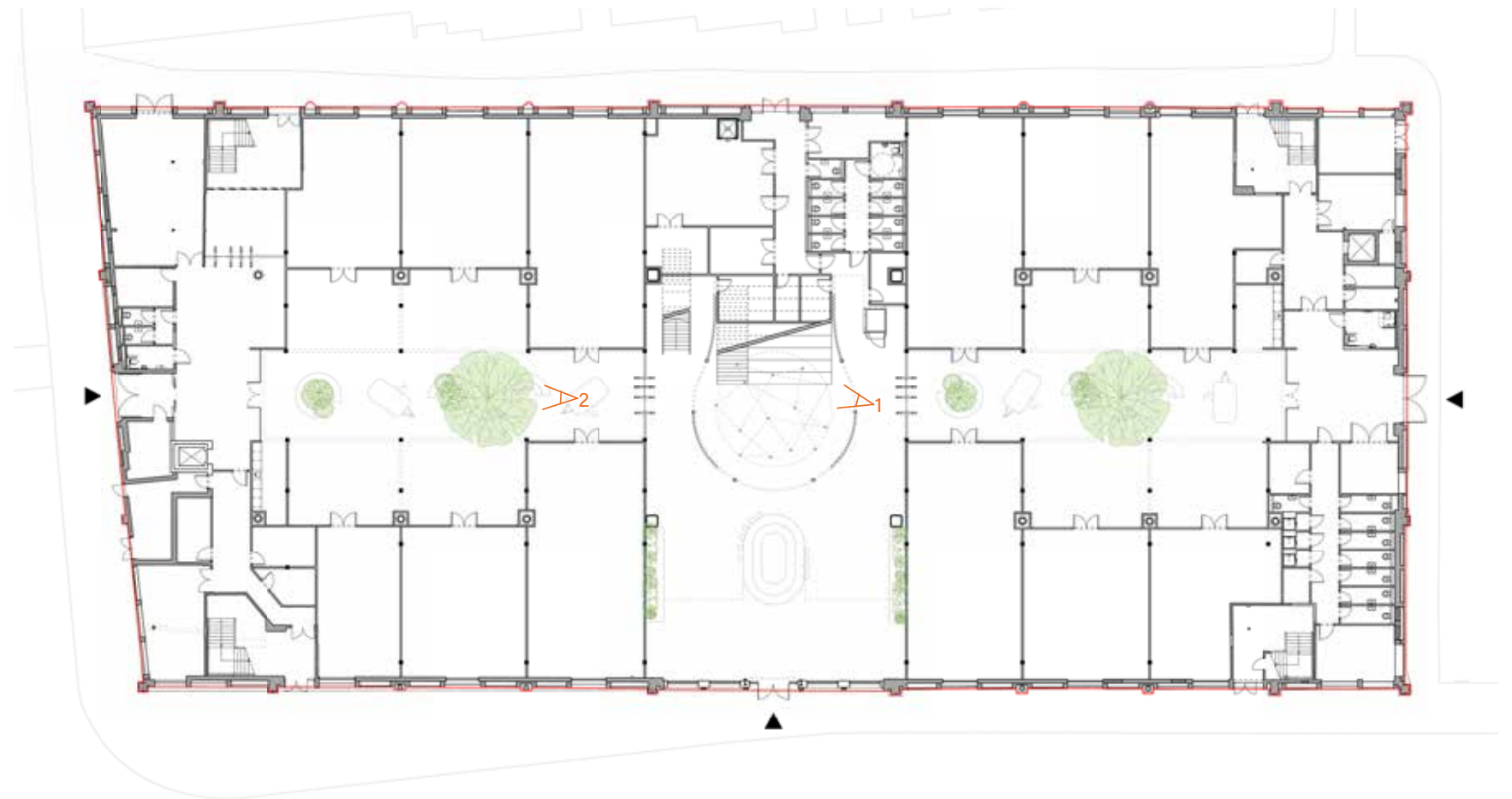
Office amenity and plant rooms are pushed to the edges of the building oriented around existing circulation cores. Amenity to the cafe/lounge area is pushed to the north rear portion of the building, using the existing secondary access as a service entrance.

The entrance from Liverpool Road is retained as the main entrance to the building leading visitors into the double height social hub. Formerly stepped, the entrance is improved by providing access for all by gently sloping the existing footpath up to a level threshold. The social hub is functionally separated from the private office spaces through the use of barriers.

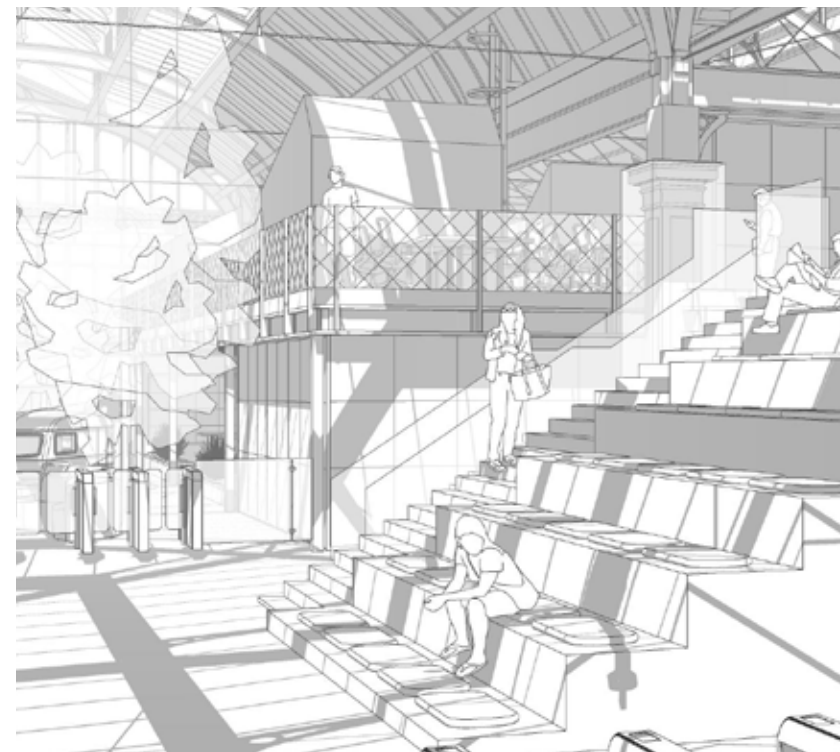
The two side entrances to Lower Byrom Street and Byrom Street serve as the entrances to the offices. The former acts as the more official entrance with a welcome desk and a new lift core for access to the mezzanine. The existing staircase to the south facade is opened up for a more clear circulation route off the reception area. The entrance from Byrom Street provides direct access to office users to showers and lockers promoting cycling to work. The existing lift core is retained and refitted to provide access to the mezzanine along with the two retained stair cores.

A small retail space is formed in the north-west corner of the building. Existing windows to the west facade are in-filled with matching brickwork. A new glazed entrance door is formed to the north facade centrally positioned within the gable elevation.

The mezzanine and ground social spaces are connected by a new free-standing lift and staircase either side of the stepped seating facing the central stage.



Lower Campfield: Proposed Ground floor plan.



Internal view on the Ground Floor of Lower Campfield; 1. Central Event Space.



Internal view on the Ground Floor of Lower Campfield; 2. Green Galley & Meeting Spaces.

Proposed Mezzanine

The new mezzanine is constructed to match the finished floor level of the existing, thus keeping the current vertical circulation layout. The new supporting structure follows the existing column grid, unlike the original mezzanine, thus maximising the usable space and avoiding furniture and partition clashes on the ground floor level.

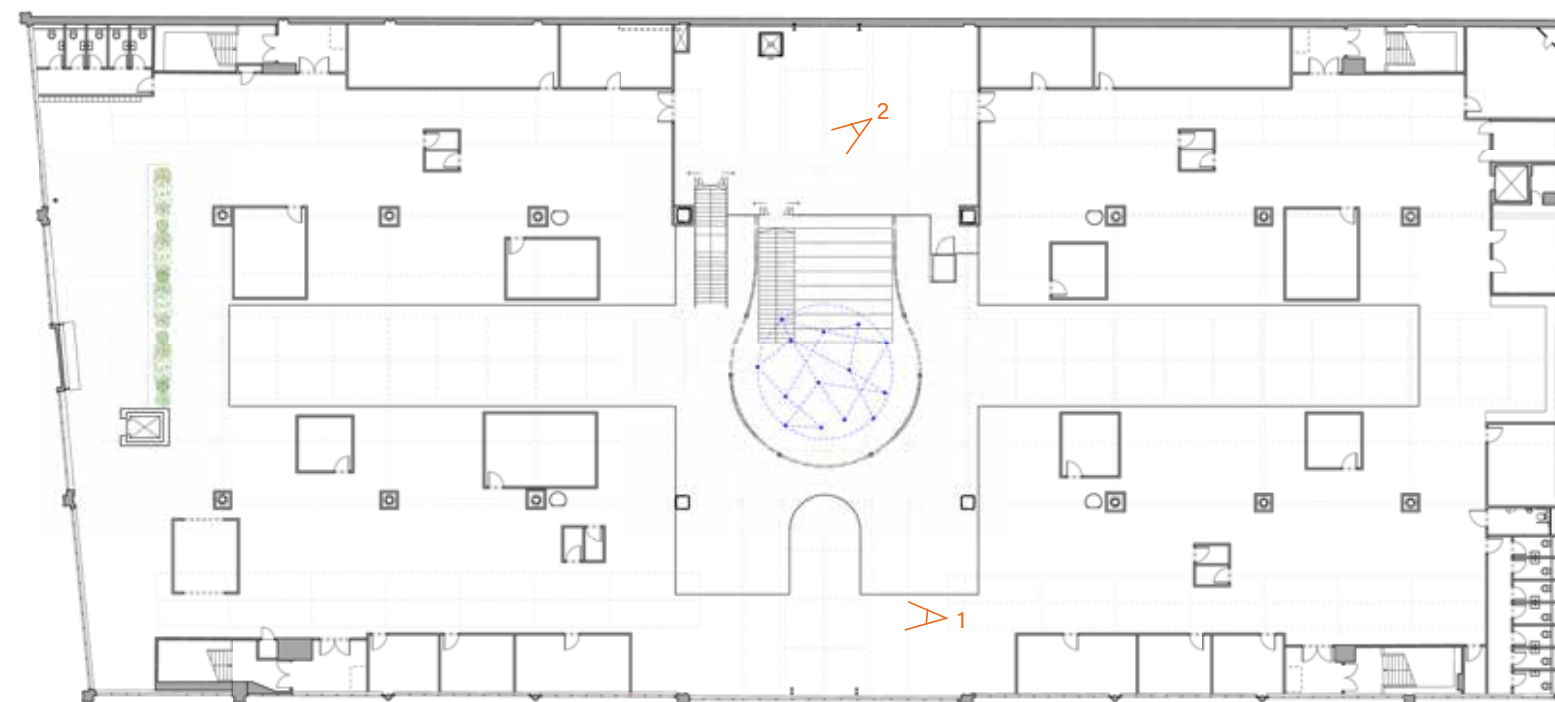
The floor is left mainly open with pavilions dispersed throughout the space with further enclosures to the corners of the building and along the east and south façades, forming circulation cores, amenity and enclosed workstations. The remaining negative space accommodates a variety of flexible work stations.

