

University of Manchester

Humanities Bridgeford Street Building LTM

Design Access Statement

0.0 CONTENTS

1.0 INTRODUCTION

- 1.1 Project Introduction
- 1.2 Planning Policy
- 1.3 Project Directory

2.0 PRE APPLICATION DIALOGUE

- 2.1 Summary of discussions and actions
- 2.2 Planning History

3.0 SITE CONTEXT & CONSTRAINTS

4.0 DESIGN DEVELOPMENT

- 4.1 Design Development

5.0 PROPOSED DESIGN

1

INTRODUCTION

1.0 INTRODUCTION

1.1 Project Introduction

The site address is:

*Humanities Bridgeford Street
University of Manchester
Manchester
M15 6GY*

The Humanities Bridgeford Street building is located towards the west within The University of Manchester's campus. It is bound by Bridgeford street to the south and Higher Chatham street to the west. Built in 1970, the building consists of 5 levels - this includes a basement level and a tank room at roof level.

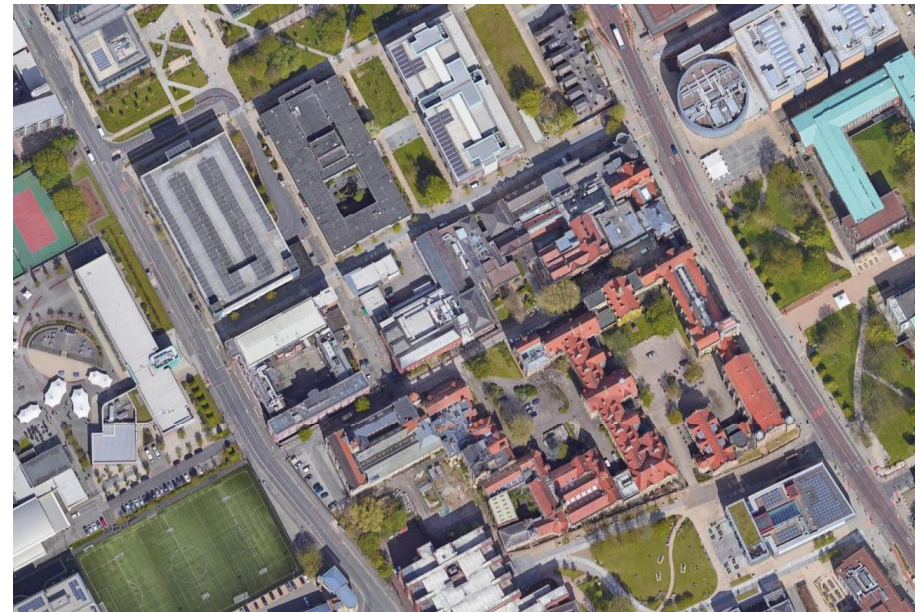
Situated within the University of Manchester's Oxford Road main campus, the site is easily accessible via car and public transport links to the city centre, and towards South Manchester.



1.2 Planning Policy

The report contains a summary of the site context, analysis of the surrounding area and a summary of the design decisions. The statement explores how the scheme has been informed by the site surroundings and site access requirements.

The document should be read in conjunction with the accompanying drawings and application form for this site.



1.0 INTRODUCTION

1.3 The Project Team

Below is a table of the current list of consultants on the project.

Name	Organisation	Role	Email	Tel.
Stephen Gorst	RECOM	Project Manager	Stephen@recomsolutions.co.uk	0161 478 1200
Tim Farnworth	Halliday Meecham Architects	Project Architect / Principal Designer	tf@hallidaymeecham.com	0161 661 5566
Lee Tasker	Gardiner&Theobald	Cost Consultant	l.tasker@gardiner.com	0161 817 4040
Brian Doran	Troup Baywaters + Anders	M&E Consultant (mechanical)	b.doran@tbanda.com	0161 974 1710
Andrew Leng	WML	Structural Consultant	andrew.leng@wmlconsulting.com	0161 482 0600

2

PRE
APPLICATION
DIALOGUE

2.0 PRE APPLICATION DIALOGUE

Pre Application Dialogue

HMA and the wider design team have engaged with MCC Planning Officer Tony Mitchell at a series of briefing meetings facilitated by the UoM Client and Project Management Team.

The Key Responses from the LPA Team can be summarized as follows:

Humanities Building is a non-designated heritage asset; this will mean that a greater interest in the proposals will be taken by the LPA Conservation Team.

The renewal and upgrade of the roof would be considered permitted development.

The installation of photovoltaic panels could be considered permitted development within the parameters set out in MCC guidance. The proposals will follow this guidance.

Proposals for the repair of the concrete façade will be developed in conjunction with the LPA Conservation Team. Samples will be offered for comment.

Any proposals to reclad the Humanities Building would not be supported by the LPA

Maintenance of the appearance and sight lines of the existing windows with the replacement frames is of importance to the LPA, as is replication of the original finish. Colour and anodized treatment must be replicated. The apparent texture of the frames should also be investigated to understand if this is patina or a particular texture. Corners should be mitred.

A range of potential window patterns were presented to the LPA Officer, any deviation in transom and mullion lines would not be supported, however the substitution of currently fixed lights for opening lights to assist ventilation and cooling was not unacceptable.



3

SITE
CONTEXT &
CONSTRAINTS

3.0 SITE CONTEXT AND CONSTRAINTS

Surrounding Context

The Humanities Building sits near the northern boundary of the University Campus. It is bounded by Higher Chatham Street to the south west, Bridgeford Street to the south east and University Green a linear landscaped space to the north west. To the north east is the Arthur Lewis building accessible across a mixed hard and soft landscaped route connecting both buildings, University Green and the wider campus to the south.

With the exception of the Bridgeford Street car park, neighbouring buildings are predominantly academic housing teaching and research facilities. The route between Arthur Lewis is a popular thoroughfare for students accessing cafés across University Green.



