

# Design & Access Statement.

Xaverian College,  
Rusholme, Greater Manchester

New Science Block

Rev. P02  
September 2023

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# 1 Introduction.

## 1.1 Executive Summary.

This document is submitted to the planning department as supporting information for the Full Planning Application for the erection of a new three-storey science block and demolition of the existing dilapidated three-storey building to support Xaverian College. It outlines the key principles underlying the design to date and the development proposal.

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

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

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

## 1.2 Introduction & Proposal.

Demographic growth, as identified through the Greater Manchester Area Review, means that Xaverian College can reasonably expect moderate growth to pupil numbers. Throughout the years, many buildings at Xaverian College have been adapted, reconfigured or remodelled to provide high quality teaching facilities. A number of historic buildings, whose original purpose was not for teaching as such, have been adapted but some are limiting the college to smaller class sizes in residential scale rooms. In order to meet the requirements of future pupil numbers, expansion is required.

The Sunbury building is a three-storey residential typology building on the Xaverian campus, which is unsuitable for education use. Currently utilised for core RE curriculum, the facilities restrict class sizes and are inaccessible for wheelchair users and people of lower mobility. The building is situated within an area of the site which has shared pedestrian and vehicle access, posing an injury risk to pedestrians. 26 parking spaces are directly adjacent to the building, which includes 3 non-compliant accessible car parking bays (insufficient surrounding access space).

The college's existing 3 storey science block is dilapidated and does not meet current educational standards. It is also not in keeping with the heritage setting of its on-site listed buildings. The college needs to provide appropriate science facilities for its ongoing curriculum, therefore a replacement science block is required.

## 1.3 Project Overview.

This application seeks permission to demolish the existing 2/3 storey Sunbury building and proposes to construct a new replacement three-storey dedicated Science block.

This development will be supported by an area of the St Edward's Church site, adjacent to the campus, being made available for a new temporary classroom block, ensuring continuity of teaching. The new science block will enable the college to deliver changing curriculum requirements to appropriate standards, thereby enhancing opportunities for the college pupils.

The proposed three-storey stand alone teaching block is designed to configure a series of science and demo labs. This is demonstrated in the plans later in this document.

## 1.4 Applicant & Design Team.

### **Applicant:**

- Xaverian Sixth Form College

### **End User:**

- Xaverian Sixth Form College

### **Design Team:**

- Pozzoni Architecture - Architect & Lead Consultant
- Stiwdio Owens - Landscape Architect
- AA Projects - Project Manager, Quantity Surveyor & Principal Designer Advice
- P4 Planning - Planning Consultant
- WML Consulting Ltd - Civil & Structural Consultant
- TACE - MEP Consultant
- MAZE - Fire Consultant
- Klick Technology - FF&E Consultant
- Hepworth Acoustic - Acoustic Consultant

# 2 Analysis.

## 2.1 Location.

The application site can be accessed from Thurloe Street, and is located within the Xaverian College campus in Rusholme, Manchester, M14 5RB. Within the Xaverian College existing campus boundary the site is to the south-west corner. South of Manchester City Centre, the site is located a short walk from Wilmslow Road which is a main bus and vehicular route into the city centre and towards the Universities of Manchester. The whole site sits within the Victoria Park Conservation Area.

*Site boundaries shown are indicative.*

- Application Site
- Xaverian Sixth Form College Campus



Site location (Not To Scale [NTS])



## 2.2 Adjacent Uses.

The site is situated off a main vehicular route into Manchester City Centre, in an area of commercial / mixed use. Wilmslow Road to the west of the site includes an abundance of cafés, shops, restaurants and businesses. Xaverian College is an education campus to the east of Wilmslow Road. The proposed site use is to be retained as educational. The south of the campus consists of primarily residential uses, with the distinctive circular shaped Park Crescent green space directly south of the College.

*Site boundaries shown are indicative.*

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



Existing adjacent site uses (NTS)





## 2.3 Site Context.

The street context of the site is important to consider, both in terms of the heritage and conservation nature of the wider site, but also locally in terms of its immediate streetscene.

The materiality and typology of existing buildings within the context of the site is of mixed nature.

The established St Edward RC Church provides a positive anchor point along the street scape down Thurloe street.

Directly facing the south west curved corner off Crescent Range is a line of residential buildings varying in age and typology from semi detached 1930's houses to more modern residential apartment blocks. Crescent Range is itself tree lined with generous pavements and grass verges.

The original Firwood building cannot be seen from the immediate street context on approach to the site, however the Firwood extension in red brick can be seen in the background.