To the north, the office space is bisected by the balcony lounge overlooking the space below. Key-card secure doors divide the social hub from the private office use.

Office use is continuous to the south facade with the mezzanine projecting over the cafe below, following its curvilinear shape. Part meeting space, part meeting platform this architectural peninsula provides a ceiling with lighting and suspended shelves to the cafe below and also serves as the event hub for the social space.

The pavilions act both as meeting spaces and as modern references to aviation and space exploration history. They vary in size from meeting rooms down to one-person "zoom-room" pods.

Consideration has been given to roof maintenance access. The vertical ladders leading to the existing roof hatches will be shortened to allow access from the mezzanine level only to avoid clashes with the offices on the ground floor level.



Lower Campfield: Proposed Mezzanine floor plan.



Internal view on the Mezzanine of Lower Campfield; 1. Office Space.



Internal view on the Mezzanine of Lower Campfield; 2. Balcony Lounge.



3.0 DESIGN PROPOSALS: LOWER CAMPFIELD

Upper & Lower Campfield, Liverpool Road

3.4 LOWER CAMPFIELD: APPEARANCE

Interior Design

The new additions are light touch and aimed at celebrating the architectural grandeur of the building rather than overwhelming and concealing it. The general material palette and detailing is centred around reinforcing the industrial architectural language of the building and its wider historic context. The new mezzanine, pavilion and office enclosures are constructed so as to be easily removable in the future, should there be a desire to leave the existing building in its original form. Throughout the scheme the new layout respects the existing grid leaving all of the original structure exposed and untouched.

The existing cast-iron columns are wrapped around with glass / perspex sheets supported on a secondary steel structure, from their base up to the top of the Corinthian capitals. This is proposed in order to avoid new partitions touching the historic elements and to protect them from any possible impacts whilst maintaining the functionality and acoustic quality of the new spaces.

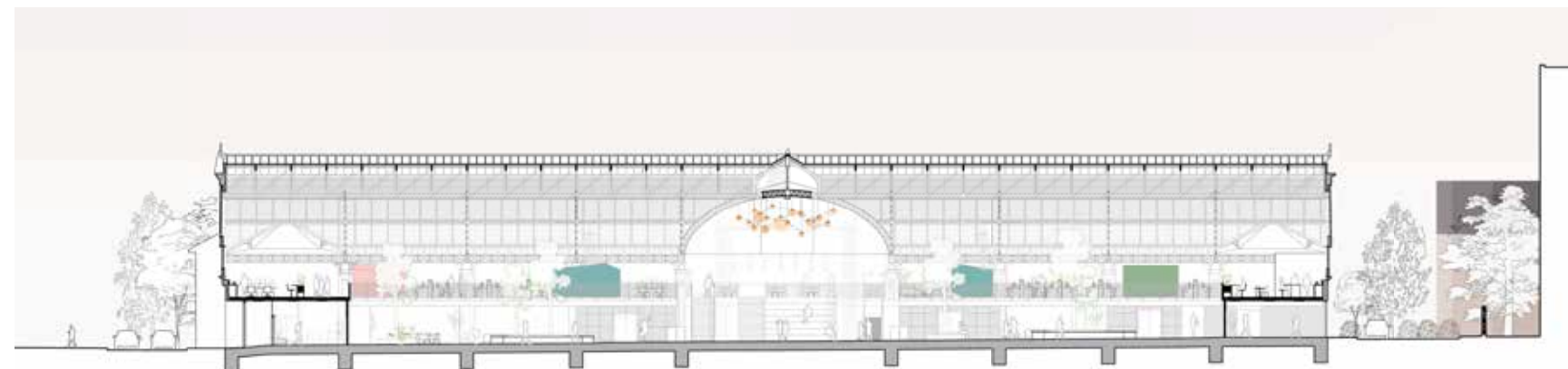
The scale and form of the pavilions and other enclosed spaces in the mezzanine are informed by the cast and wrought iron roof structure above, leaving it completely exposed. The pavilions add character, bring colour and personality into to the space.

Apart from the multi-coloured pavilions, there is a clear distinction between old and new within the double-height open volume. Whilst the proposed structures are mainly painted black, the existing fabric proudly stands out painted all in white creating a long-lasting canvass for the future evolution of the building.

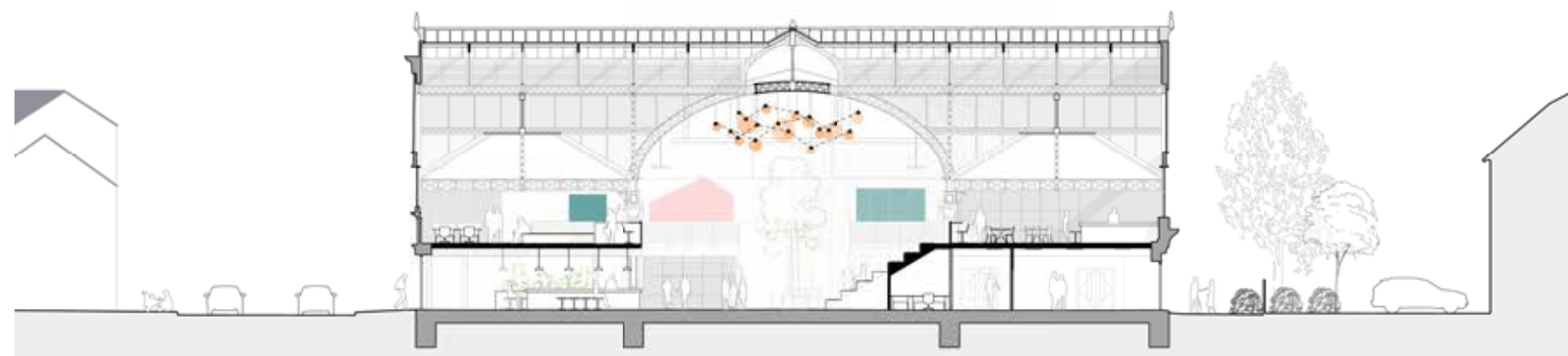
The mezzanine's structure follows the historic grid but is completely independent of it. The columns will either be carried by the existing slab or on new foundations punched through the existing slab and cast below. The structure can be designed to allow for future expansion and additional floors. The beams carry the mezzanine floor construction, of which the top layer of screed with varying floor finishes depending on the area's function. The edge of the mezzanine forming a central void is secured by the use of a steel and metal mesh balustrade fixed to the exposed perimeter beams.

Below the mezzanine, glazed screens sit slightly behind the new columns, with the projecting perimeter beams above forming expressed soffits adding to the industrial market feel. The colonnade is further expressed through the intermittently recessed office enclosures forming the semi-open garden/patio spaces. Black mesh fixed to the underside of the beams forms the ceiling above the gardens and offices with services running between the new structure.

The use of soft and fixed furniture delineates the garden spaces from the planted Green Gally. The floor is cleaned and repaired and left as a screed finish within the double-height open space with a new floor finish to the offices, subject to use.



Proposed long section through the event space and green gallery.



Proposed cross section through the cafe, event space and balcony lounge.



Proposed cross section through the reception area, offices and pavilions.

3.0 DESIGN PROPOSALS: LOWER CAMPFIELD

Upper & Lower Campfield, Liverpool Road

The heart of the social hub is the tiered bleacher seating overlooking the central space. Together these create a natural auditorium for events and performances. This space will be screened with large, full-height translucent drapes acting as an acoustic barrier and a projection screen for both dramatic effect and functional purposes. The retractable bleacher seats will be finished in warm timber and fabrics, framed by an industrial steel staircase and a free-standing antique metal-cage Victorian-style lift connecting the cafe and balcony lounge above. This mix of warm modern materials and black-painted industrial elements is found in the cafe and furniture choice throughout the social hub. The refurbished existing glazed central gables and roof lanterns above provide abundant natural light throughout the day. At night the social hub is illuminated through a dynamic interactive lighting installation made of a connected mesh of LEDs, hung from the central dome-like roof.

The resulting open double volume space is one of a unique character, with references to the rich history of the building from a Victorian market hall to the Air & Space Museum. The new chapter in Lower Campfield's story celebrates the rich industrial heritage of Manchester and fosters its further technological and economic progress whilst providing a dynamic new social destination in the heart of Castlefield.

Proposed external alterations

The following alterations reflect the proposed re-purpose works to the heritage asset as part of this application. The alterations are aimed at facilitating the new functions of the interior spaces and simultaneously adding a modern layer to the rich history of the building. Various openings for windows, doors and ventilation louvres will be formed in the modern infill brickwork to the ground floor to enable the proposed functions behind.

Windows will be formed to let natural light and views in the new office spaces. Existing brickwork between columns will be entirely removed. Infill window jambs will be formed to suit the varied openings between columns in order to create a standard structural opening. The window system will include an overhead metal panel with concealed high level ventilation louvre to the window head. The standard window will be 2x1.5m high with a raised sill over a new metal clad external wall.



Close up proposed north elevation (rear).



Proposed family of the new external elements; new glazed doors.



Proposed family of the new external elements; new glazing (railing omitted for clarity).



Proposed family of the new external elements; new louvre (railing omitted for clarity).



Proposed west elevation (Lower Byrom Street) in context.

3.0 DESIGN PROPOSALS: LOWER CAMPFIELD

Upper & Lower Campfield, Liverpool Road

Following the same principle, high level standardised slimline louvre systems will be fitted to the prep kitchen and bin storage façades.