1:1250 @A4



- Public Pathways
- Roads
- Buildings
- Grassland

3.0 SITE CONTEXT AND CONSTRAINTS

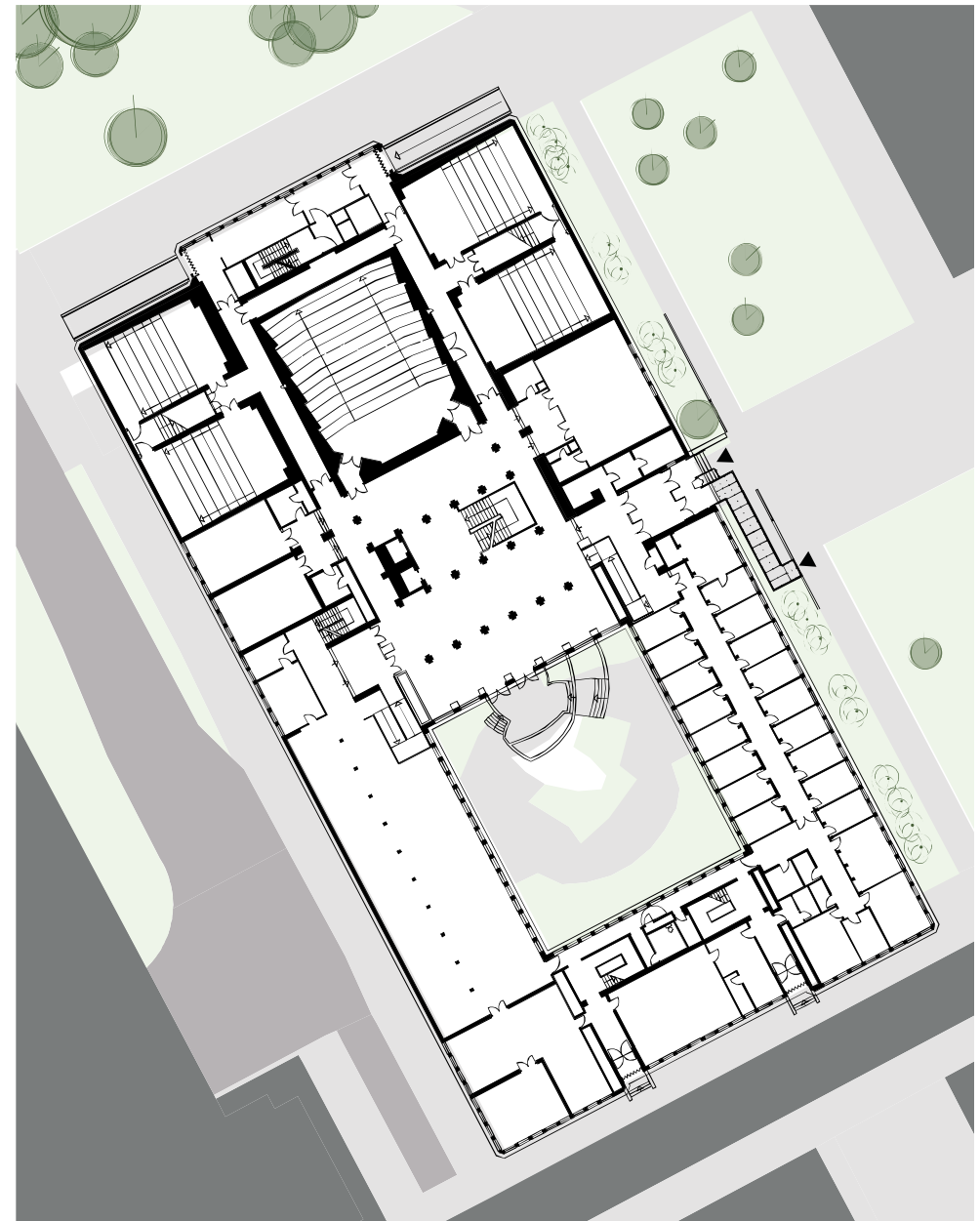
Surrounding Context



University Green



Arthur Lewis Building



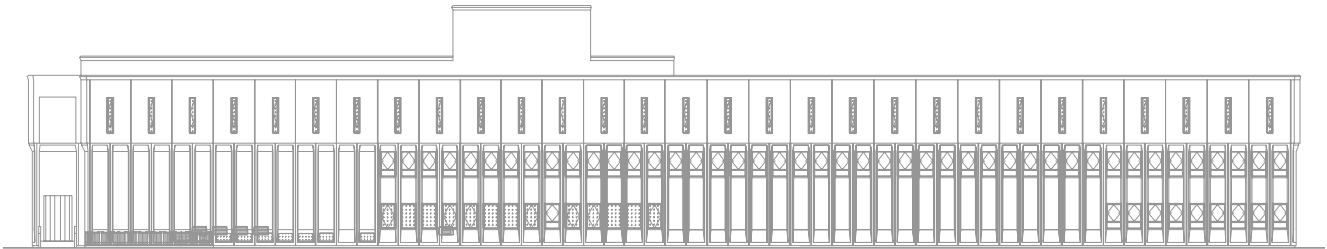
3.0_SITE CONTEXT AND CONSTRAINTS

Existing Elevations



Existing NE Elevation

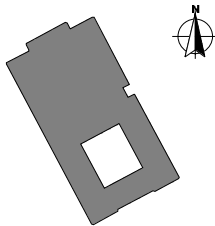
1:150 @ A1



Existing SW Elevation

1:150 @ A1

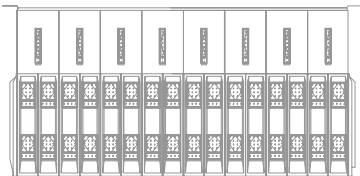
© Copyright. All rights reserved. This drawing must not be reproduced without permission. Do not scale from this drawing. All dimensions are in millimetres unless otherwise stated. Any discrepancies should be reported to the Architect.



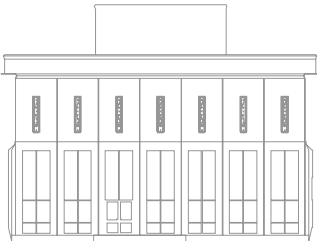
P1		Issued for approval		13.09.2023		PM6 / SA		TF	
PLANNING									
Revision		Description		Date		Drawn		Checked	
Halliday Meecham Architects Limited									
111 Piccadilly Manchester M1 2HY +44 (0)161 661 5566						HALLIDAY MEECHAM ARCHITECTS			
4 Devonshire Street London W1W 5DT +44 (0)203 440 5175									
hma@hallidymeecham.com www.hallidymeecham.com									
Client: University of Manchester									
Project: Humanities LTM									
Phase of Location: Humanities Building, University of Manchester									
Drawing: Existing Elevations									
Scale @ A1		Scale @ A0		Date		Drawn		Checked	
1:150		1:300		30/11/23		SA		TF 5507	
Drawing No.						10202			
Drawing Ref.						5607-HMA-HB-XX-DR-A-10202			
						Revision			
						P1			