The site has a stone wall along its perimeter from Crescent Range through to Thurloe Street almost framing the view from all aspects on approach to the site.





## 2.4 Site Constraints.

The whole site sits within the Victoria Park Conservation Area, and is within close proximity to the setting of a number of Listed Buildings on the Xaverian College campus. The Firwood, Grade II Listed, building is adjacent to the proposed area for development. A detailed study into the surrounding context, the vernacular and material palette has been considered within the development of proposals. Explorations are outlined within the heritage and planning statements submitted alongside this application.

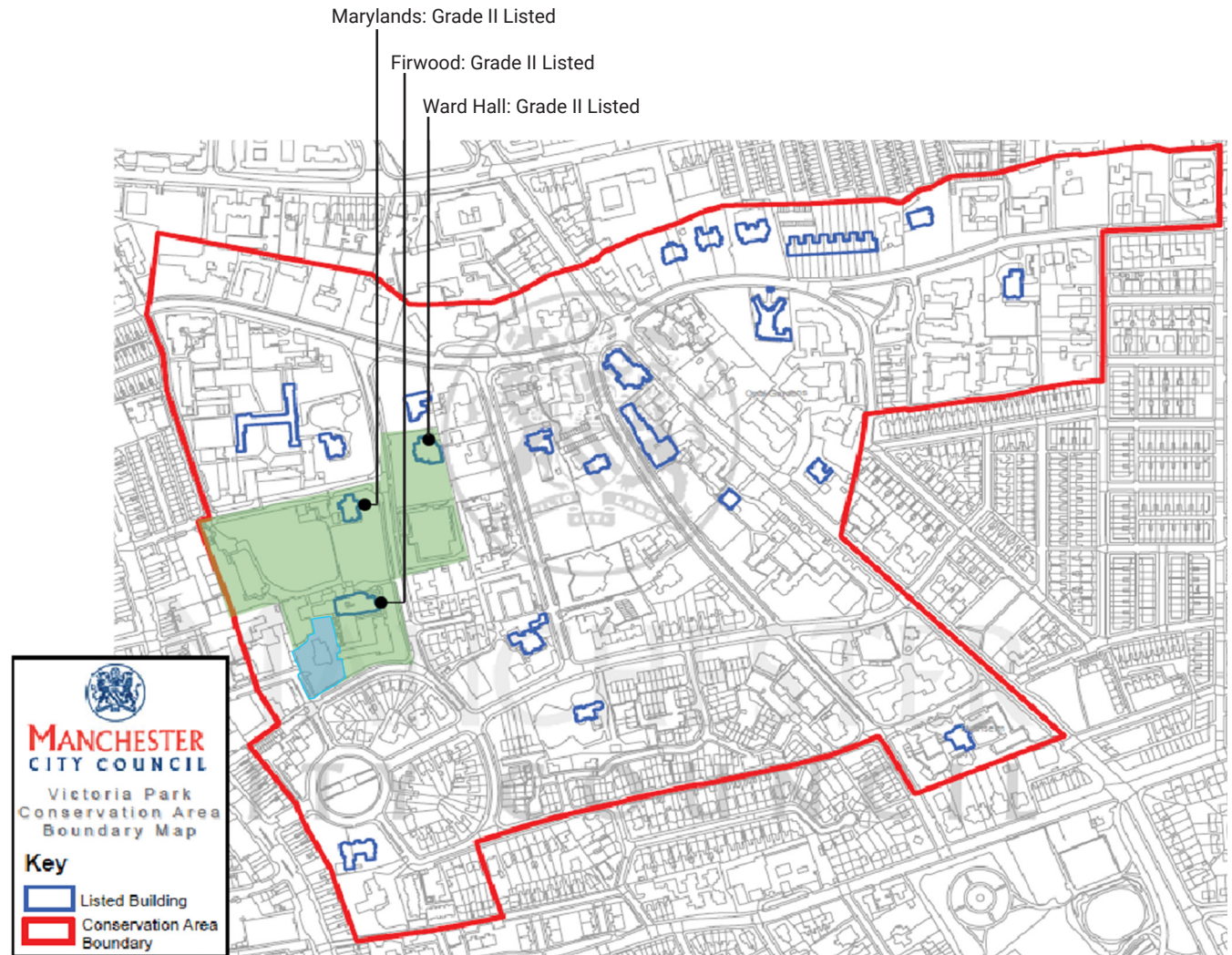
Victoria Park, originally conceived as a quiet, leafy suburb, is still quiet in places, but its proximity to the busy Rusholme shopping centre on Wilmslow Road, and the fact that it is traversed by Anson Road, a major radial route from the city centre.