Similarly a glazed double door will be fitted in the central bay of the north-west corner gable elevation to form an off-the-street entrance to the retail unit behind.

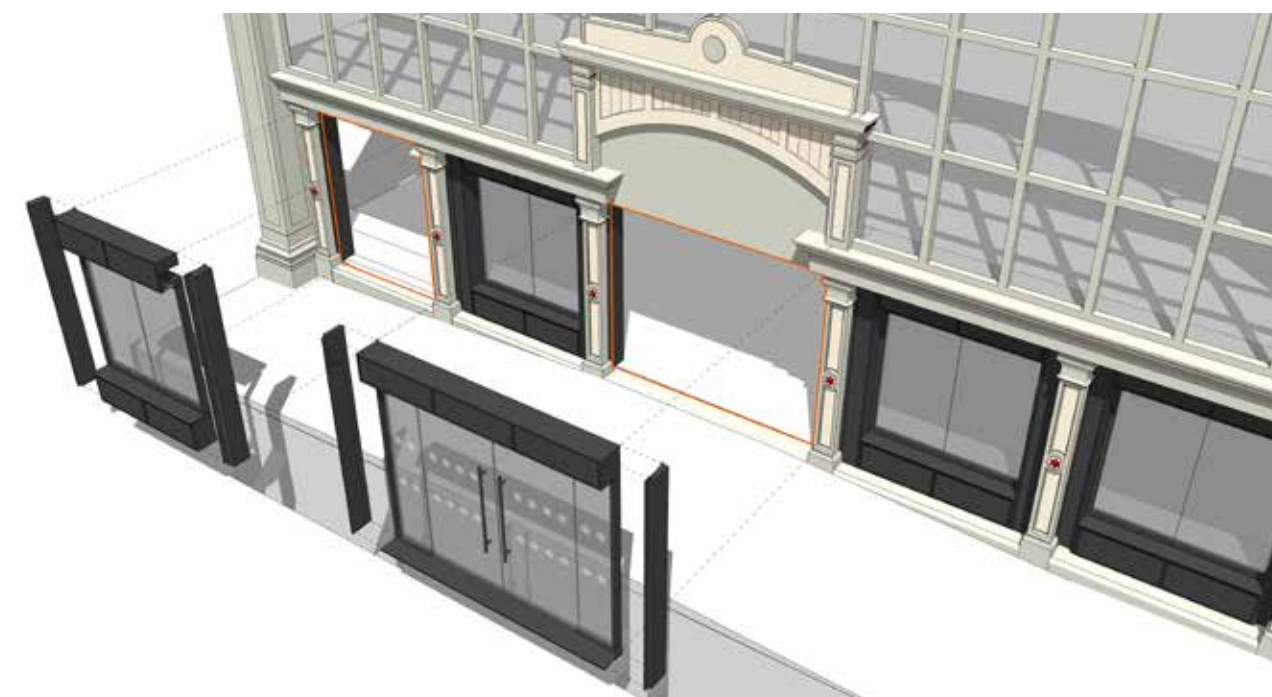
Marking the new chapter in Lower Campfield's history the glazed entrance from Liverpool Street, dating back to the conversion of the building into the Air & Space Museum in the early 1980s, will be replaced by new doors and windows matching the style and installation methodology of the proposals above.

This family of elements have been conceived as to be completely removable without damaging the historically significant elements of the elevations.

The modern brickwork will be cleaned and painted with external masonry paint (colour TBC). The existing ornate railings remain, preserving the historic architectural language of the building.

The shadows cast by the railings and original external building fabric, coming forward of the brickwork face, significantly minimise the visual impact of the new additions.

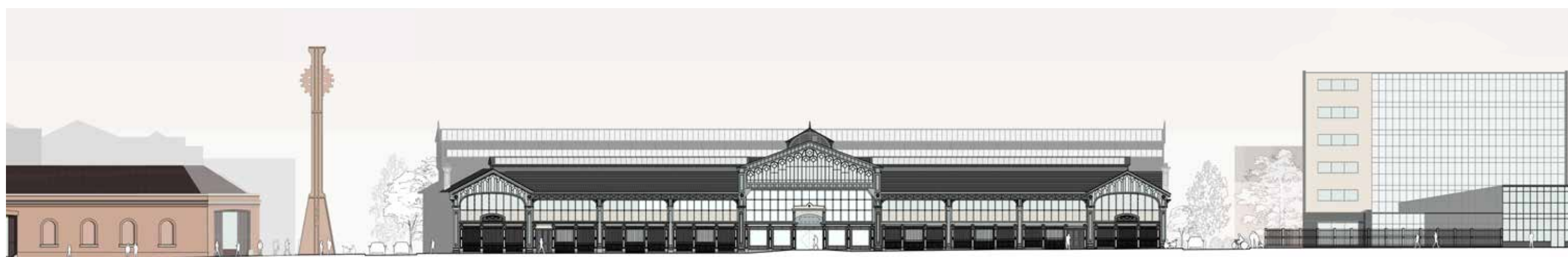
The only readily visible architectural interventions will be the new treatment to the Liverpool Road entrance and the entrance to the retail space to the rear north-west corner. As identified in the review of the timeline of Lower Campfield, new entrances have historically marked the changes of use the building underwent: from market hall to exhibition centre, from exhibition centre to the Air and Space Museum. It is only fitting that this new chapter adds an architectural layer of its time.



Proposed family of elements for the main entrance off Liverpool Road; glazing and door in axonometric view.



Proposed family of elements for the main entrance off Liverpool Road; glazing and door in elevation.



Proposed south elevation (Liverpool Road) in context.

3.5 LOWER CAMPFIELD: PRECEDENTS



4.1 UPPER CAMPFIELD: USE

The project vision is to sensitively refurbish and repurpose the Grade II listed Upper Campfield Market Hall building to create a new studio workspace hall for media, creative and digital industries, providing a variety of spaces which can be tailored to meet the bespoke requirements of the occupants. This new Digital Hub will have the capacity to host an array of media industries including photography, advertising, podcasting, social media content, and to a lesser extent, tv/ movie production. A variety of studio spaces, green screen rooms and edit suites will provide a full catalogue of facilities which can be leased long-term or hired out on an ad-hoc basis. The mezzanine offers studio workspaces, with associated meeting room, break-out space and amenity.

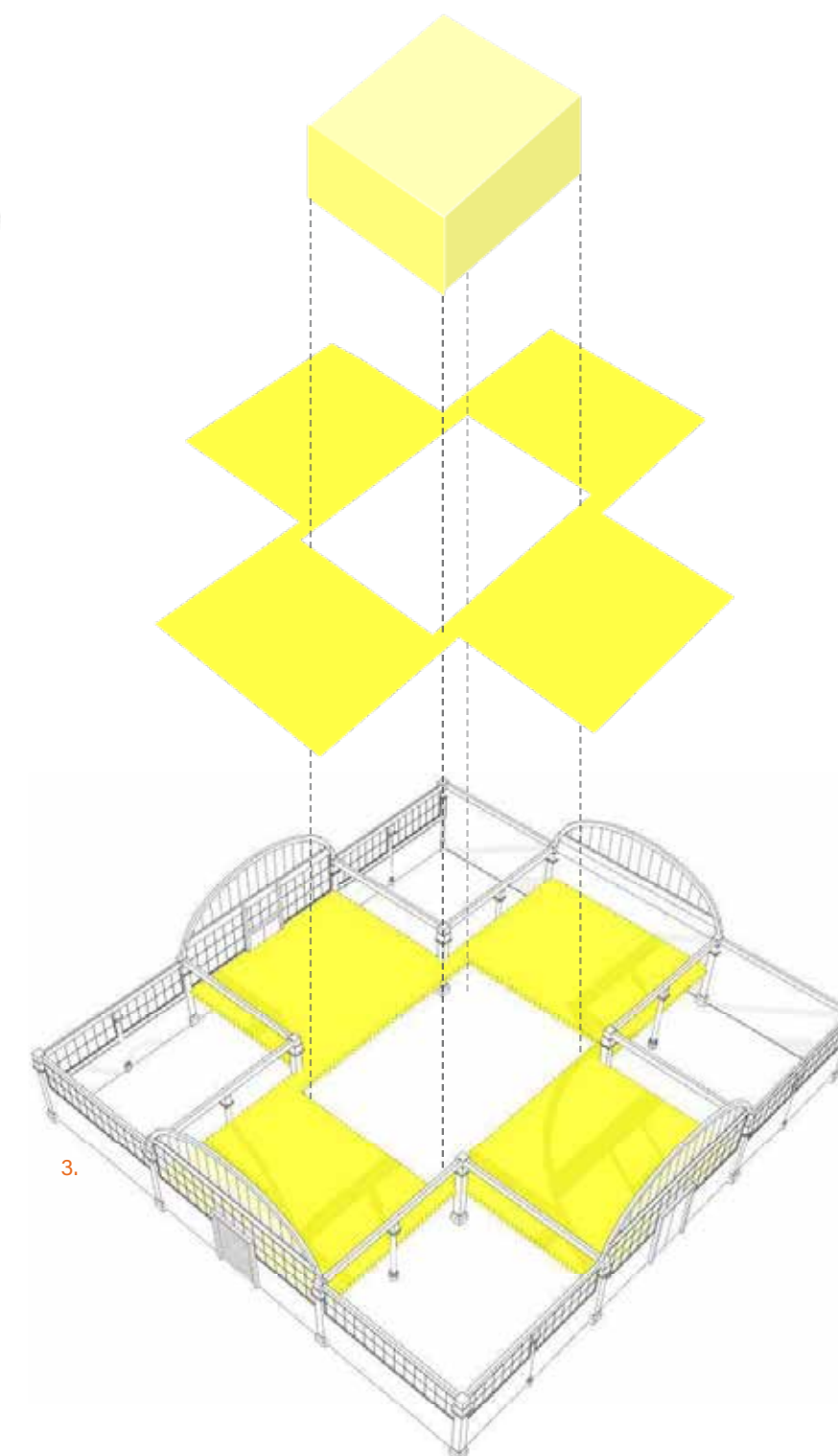
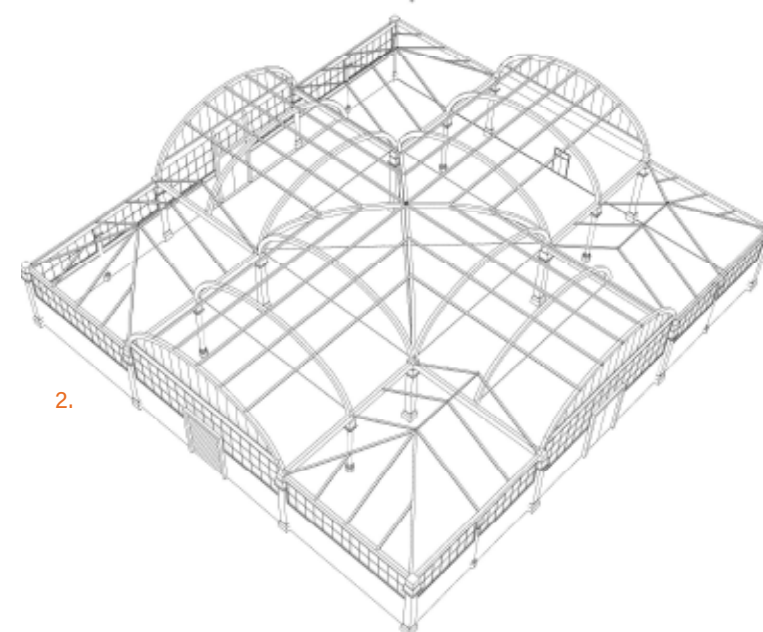
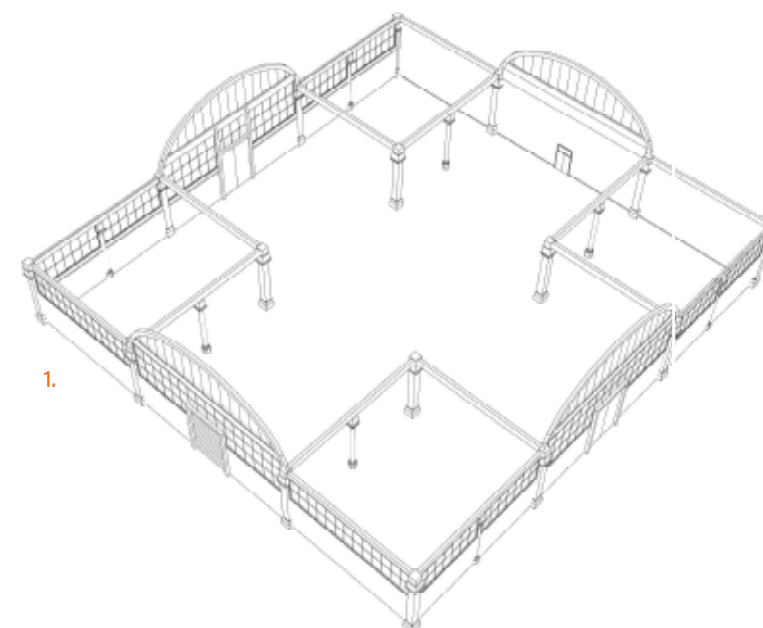
4.2 UPPER CAMPFIELD: AMOUNT