3.0_SITE CONTEXT AND CONSTRAINTS

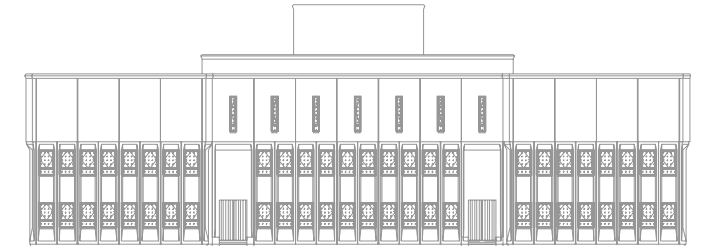
Existing Elevations



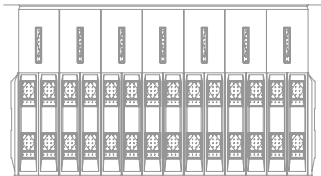
Existing NE Courtyard Elevation
1: 150 @ A1



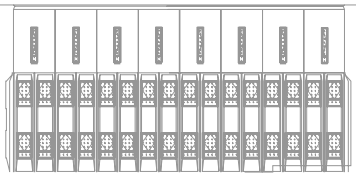
Existing SE Courtyard Elevation
1: 150 @ A1



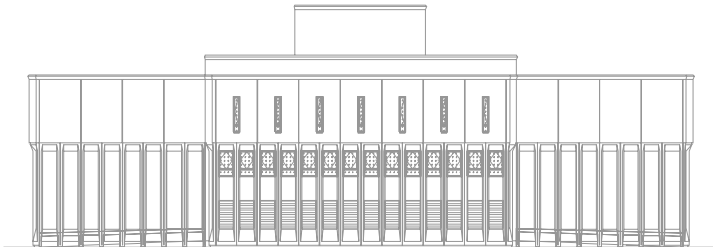
Existing SE Elevation
1: 150 @ A1



Existing NW Courtyard Elevation
1: 150 @ A1

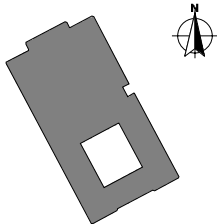


Existing SW Courtyard Elevation
1: 150 @ A1



Existing NW Elevation
1: 150 @ A1

© Copyright. All rights reserved. This drawing must not be reproduced without permission.
Do not scale from this drawing. All dimensions are in millimetres unless otherwise stated.
Any discrepancies should be reported to the Architect.



P1	Issued for approval	13.09.2023	PMB / SA	TF
Revision	Description	Date	Drawn	Checked
	Halliday Meecham Architects Limited			
	111 Piccadilly Manchester M1 2HY +44 (0)161 661 5566			
	4 Devonshire Street London W1W 5DT +44 (0)203 440 9175			
	hma@hallidymeecham.com www.hallidymeecham.com			
Client:	University of Manchester			
Project:	Humanities LTM			
Phase of Location:	Humanities Building, University of Manchester			
Drawing:	Existing Elevations			
Scale @ A1	Scale @ A0	Date	Drawn	Checked
1:150	1:300	30/11/23	SA	TF
Job No.	Drawing No.	Revision		
5607	10203			
Drawing Ref.	5607-HMA-HB-XX-DR-A-10203			

3.0 SITE CONTEXT AND CONSTRAINTS

Existing Site Condition



4

DESIGN
DEVELOPMENT

4.0 DESIGN DEVELOPMENT

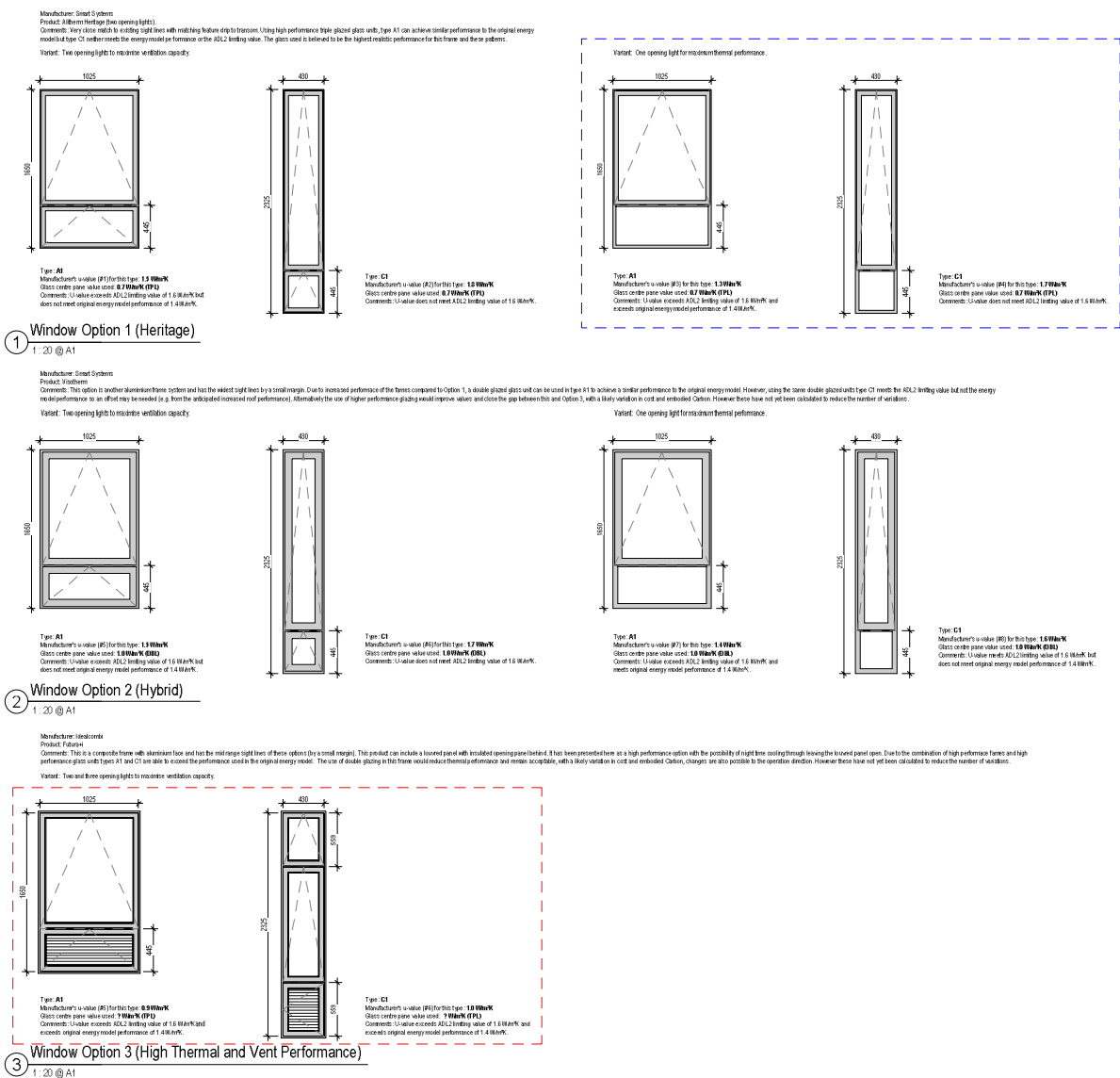
Initial Window Design Options

HMA investigated a number of different window treatments during the development of the design.