A steady deterioration of the area became noticeable in the 1920s, when it was bisected by the construction of Anson Road, and changing economic and social circumstances since 1945 have accelerated the decline.

A relatively small proportion of houses from the 1830s and 1840s still exist. As in any part of the city, redevelopment takes place and large gardens of old houses are seen by some as lucrative sites for new building. In several cases an old house was preserved and greatly extended, as is the case with Xaverian College where new buildings have been constructed in the grounds over a long period

*Site boundaries shown are indicative.*

- Application Site
- Xaverian Sixth Form College Campus



Victoria Park Conservation Area (source: Manchester City Council, 2018, edited to indicate site) (NTS)

## 2.5 Victoria Park Conservation Area.

The Victoria Park Conservation Area is three kilometers south of Manchester city centre and was designated in March 1972. Crossing the boundaries of the townships of Rusholme, Moss Side and Chorlton-on-Medlock.

In the 1830s Manchester was not yet a city, and Rusholme was an independent township. Richard Love, architect, was commissioned to plan a 70-acre private estate there and the scheme was officially launched in 1837.

By 1845, when residents formed the Victoria Park Trust, about a dozen houses had been built, nine of which are standing today. The incorporation of Rusholme into Manchester County Borough in 1885 brought official recognition of the Trust by the City Council.

The conservation area was originally conceived as a quiet, leafy suburb, and today is still quiet in places. Due to its proximity to the busy Rusholme shopping centre on Wilmslow Road and the fact that it is traversed by Anson Road, a major route from the city centre, the area today is rather different to its original setting.

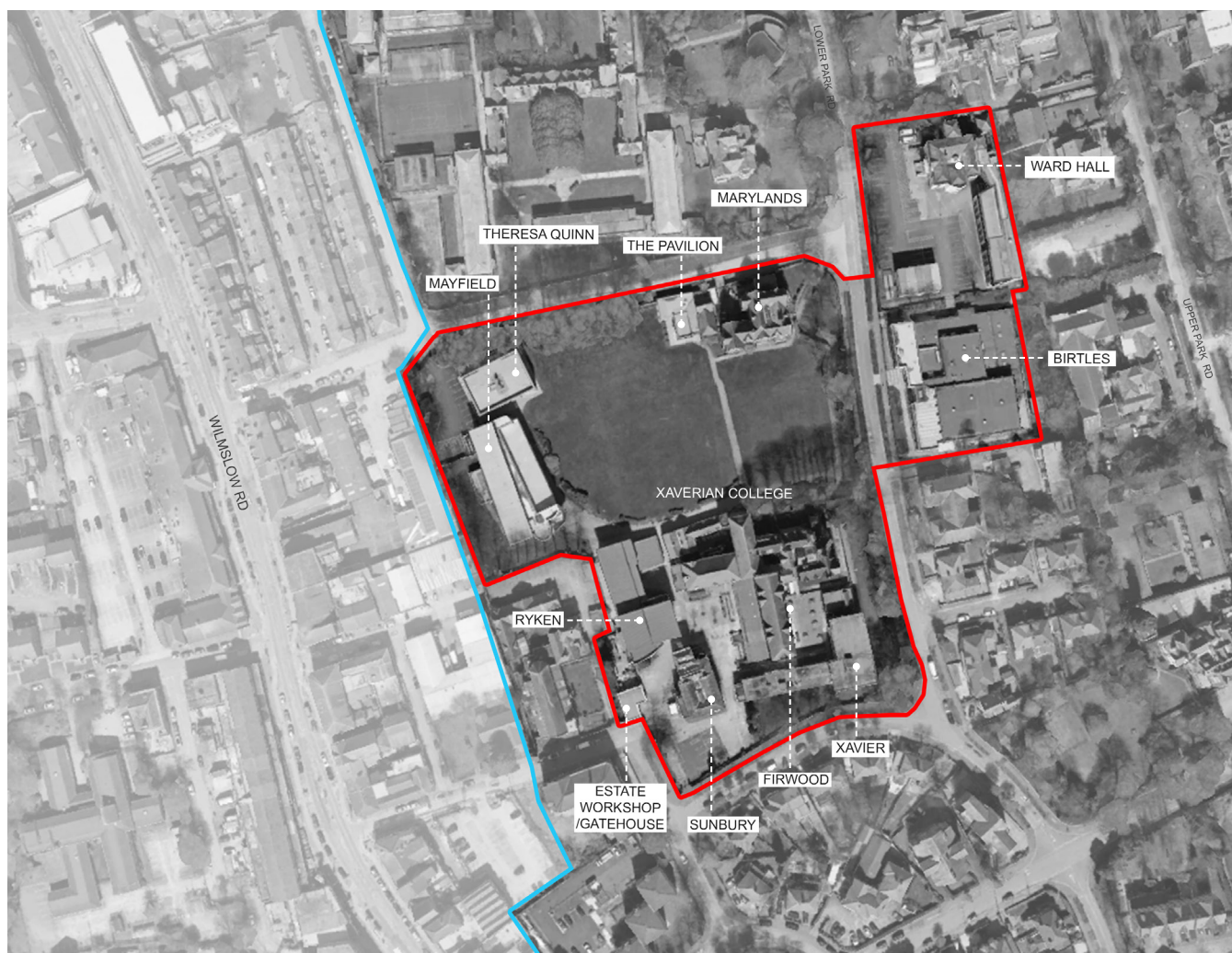
Park Crescent is a circular road similar to a roundabout, and the space it encloses, planted with trees and incorporating paving and seating, has never been built on. It is also topographically the lowest point in the Park, the slope from the highest point to the lowest being very gentle.