The application is proposing the construction of a new mezzanine to provide 805sq.m. floor area for office use. This results in a 50% increase in the total GIA of the building.

As such the proposed total gross internal area over the existing ground floor and new mezzanine is 2,400 sq.m.

The net internal area over both floors as divided between uses is:

- Open film studios: 745 sqm (5 studios)
- Edit suites: 110 sqm (7 suites)
- Office space: 525 sqm
- Meeting room spaces: 25 sqm (1 meeting room)
- Tea points, WCs & showers: 185 sqm
- Plant & bin storage: 190 sqm



1. Existing primary structure of Upper Campfield.

2. Existing structure of the roof on Upper Campfield.

3. Conceptual axonometric: inserting a new mezzanine and central studio into the existing structure.

4.3 UPPER CAMPFIELD: LAYOUT

The proposal mainly consists of internal works as well as minor sensitive architectural additions to the ground floor façades to provide new entrances and facilitate the new use of Upper Campfield as a Digital Media Hub.

Internally the remaining later addition enclosures are proposed to be demolished. As outlined in the Site Assessment section these are considered to be of low to no significance to the architecture of the listed building.

The historic cruciform plan informs the functional distribution of the space. Five film studios are positioned so as to make the most of the double volume space - 4 to each corner and 1 to the centre. The central studio below the dome-like roof forms the natural focus of the space with new feature staircases leading up to the new mezzanine. Partitions forming the 4 corner studios follow the historic structural grid. The carved-out space between the studios accommodates amenity and communal spaces.

The main entrance is to be off Liverpool Road opening up to a reception area. An open lounge area overlooks the focal central studio and feature staircases.

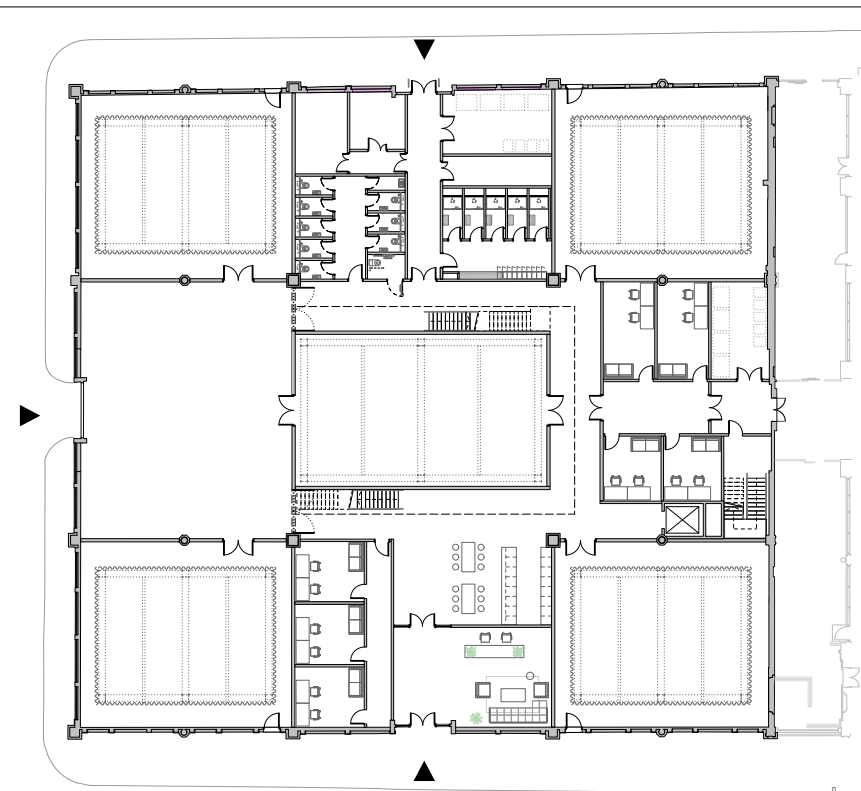
To the east the existing doors to the Deansgate Arcade are retained, but will be used as a back-of-house entrance and are separated from edit suites by a lobby. The existing large format double doors to the east facade (medium historic significance) connecting Upper Campfield to Don Marco Restaurant are retained but locked shut to secure the south-east corner studio.

The space between the two studios to the north is left over for WCs and plant to one side and showers, plant and a bin store to the other. The existing entrance off Tonman Street serves as a secondary entrance for staff cycling to work and as a service entrance for the bins and plant at scheduled times.

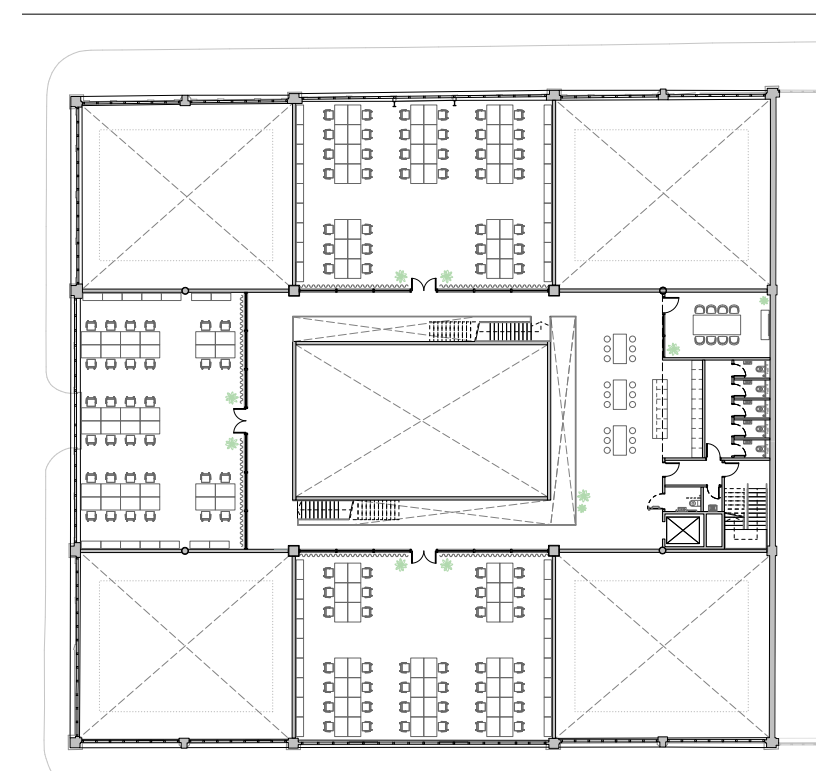
The entrance off Barton Road opens up to a loading bay taking up the entire space between the corner studios on the west facade. The loading bay allows props and equipment for the studios to be off-loaded directly from a vehicle. Large double doors provide direct access to the central studio. Two more sets of doors on either side of the studio divide the loading bay from the rest of the digital media hub.

The new mezzanine has a cruciform plan around a void over the central studio. The internal periphery follows the historic grid and forms 4 voids to the corners of the building, providing double height volume to the studios below. An open walkway around the central studio forms the circulation space connecting three enclosed studio workspaces and communal, meeting and amenity spaces to the eastern facade.