In conjunction with the wider design team, HMA looked at the various factors impacting the potential proposals for window replacement including:-

- Thermal performance
- Ventilation
- Opening casements
- Overheating
- Appearance and finish

The drawings opposite illustrate some of the options considered.



5

PROPOSED
DESIGN

5.0 PROPOSED DESIGN

The design comprises the following elements:-

ROOF

- Overlay of existing roof finish with new insulated system
- Installation of new PV array
- Installation of new air source heat pumps
- Installation of new hand rail as edge protection
- Installation of new screen around air source heat pumps

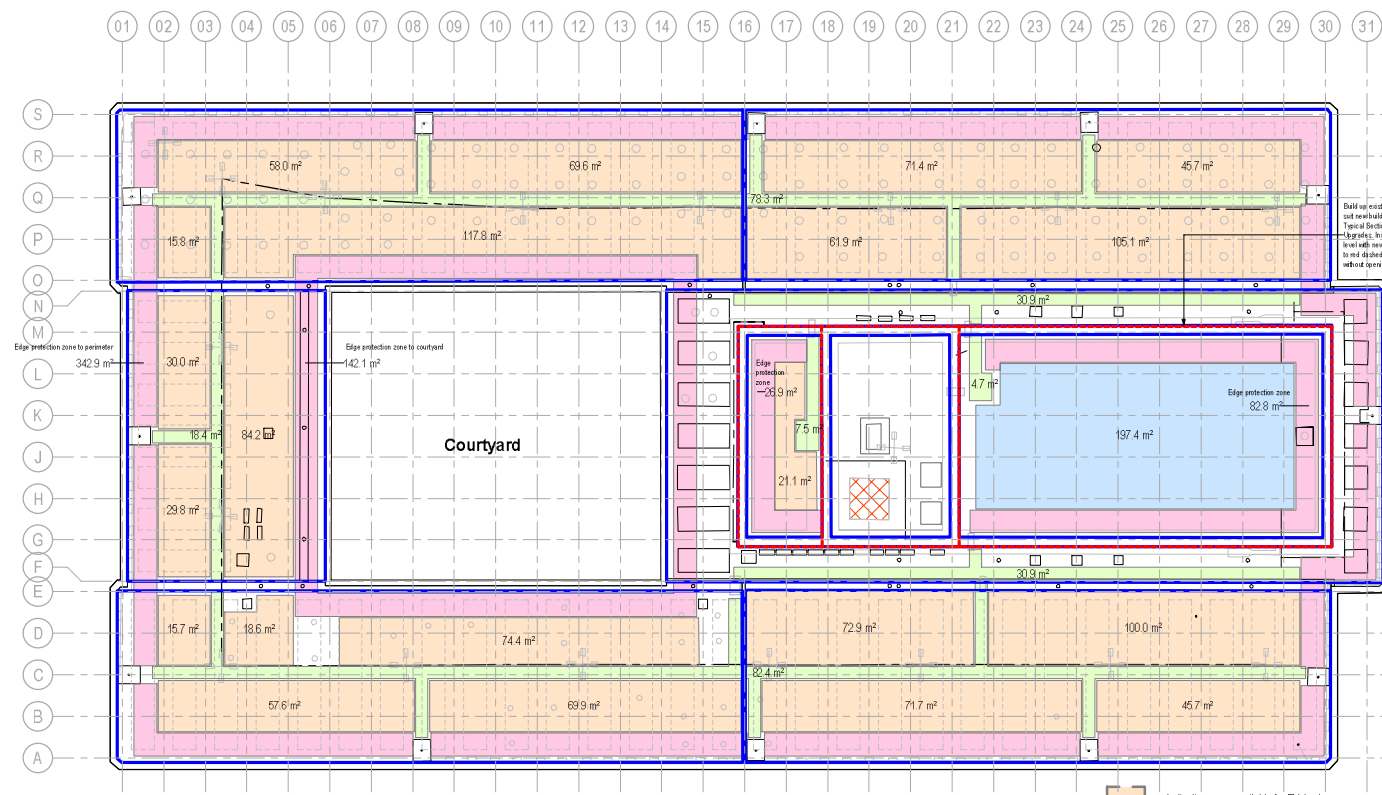
WINDOWS AND DOORS

Replacement of existing with new thermally broken aluminium units, with frames and finish to match existing.

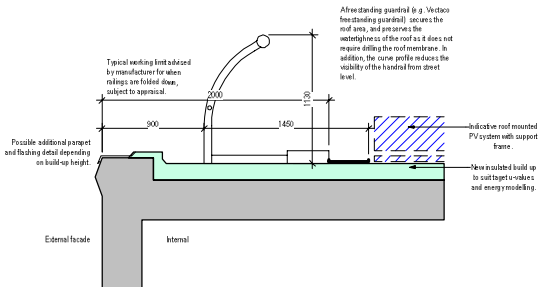
EXTERNAL RAMP

New ramp in brick construction to match adjacent brick stock to entrance. New permanent construction will replace the existing temporary ramp.

5.0 PROPOSED DESIGN



Roof Constraints Plan
1:150 @ A1



Permanent Edge Protection Illustration
1:20 @ A1

- Indicative areas available for PV (and vent/daylighting where needed).
- Indicative areas available for ASHP.
- Allowance for folding edge protection, as detail illustration. Edge protection strategy: TBC.
- Allowance for roof access walkway system.
- Anticipated positions of former roof light openings based on scanned record drawings.

© Copyright. All rights reserved. This drawing must not be reproduced without permission. Do not scale from this drawing. All dimensions are in millimetres unless otherwise stated. Any discrepancies should be reported to the Architect.