Not all the large old houses in Victoria Park have survived, and where they were demolished there now stand either groups of smaller houses or large, institutional buildings, such as schools, colleges, churches, university halls of residence and blocks of flats.

The houses were built on a large scale in brick, with projecting bays, string courses in a contrasting colour, tall chimneys and vertically-proportioned windows, some in Venetian style. Roofs were pitched and finished in blue slate.

Some of the houses have classical details, projecting portico entrance porches with entablature pediments over the windows and quoins at the corners.

Source: [https://www.manchester.gov.uk/info/511/conservation\\_areas/932/victoria\\_park\\_conservation\\_area/2](https://www.manchester.gov.uk/info/511/conservation_areas/932/victoria_park_conservation_area/2)



Aerial view showing extent of Xaverian College boundary (red) and Victoria Park Conservation Area (blue) (NTS)





## 2.6 History, Heritage & Character.

### History

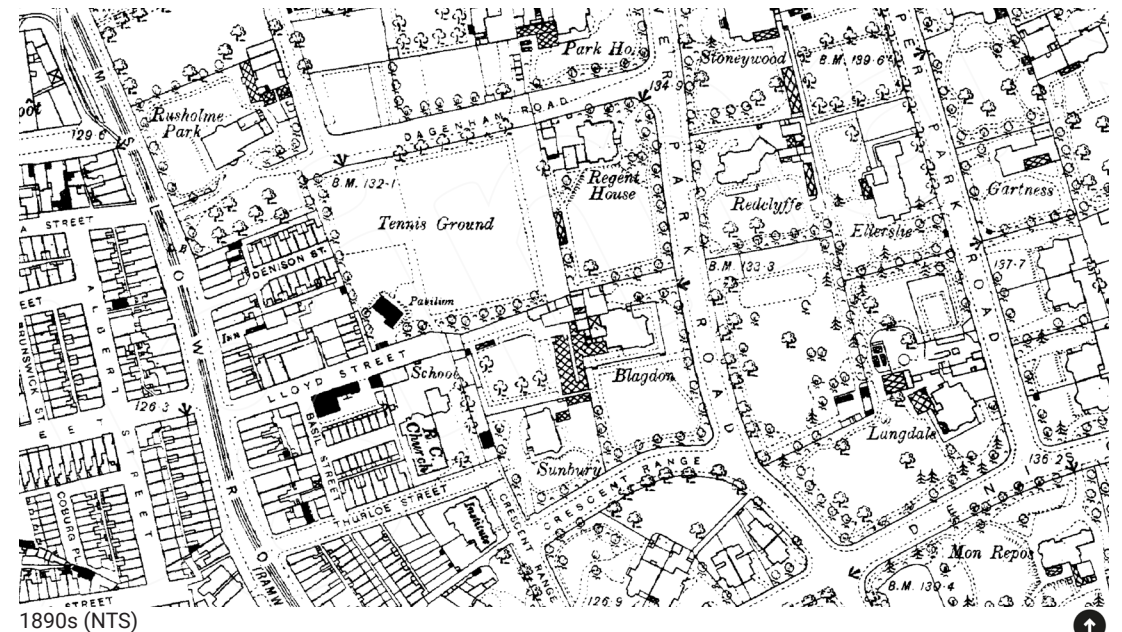
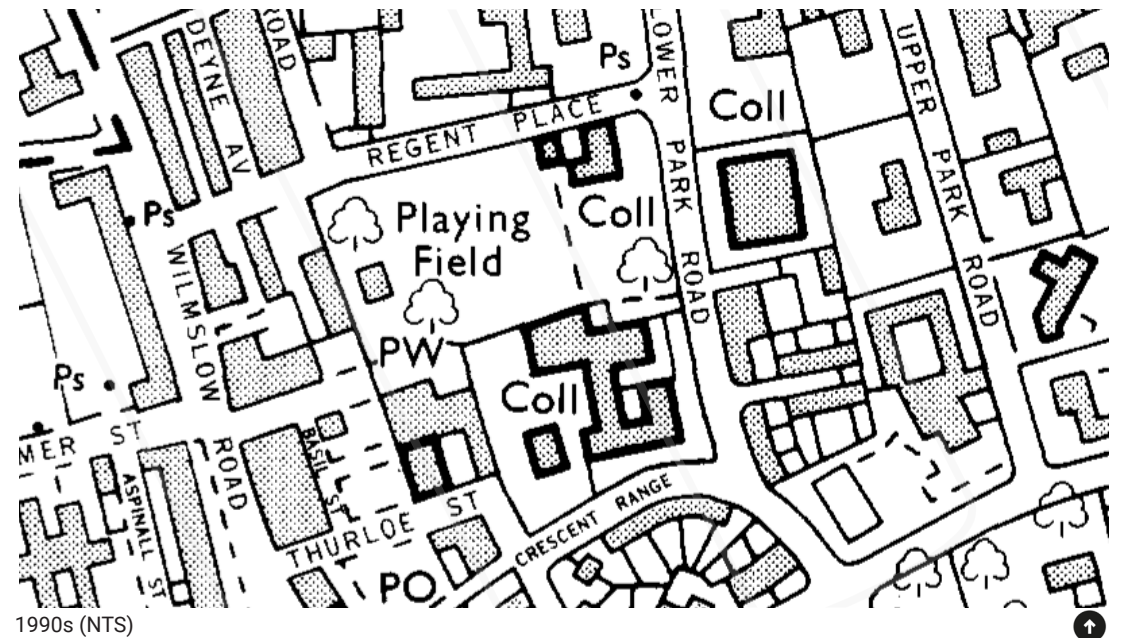
In 1862, the Xaverian Brothers began their association with what later became the present Xaverian College Manchester, when they began to teach in the Catholic Collegiate Institute, All Saints. It was not a new school, it had been open since 1854 by Dr. Turner and had had a succession of headmasters. The facility was due to be closed down until the Xaverian brothers intervened.