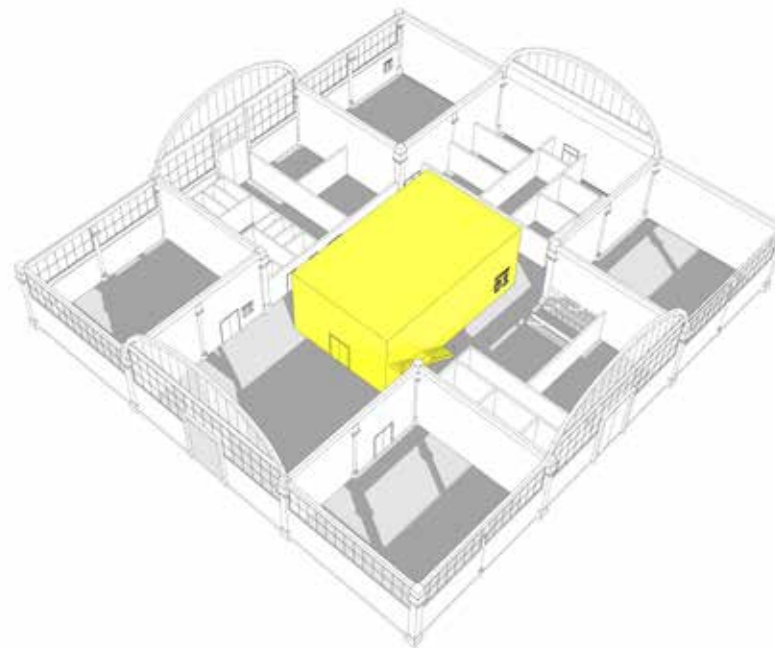
In addition to the new staircases, a new lift core is integrated in the scheme to provide access to all to the mezzanine.



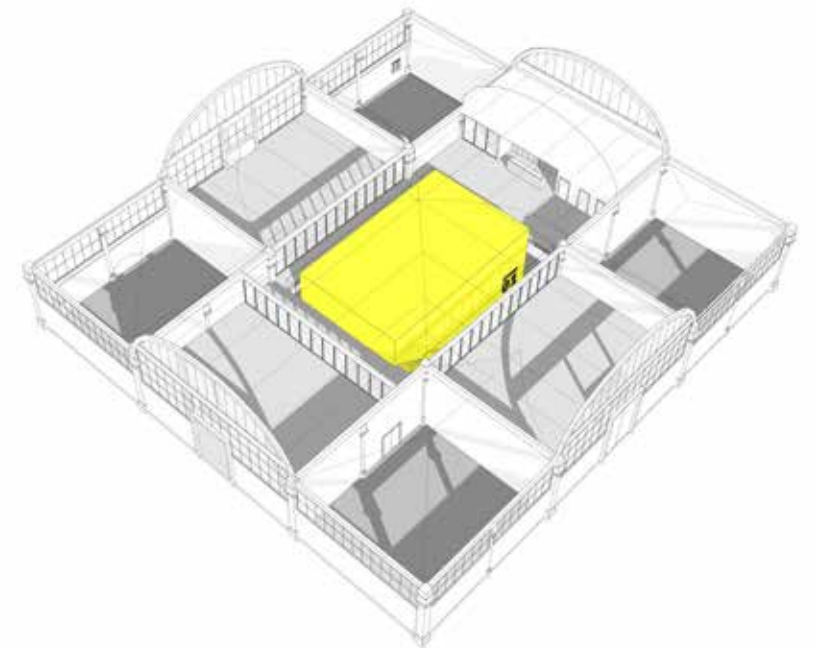
Upper Campfield proposed Ground floor plan.



Upper Campfield proposed Mezzanine floor plan.



Upper Campfield proposal; Ground floor axonometric.



Upper Campfield proposal; Mezzanine floor axonometric.

4.4 UPPER CAMPFIELD: APPEARANCE

Interior Design

As in Lower Campfield the new additions are light touch. The general material palette and detailing is centred around reinforcing the industrial architectural language of the building and its wider historic context. The new mezzanine and internal enclosures are constructed so as to provide acoustic separation but simultaneously detailed to be easily removable in the future. Throughout the scheme the new layout follows the existing grid.

The mezzanine finished floor level has been positioned to align with the external moulded cornice dividing the elevations horizontally. This reduces the floor-to-ceiling heights on the ground floor, however only over the amenity and communal spaces, where this is acceptable. The central and corner studios remain double height as necessitated by their function.

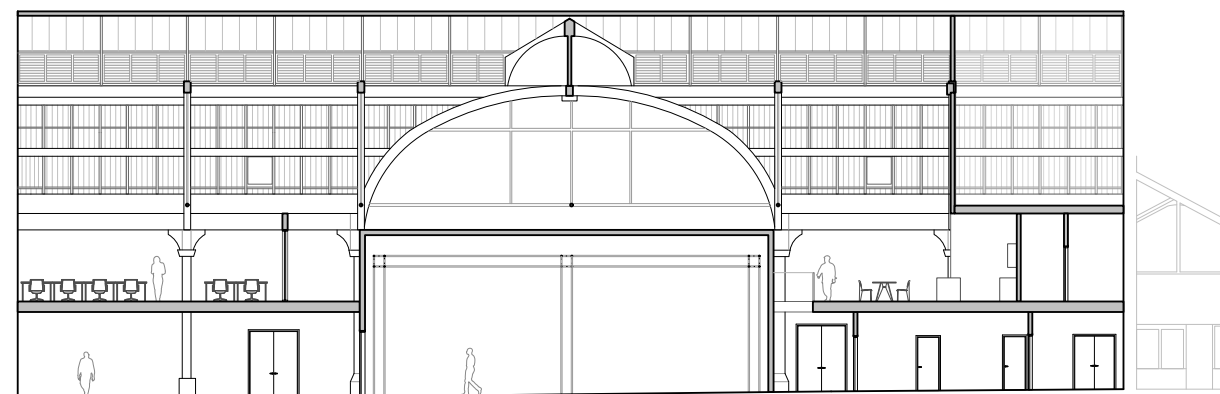
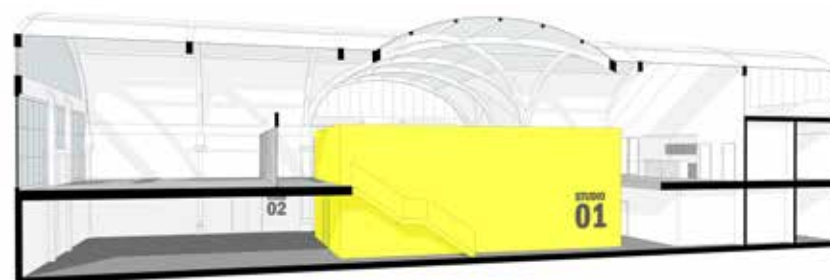
As in Lower Campfield the mezzanine has its own new load-bearing structure which follows the historic grid.

Glazed screens divide the offices from the central circulation gallery on the mezzanine level. Where functionally appropriate the use of glazed screens is continued to enforce the industrial language through the interior as well as let light and open views in. The offices and central walkway are left open to the exposed wrought and cast-iron roof structure. Dropped ceilings are provided to the eastern end of the mezzanine over the WCs & meeting room, which allows for a plant to be located above. This plant room will utilise the existing roof louvres for ventilation.

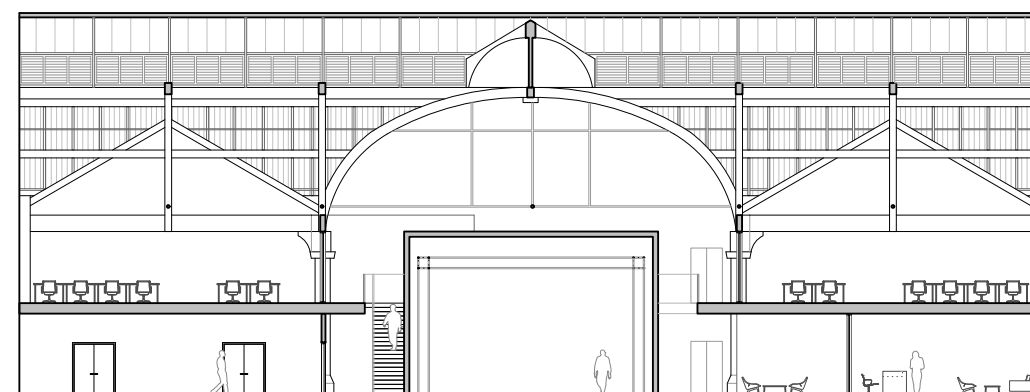
The 4 corner studios will use the double height vertical space leaving the original corrugated metal sheeting and existing roof structure exposed. Only the central studio is covered with a new ceiling with required finishes for acoustic reasons. The existing double doors to the east facade (within Studio 5) will be sealed shut and redecorated.

The central studio is designed as an independent acoustically sealed box. The exterior of the studio is finished in a feature colour, providing a focal point to the spaces surrounding it. A pair of industrial steel staircases in the same colour flank the two long sides of the box. The central 'box' projects above the mezzanine finished floor level.

The original exposed brickwork to the east of the building (medium historic significance) is retained and will be exposed within studios 3 and 5. The sloping floor of the building is also retained as existing.



Proposed long section through the Studio, Workspaces and Edit Suite area.



Proposed short section through the Reception, Studio and Workspaces.

Exterior Design

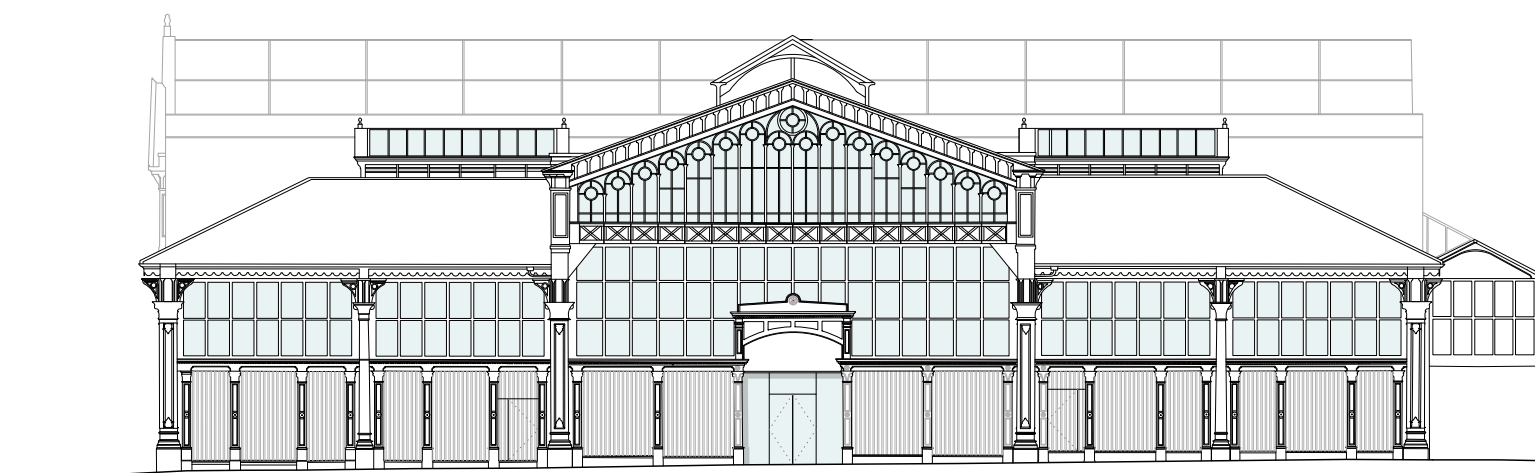
Due to the nature of the internal spaces no new window openings are required to the façades of Upper Campfield. The main changes are found to the entrances.