- Scope Notes
- Existing elements drawn from record information. Measured survey to be undertaken for validation prior to any order being placed.
 - Proposed new roof manufacturer to confirm suitability of all existing roof areas as substrate for new overlay, or highlight any obstacles to the installation, or any areas for making good, for acceptance by Client.
 - In preparation for roofing overlay all redundant services, including redundant sun pipes, are to be removed (refer to Engineer's information for affected services).
 - All affected areas are to be made good both side-slopes to create suitable substrate for roof overlay, and internally to match existing finishes (B+C).
 - It is likely that existing surface mounted services, that are to be retained, will need temporary or permanent modification to accommodate new overlay, e.g. temporary relocation of rooftop plant units, single-ended cable trays etc. Once accepted and measured, existing roof to be covered with new build-up 80/20mm insulation depending on location - refer to manufacturer's report in accordance with manufacturer's installation guidance and to meet the requirements for the guarantee.
 - Roofing works to include alterations to accommodate additional insulation thickness around existing features including raising of all existing curbs to penetrations, and reworking additional cavity trays at masonry abutments (refer to locations on sheet).
 - Works will also include forming of new openings to suit services strategy including new rooflights/vents and connections to rooftop plant e.g. ASHPs.
 - New edge protection system, walkways, and roof removal services to be installed following completion of roof overlay in each zone. This will need to be completed in a time to suit the phasing strategy for structural completion of internal works.
 - Large 'typical' rooflight at local wall also need to be removed, at least temporarily, to raise the curb. This may be an opportunity for including solar ventilation to assist with the fire strategy in the future, similar stock ventilation to aid natural ventilation to internal spaces.

- Roofing Notes
- Roof impact (B+C) roof zones marked in blue.
 - Roof impact level based on typical PPR in zone 1, 30mm flat PPR in zones 2, 4, 5, and 6, and 30mm PPR in zone 3 due to constraints.
 - Roof impact suggests 125-140 additional build up possible to meet areas depending on perimeter constraints. Pending approval to confirm proposed insulation thicknesses.

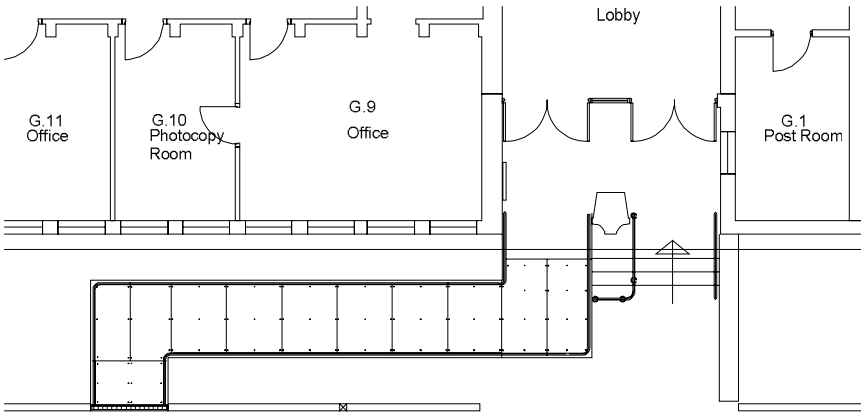
- Notes
- Refer to UK Hazardous materials record information.
 - An R20 asbestos survey, and if necessary, abatement specification must be completed prior to any work commencing. It is believed some roof edges and openings are unprotected. All works subject to accepted R20M and UK HSE to work system. If it should be to unprotected angle.



P1	Issued for approval	PLANNING	13.09.2023	PMB / SA	TF
Revision	Description	Date	Drawn	Checked	
Halliday Meecham Architects Limited					
111 Piccadilly Manchester M1 2HY					
+44 (0)161 661 5566					
4 Devonshire Street London W1W 5DT					
+44 (0)203 440 9175					
hmb@hallidaysmeecham.com					
www.hallidaysmeecham.com					
Client					
University of Manchester					
Project					
Humanities LTM					
Location					
Humanities Building, University of Manchester					
Drawing					
Level R1 Scope of Works Plan (PLANNING)					
Scale @ A1	Scale @ A2	Date	Drawn	Checked	Job No.
1:150	1:300	30/11/23	SA	TF	5607
Drawing Ref.					Revision
5607-HMA-HB-R1-DR-A-20106					P1