On the south facade a new glazed screen with double doors and side panels forms the new main entrance, replacing the modern corrugated metal gates. Again on the south facade, the existing metal panels with an access hatch and vent are removed and replaced with like for like solid metal panels.

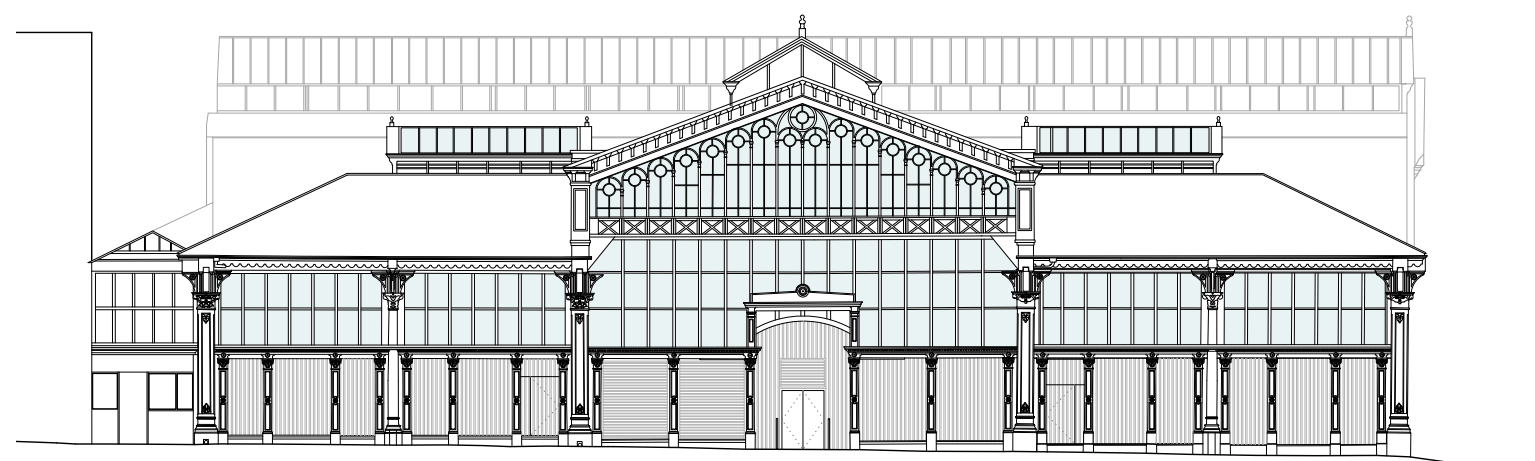
On the west facade an industrial roller shutter door replaces the modern corrugated metal gates. The new door provides access to the loading bay behind. The door is painted in a colour to match the corrugated sheeting to minimise the visual impact on the listed building.

On the north facade smaller double doors replace the large format gates, forming the secondary and service access to the building. The new doors sit within replacement corrugated metal sheeting matching the existing.

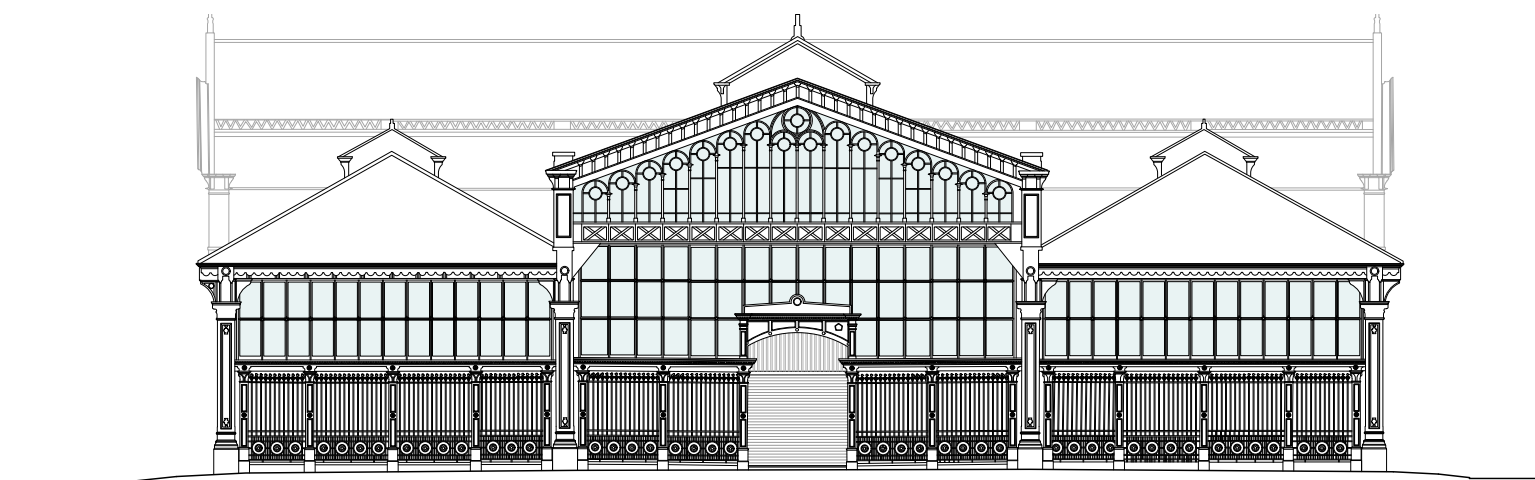
In the instance of each entrance the metal sheeting above the door opening within the ornate timber arch is either retained or replaced with like-for-like.



Proposed south elevation (Liverpool Road).



Proposed north elevation (Tonman Street).



Proposed west elevation (Barton Street).

4.5 UPPER CAMPFIELD: PRECEDENTS





5.0 ACCESS

Upper & Lower Campfield, Liverpool Road

5.1 GENERAL ACCESS

Located in the heart of Castlefield the buildings are in immediate proximity to main transport links, including the Deansgate-Castlefield Metrolink Station, the Deansgate Train Station and the Sovereign House Bus Stop on Deansgate.

5.2 INCLUSIVE ACCESS

In Lower Campfield, level thresholds have been provided to all main entrances, including the formerly stepped main entrance off Liverpool Road. It is proposed that the existing footpath is gently raised to the entrance to provide access for all. Each of the three main entrances has a direct access to a lift and a disabled toilet. There is one further disabled toilet on the mezzanine serving the open office space.

In Upper Campfield, both the main entrance off Liverpool Road and the secondary entrance off Tonman Street have level thresholds. Disabled toilets are available on both ground and mezzanine level. There is a lift connecting the two levels.

The new layouts in both buildings have been designed to be legible and easy to navigate with generous circulation routes.

5.3 PARKING

The site will not provide any car parking provision. Due to the City Centre location and excellent sustainable connections to the site this is considered appropriate. The use of public transport, cycling and pedestrian access are encouraged over car use.

5.4 CYCLING

There are cycle stands on both Byrom and Lower Byrom Street. Additionally a secure external cycle store to the rear of Castlefield House will provide 34 covered cycle spaces to serve both Upper and Lower Campfield with showers and lockers provided in each building.

5.5 SERVICES

Power supplies to both buildings are distributed from a new substation in Lower Campfield. All office and studio spaces are heated and provided with comfort cooling using reversible heat pump technology.

Lower Campfield heating and cooling in is achieved by a mixture of radiant panels and VRF systems. Fresh air into the building is delivered by a mixed mode natural ventilation system controlled based on CO₂ and temperature levels.

Upper Campfield heating and cooling is provided by VRF system, while ventilation is provided by a mechanical heat recovery system.



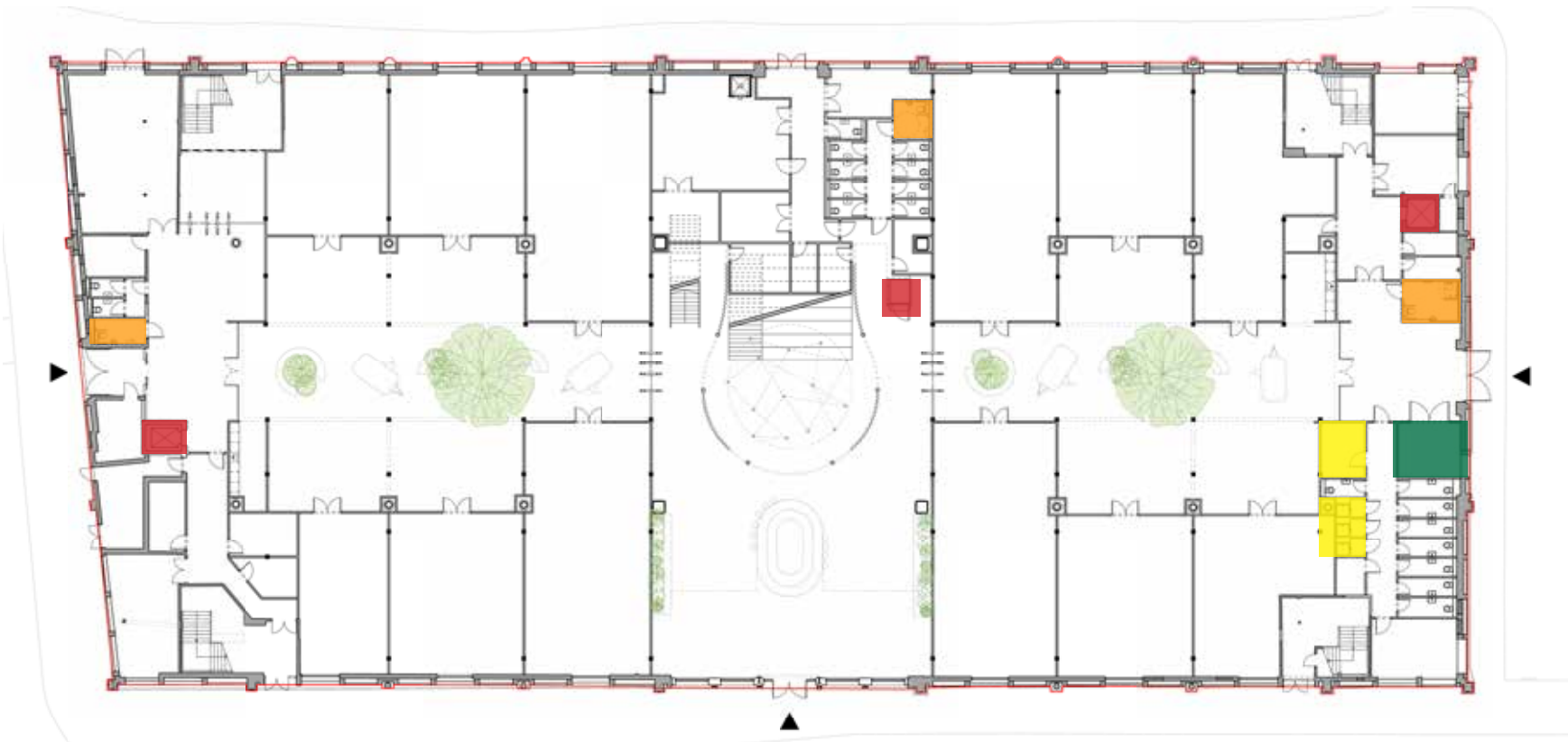
Location plan

Legend

L.C.	Lower Campfield		Proposed cycle store
C.H.	Castlefield House		Lockers / showers
U.C.	Upper Campfield		Lifts
	Red line boundary		Disabled WC
	Entrance		New substation



Upper Campfield proposed ground floor plan



Lower Campfield proposed ground floor plan

5.6 WASTE MANAGEMENT

Due to the size of the development, waste will be collected on a daily basis. It is proposed that daily waste collection will be scheduled to avoid early mornings and evenings, with waste collected during typical daytime hours.

An on-site management company would be responsible for taking bins out for collection. The collection point for both buildings will be on Tonman Street with the transfer routes to the public highway being less than 10m. Waste collection would be undertaken by a licence waste carrier and overseen by the on-site management company who would ensure that the bins are only brought immediately before collection and returned immediately after.

In both buildings, for studio / edit suite / office element of the proposals, building users would take their waste to communal bins at multiple locations within the buildings. A member of staff will empty these bins on a daily basis and bring them down to the main bin store within each building.

The small retail unit in Lower Campfield will transfer their waste to the main bin store themselves on a regular basis. The F&B elements of Lower Campfield will utilise a kitchen waste holding room adjacent to the prep kitchen, within the curtilage of the site. Once a day the contents of these bins held in this storage area, will be transfer to the main bin store.

Upper Campfield will also have a secondary bin store, labelled 'restaurant bin store'. However, this bin store is not associated with the proposals and is an existing provision that will be retained for the adjoining restaurant uses. Their collection regime will remain as existing.

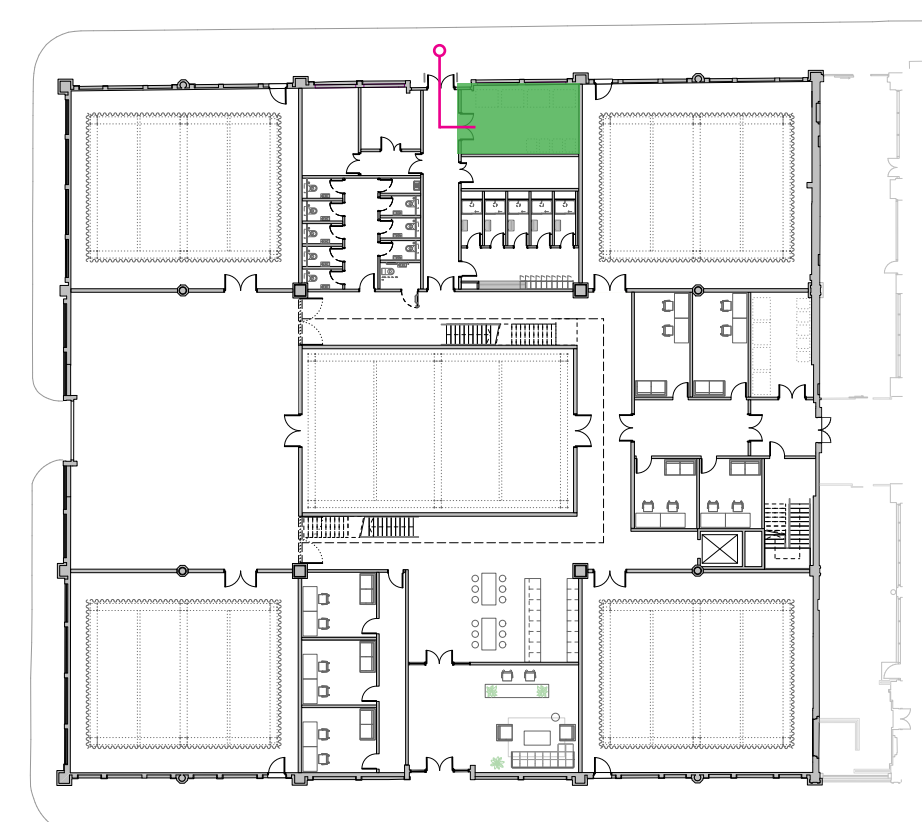
For further detail refer to the Waste Management Strategy report by Vectos submitted as part of this application.



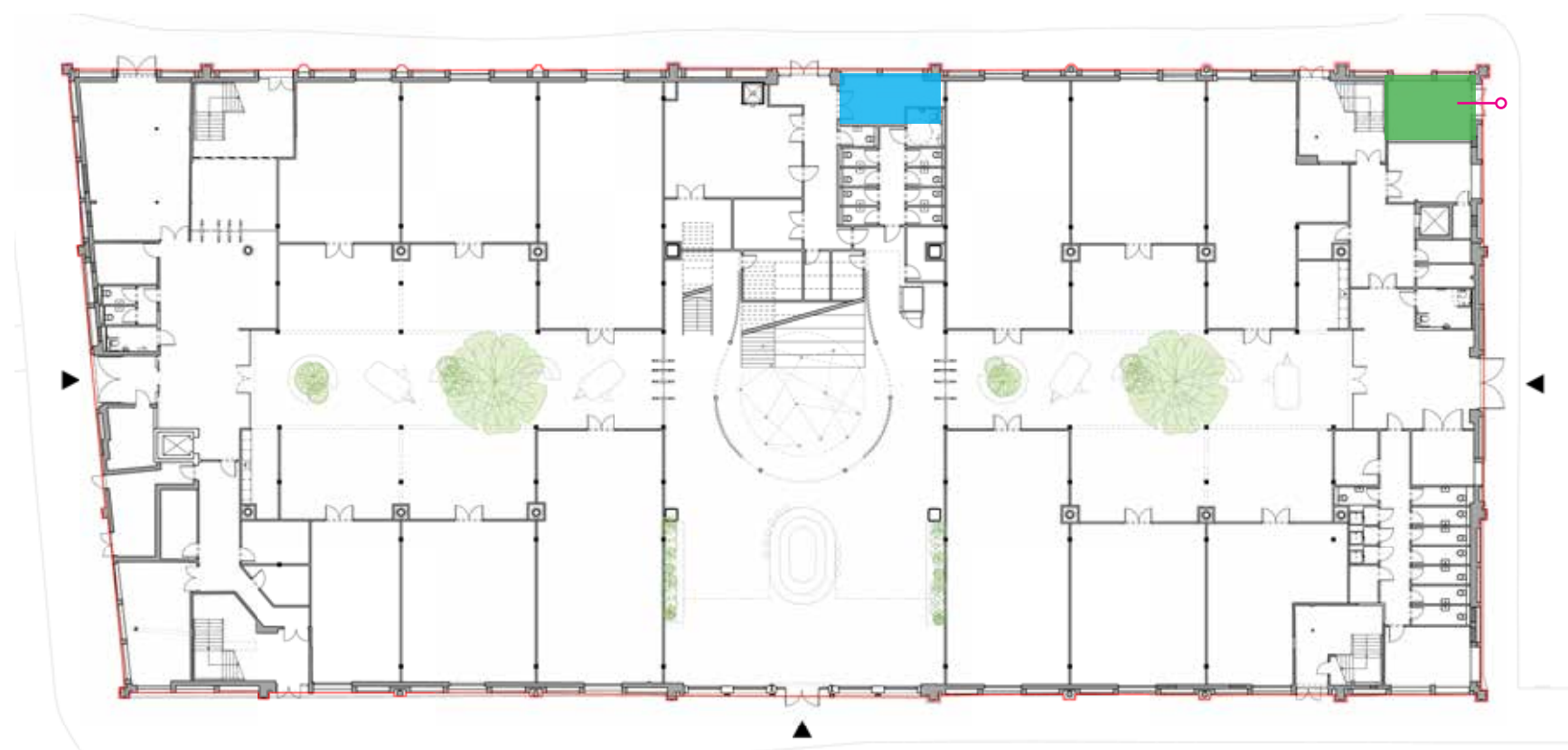
Location plan

Legend

- Main bin store
- Kitchen waste holding area
- Collection area
- Waste collection from Tonman Street



Upper Campfield proposed ground floor plan



Lower Campfield proposed ground floor plan

The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics. As the proposal is for the refurbishment of two listed buildings, the 10 characteristics are not fully applicable. However, they have been briefly reviewed to demonstrate that the fundamental principles of good design have been consistently considered throughout the scheme.

6.1 CONTEXT

The proposals have been carefully considered in direct response to the rich historic context of the Conservation Area and the architectural characteristics of the listed buildings as demonstrated in detail throughout this document.