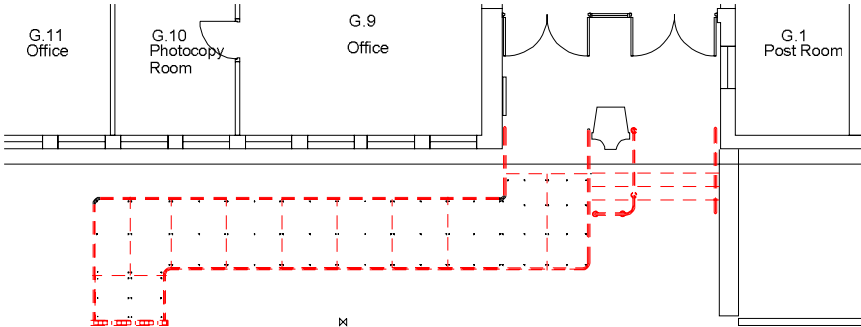
5.0 PROPOSED DESIGN

Proposed Ramp Design



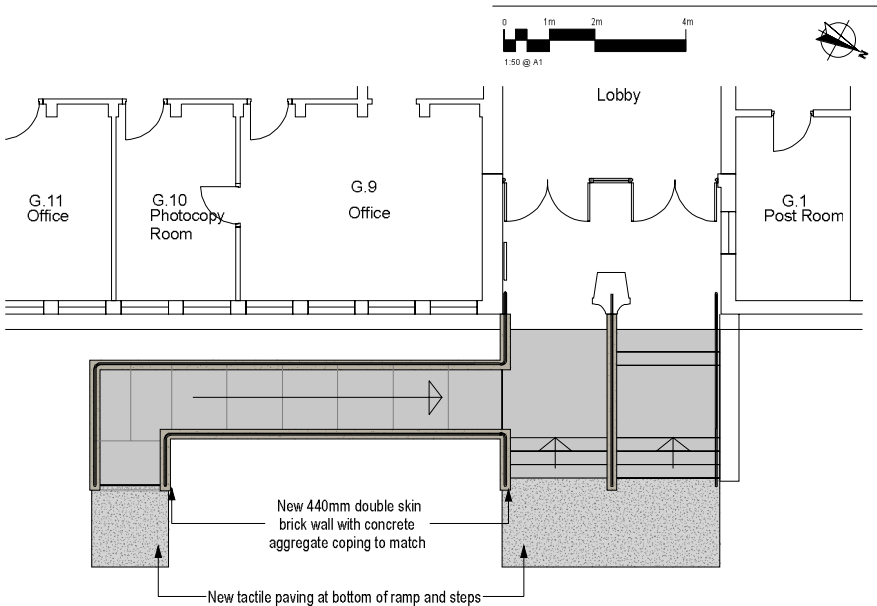
Existing Entrance

1:50 @ A1



Entrance Strip Out

1:50 @ A1



Proposed Entrance

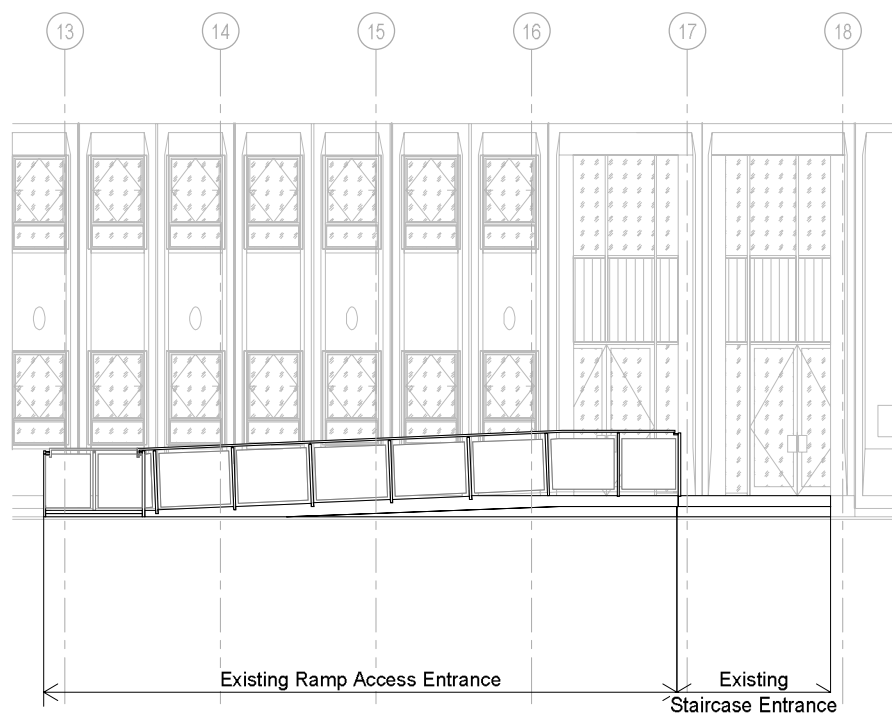
1:50 @ A1



P1	Issued for approval	13.09.2023	FMB / SA	TF
PLANNING				
Revision	Description	Date	Drawn	Checked
Halliday Meecham Architects Limited				
111 Piccadilly Manchester M1 2HY				
+44 (0)161 661 5566				
4 Devonshire Street London W1W 5DT				
+44 (0)203 440 9175				
hma@hallidymeecham.com				
www.hallidymeecham.com				
Client	University of Manchester			
Project	Humanities LTM			
Phase / Location	Humanities Building, University of Manchester			
Drawing	Existing and proposed entrance			
Scale @ A1	Scale @ A0	Date	Drawn	Checked
1:50	1:100	13.09.2023	SA	TF
Job No.	5607	Drawing No.	20107	Revision
5607-HMA-HB-00-DR-A-20107				P1

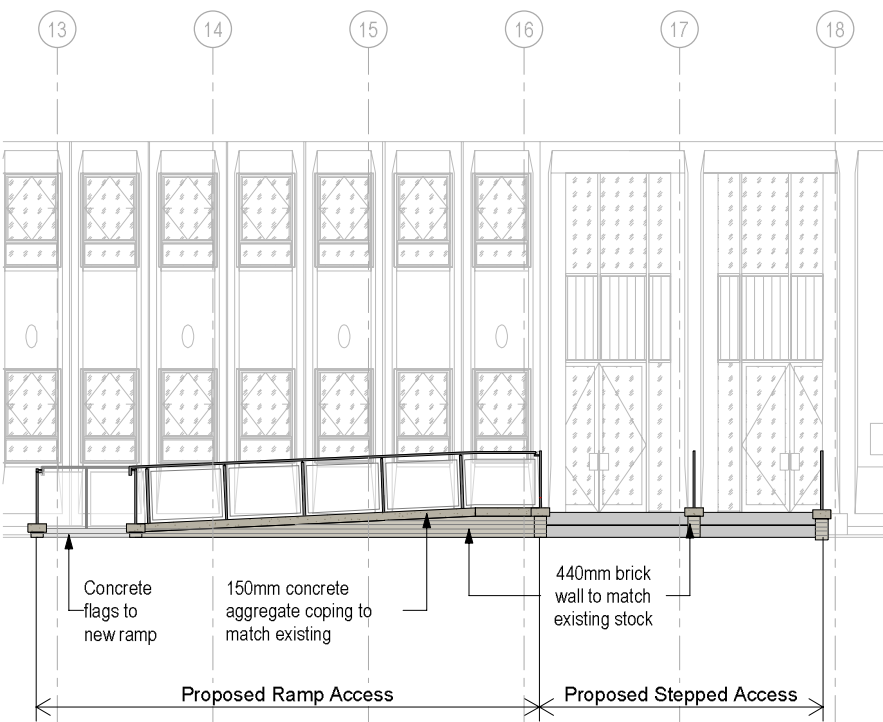
5.0 PROPOSED DESIGN

Proposed Ramp Design



Existing NE Elevation

1 : 50 @ A1

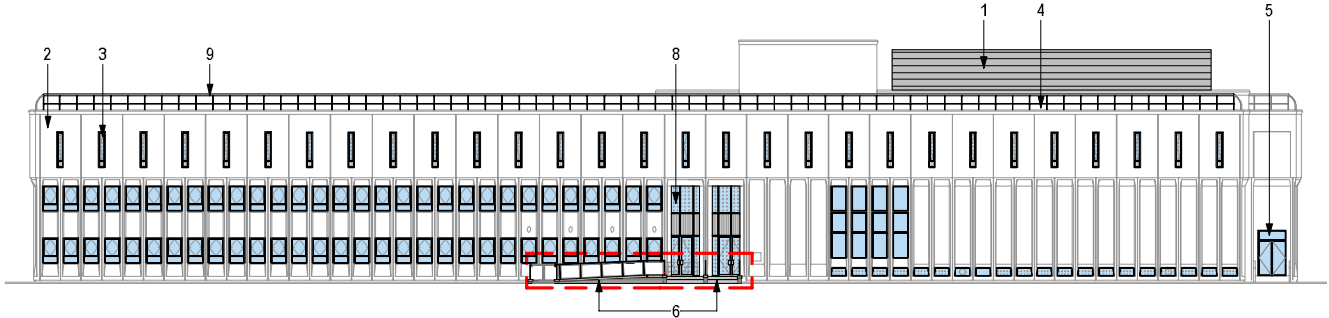


Proposed NE Elevation

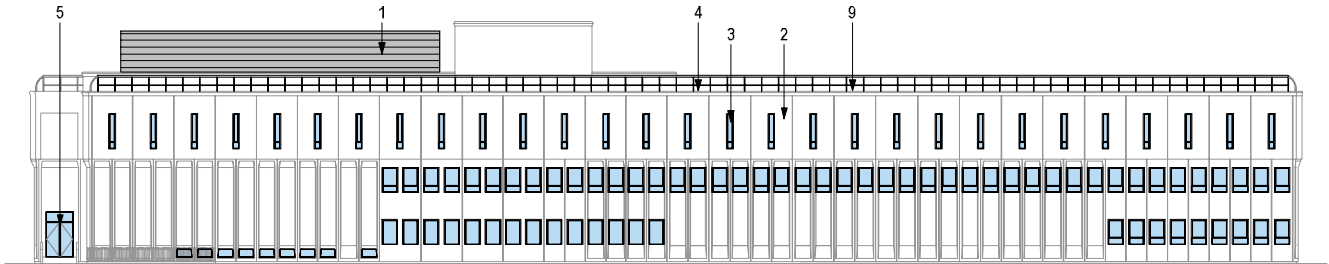
1 : 50 @ A1

5.0 PROPOSED DESIGN

Proposed Elevations

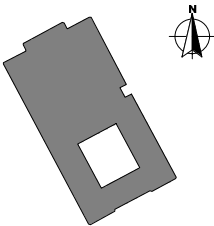
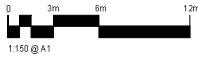


1 Proposed NE Elevation
1:150 @ A1



2 Proposed SW Elevation
1:150 @ A1

© Copyright. All rights reserved. This drawing must not be reproduced without permission. Do not scale from this drawing. All dimensions are in millimetres unless otherwise stated. Any discrepancies should be reported to the Architect.

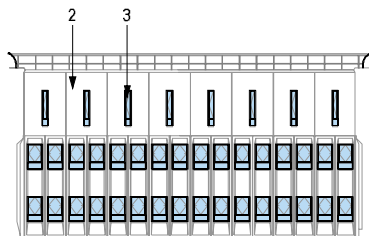


1. New louvred ASHP enclosure to be constructed on roof deck, louvres to be angled to obscure plant blades, and to be PPC RAL silver grey 7001.
2. All concrete facade panels to be cleaned and repaired as identified in condition report.
3. All existing windows to be removed and replaced with new units in anodised finish to match existing.
4. Existing window openings on roof level to have cills raised and windows replaced with new.
5. Existing folding doors to be removed, and new compliant to doors to be installed
6. Main entrance steps and external access ramp to be redesigned.
SEE drawings:
5607-HMA-HB-00-DR-A-20107
5607-HMA-HB-XX-DR-A-20203
7. Existing courtyard doors to be replaced to match new windows
8. Curtain walling and associated spandrel to be replaced with new in finish to match existing.
9. Permanent edge protection in the form of a free-standing guard rail to the roof area.

P1	Issued for approval	15.09.2023	PMB / SA	TF
Revision	Description	PLANNING	Scale	Drawn
Halliday Meecham Architects Limited				
111 Piccadilly Manchester M1 2HT +44 (0)161 661 5566				
4 Devonshire Street London W1W 5DT +44 (0)203 440 9175				
hma@hallidymeecham.com www.hallidymeecham.com				
Client	University of Manchester			
Project	Humanities LTM			
Phase of Location	Humanities Building, University of Manchester			
Drawing	Proposed Elevations			
Scale @ A1	Scale @ A0	Date	Drawn	Checked
1:150	1:300	30/13/23	SA	TF
Job No.	5607	Drawing No.	20108	Revision
Drawing Ref.	5607-HMA-HB-XX-DR-A-20108			P1

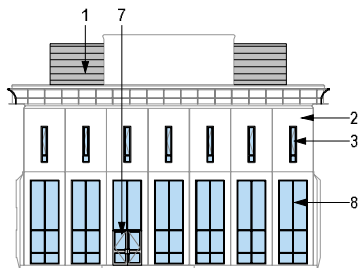
5.0 PROPOSED DESIGN

Proposed Elevations



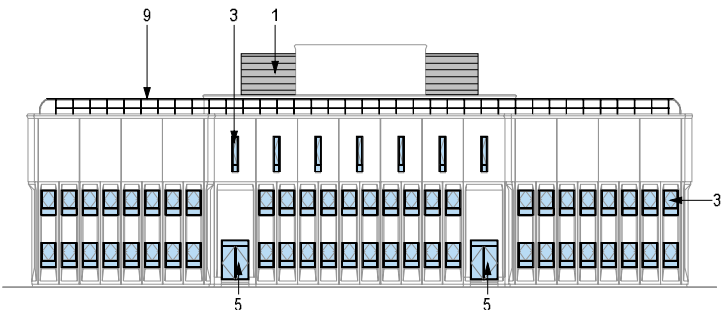
Proposed NE Courtyard Elevation

1:150 @ A1



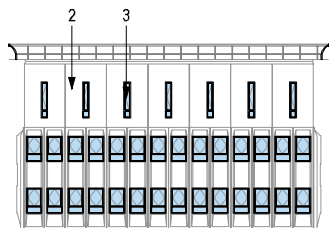
Proposed SE Courtyard Elevation

1:150 @ A1



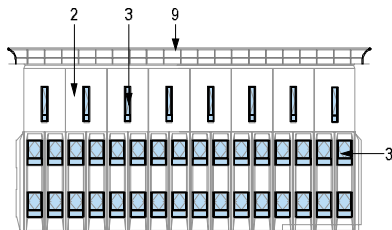
Proposed SE Elevation

1:150 @ A1



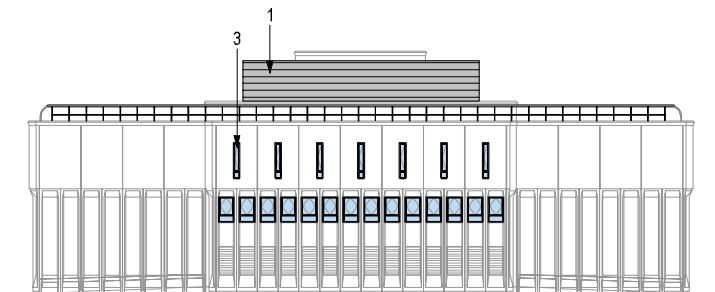
Proposed NW Courtyard Elevation

1:150 @ A1



Proposed SW Courtyard Elevation_Planning

1:150 @ A1



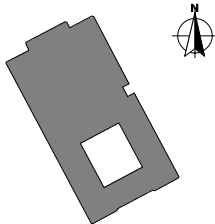
Proposed NW Elevation

1:150 @ A1

1. New louvred ASHP enclosure to be constructed on roof deck, louvres to be angled to obscure plant blades, and to be PPC RAL silver grey 7001.
2. All concrete facade panels to be cleaned and repaired as identified in condition report.
3. All existing windows to be removed and replaced with new units in anodised finish to match existing.
4. Existing window openings on roof level to have cills raised and windows replaced with new.
5. Existing folding doors to be removed, and new compliant to doors to be installed