6.2 IDENTITY

The proposals have a strong and coherent identity demonstrated through:

- Legibility - easy to navigate, clear distinction between old and new;
- Key views - focusing the users' attention to the historic fabric of the buildings;
- Balance between functional space and break-out space, between private office and open public space, between architectural intervention and internal landscaping;
- Cohesive use of massing forms materials and detailing.

All of the above are aimed at enhancing the listed assets into an even more visually-attractive environment fostering a cohesive experience for multiple types of users.

6.3 BUILT FORM

The National Design Guide defines Built Form as relating to the relationship between built forms and their urban and suburban context and infrastructure. The proposals do not include any major external landscape or infrastructure works.

6.4 MOVEMENT

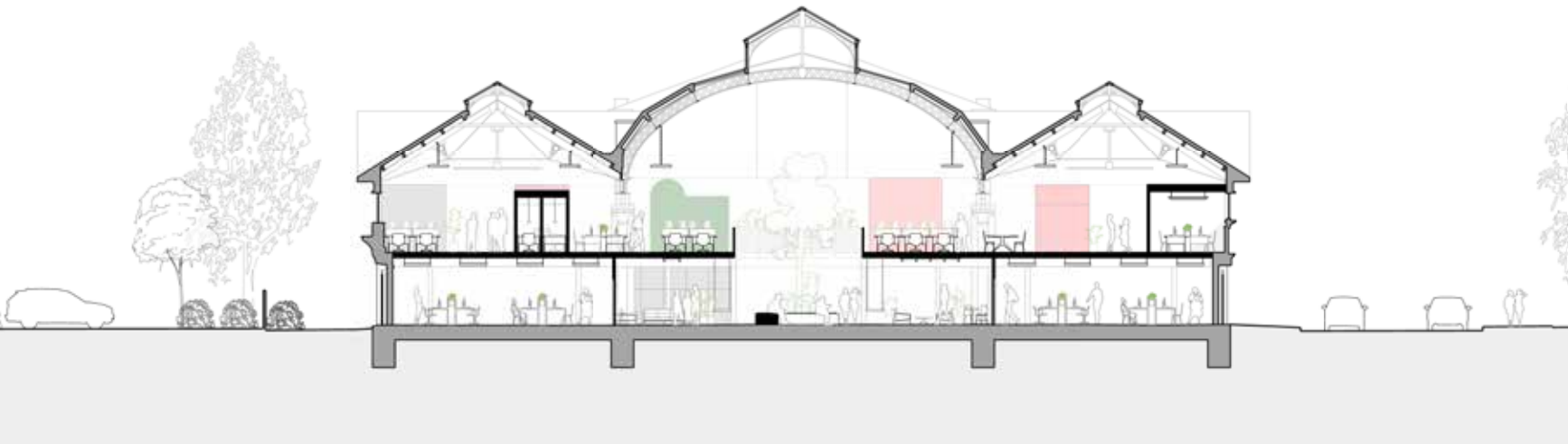
The proposed scheme is in a city centre location with an excellent network of variety of transportation modes accessible to multiple type of users. Access and usability for all is provided through level-thresholds, accessible amenity space and circulation.

6.5 NATURE

Natural features are integrated into the more generous internal space of Lower Campfield. The heavily planted central Green Gally enhances Lower Campfield's function as a modern biophilic work environment.

6.6 PUBLIC SPACES

Public Spaces relate to streets, squares and other open public areas within a city. As such this section is not relevant to the proposals in this document.



Lower Campfield; Proposed cross section through the offices and garden studios.



View of Lower Campfield from the corner of Lower Byrom Street and Tonman Street. Signage and branding is shown indicatively, details are to be submitted in a separate application.

6.7 USES

The repair and re-purpose of Lower & Upper Campfield will create a dynamic & sustainable work environment. Offering a generous mix of uses including media studios, office, retail and hospitality the proposals will support everyday activities and be socially inclusive.

The scheme proposals shall deliver flexible workspace leased rent free to Qualifying Businesses and Qualifying Individuals or 400 free drop-in, hot desk memberships per year and at any one time to Qualifying Businesses and Qualifying Individuals together with sufficient managed flexible workspace in the properties set aside to accommodate them, both in Lower & Upper Campfield.

6.8 HOMES & BUILDINGS

The refurbishment and re-purpose of both market halls offer the opportunity to create a multi-functional, accessible and sustainable hub in the city centre of Manchester.

The carefully-considered refurbishment creates an enhanced environment promoting health and well-being through abundance of natural light, high-quality materials and detailing, and in the case of Lower Campfield a diverse internal landscape.

6.9 RESOURCES

The proposed layouts offer a mix of uses which reduces their resource requirement for land, energy, water and amenity.

The spaces are fit for purpose and adaptable over time enabling future growth or even downsizing.

The proposals use recycled materials as well as construction techniques and technologies to minimise impact on both the historic fabric and the environment.

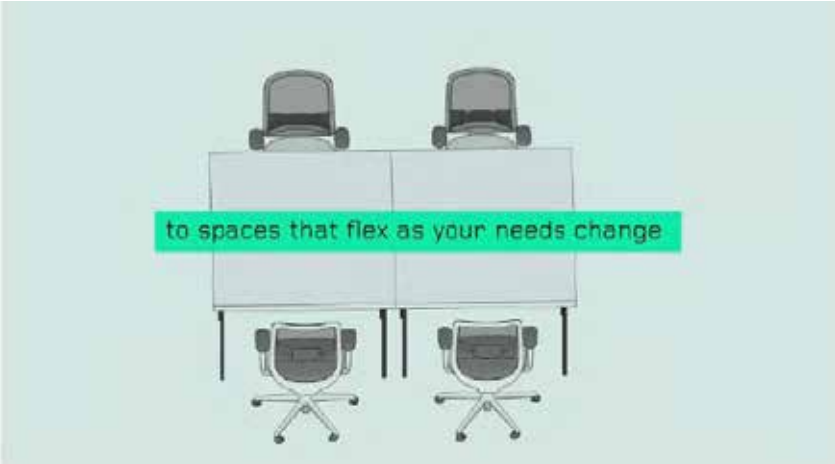
6.10 LIFESPAN

The proposals are designed and planned for long-term use. They have been designed to be robust and easy to maintain over time. Flexible and multi-purpose spaces are adaptable to their users' changing needs and evolving technologies.

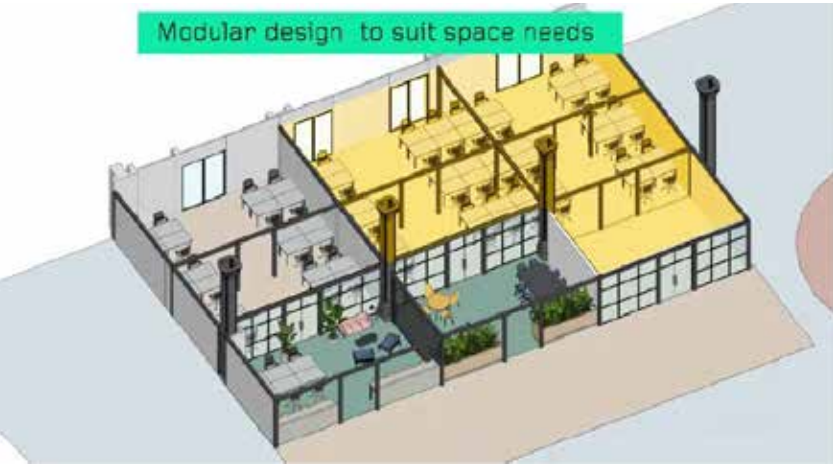
Taking into account the historic character of the buildings the proposals are designed to be completely demountable without damaging the listed buildings. Facilitating possible future re-purpose works and the return of the buildings to their original form, ensures the continued longevity of the heritage assets for future generations.



Lower Campfield: variety of working solutions including hotdesking; image credit: Sheila Bird.



Lower Campfield: variety of working solutions offering flexible space to suit the occupier's requirements; image credit: Sheila Bird.



Lower Campfield: modular design of the office space makes it flexible and easy to change with occupier's growth; image credit: Sheila Bird.



Lower Campfield: offices expand into garden studios inviting nature into the workspace; image credit: Sheila Bird.



Lower Campfield: concept sketch of the offices and garden studios; image credit: Sheila Bird.



Lower Campfield: concept sketch of the garden gally and garden studios; image credit: Sheila Bird.



7.0 SUMMARY

Upper & Lower Campfield, Liverpool Road

The project vision is to sensitively refurbish and re-purpose the Grade II listed Upper and Lower Campfield Market Halls to create a dynamic new workspace destination for Manchester. The proposals include for the formation of a technology incubator hub which will provide flexible, high quality, low-cost workspaces for start-ups and early-stage tech, digital, media and creative companies with integrated retail, leisure, event and amenity spaces.

The internal works to both buildings include demolition of low to no significance internal structures to make way for a new mezzanine and internal layout, respecting the existing structural grid as well as the buildings' scale, form, detailing and material palette. The design is centred around reinforcing the industrial architectural language of the buildings and their wider historic context.

The external works to Lower Campfield include the integration of new window and louvre openings within the modern brickwork which has been assessed as having no significance to the character of the listed building. The original railings to the ground floor facades will be retained. The glazed circa 1980s entrance off Liverpool Road will be replaced with a contemporary glazed door & window screen in the same style as the new windows. The existing public footpath in front will be gently raised to form a level threshold. A new glazed entrance will be formed within the central bay of the north-west corner gable elevation in a matching style.

The external works to Upper Campfield include the replacement of the existing large format corrugated metal gates with new contemporary entrances: glazed doors to Liverpool Road; a roller shutter loading door to Barton Street and a double door within replacement like-for-like metal sheeting to Tonman Street. In the instance of each entrance, the metal sheeting above the door opening within the ornate timber arch is either retained or replaced with like-for-like.

Revolving around the historic character of the buildings, the new interior and exterior elements are designed to be light touch and completely demountable without damaging the listed buildings, thus facilitating possible future re-purpose works and the return of the buildings to their original form. As such the proposed designs ensure the continued longevity of the heritage assets for future generations.



View of Upper Campfield. Signage and branding is shown indicatively, details are to be submitted in a separate application.



View of Lower Campfield from the corner of Liverpool Road and Lower Byrom Street. Signage and branding is shown indicatively, details are to be submitted in a separate application.

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