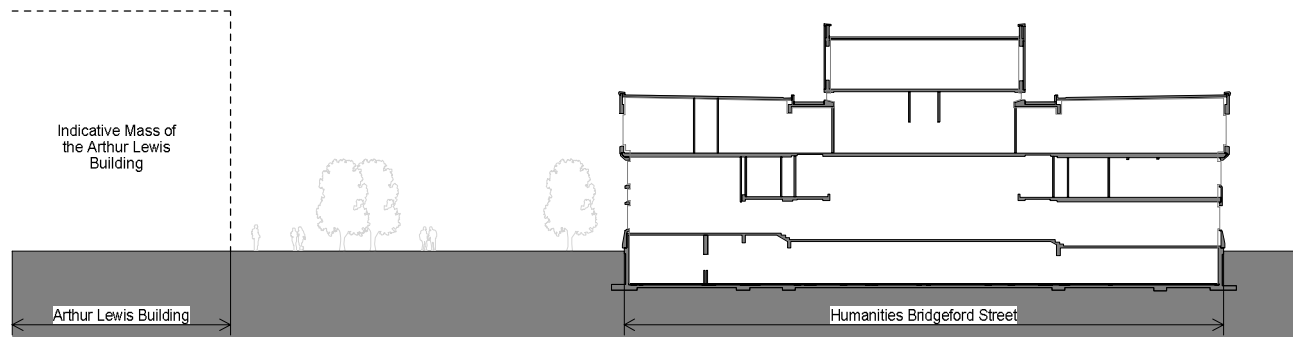
6. Main entrance steps and external access ramp to be redesigned.
SEE drawings:
5607-HMA-HB-00-DR-A-20107
5607-HMA-HB-XX-DR-A-20203
7. Existing courtyard doors to be replaced to match new windows
8. Curtain walling and associated spandrel to be replaced with new in finish to match existing.
9. Permanent edge protection in the form of a free-standing guard rail to the roof area.

© Copyright. All rights reserved. This drawing must not be reproduced without permission. Do not scale from this drawing. All dimensions are in millimetres unless otherwise stated. Any discrepancies should be reported to the Architect.



P1	Issued for approval	15.09.2023	PMB / SA	TF
Revision	Description	Scale	Drawn	Checked
Halliday Meecham Architects Limited				
111 Piccadilly Manchester M1 2HT +44 (0)161 661 5566				
4 Devonshire Street London W1W 5DT +44 (0)203 440 9175				
hma@hallidymeecham.com www.hallidymeecham.com				
Client: University of Manchester				
Project: Humanities LTM				
Phase of Location: Humanities Building, University of Manchester				
Drawing: Proposed Elevations				
Scale @ A1 1:150	Scale @ A0 1:300	Date 30/10/23	Drawn SA	Checked TF
Drawing Ref. 5607-HMA-HB-XX-DR-A-20109		Job No. 5507	Drawing No. 20109	Revision P1

5.0 PROPOSED DESIGN

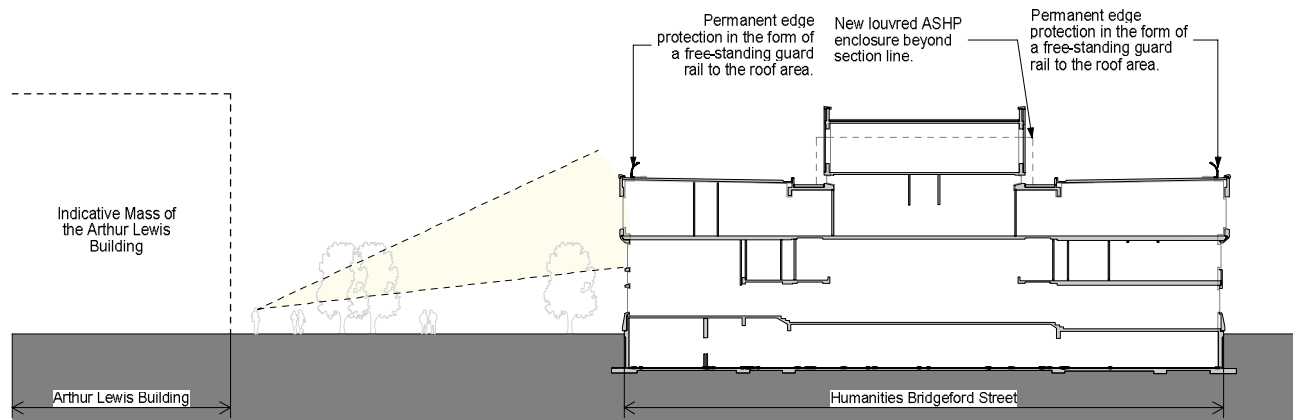
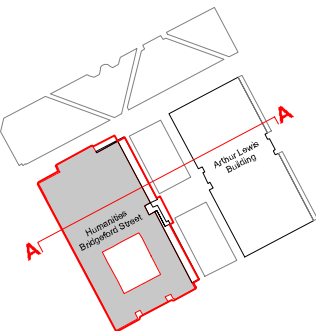


Existing Site Section AA

1:150 @ A1

© Copyright. All rights reserved. This drawing must not be reproduced without permission.
Do not scale from this drawing. All dimensions are in millimetres unless otherwise stated.
Any discrepancies should be reported to the Architect.

0 3m 6m 12m
1:150 @ A1



Proposed Site Section AA

1:150 @ A1

P1	Issued for approval	13.09.2023	PMB / SA	TF
PLANNING				
Issue	Revised	Rev	Rev	Checked

Halliday Meecham Architects Limited

111 Piccadilly Manchester M1 1 2NY

+44 (0)161 661 5566

4 Deansgate Street London W1W 5DT

+44 (0)203 440 5175

hm.a@hallidymeecham.com

www.hallidymeecham.com



Client:	University of Manchester			
Project:	Humanities LTM			
Phase:	Humanities Building, University of Manchester			
Drawing:	Existing and Proposed Site Section			
Scale @ A1	Scale @ A0	Date	Drawn	Checked
1:150	1:300	09/18/23	Designer	Checker
Drawing No.	Job No.	Job No.	Job No.	Job No.
5607-HMA-HB-XX-DR-A-21203	5607	21203		
				Revision
				P1