The Firwood Building is the college's original building, which has housed the college since 1905 when they relocated from a building on Oxford Road. Over the years, the college has expanded and adapted its campus significantly, with a mix of original buildings and new facilities on site. Many of the buildings were modernised and refurbished in 1993, following an expansion to pupil numbers and an updated curriculum, with many vocationally based courses and the introduction of information technology, IT.

After the war, in 1945, the college witnessed a new expansion following the introduction of the 1944 Education Act and the increase of places made available through the 11+ examination. In 1977, Xaverian became a Sixth Form College for young adults ages 16 - 19 within the Manchester Local Education Authority.

In 2012, the college celebrated 150 years and more recently, an Ofsted rating of Outstanding.

Source: <https://www.xaverian.ac.uk/about/our-story/>



## 2.6 History, Heritage & Character.

### Firwood & Attached Archway

Formerly known as: No.8 Firwood LOWER PARK ROAD Rusholme. Villa, now part of 6th form college. 1874-5, by Alfred Waterhouse, for T.R.Heatherington; altered. Red brick with blue brick bands (etc), tiled roofs with cockscomb ridges. Roughly rectangular plan (plus later additions to rear). Two-and-a-half storeys plus a tower; with 2 saw-tooth bands between floors, steeply-pitched gabled roofs, (etc). At the right-hand corner, in the angle between the front range and the rear wing, is a rectangular tower which has a gabled wooden porch on its north side, with open sides and fishscale tiled roof, various small windows, a shield in the east side, a stylised Lombard frieze and a steep saddleback roof with cresting to the ridge. To the left of the tower is a diagonally-set gabled bay which has 2 tall sashed windows at ground floor, 2 similar windows and a balcony with wrought-iron railings at 1st floor, and coupled smaller windows above; at the left end of the facade is another gabled bay which has 3 similar windows at ground and 1st floors and coupled windows above, the ground floor windows protected by a tiled pentice roof; and the main range between these bays has a dormer window with half-hipped roof and finial. Most windows have square-paned leaded glazing, some with stained glass. The left return wall (south front) is longer and has similar fenestration including a pentice to the ground-floor, and 2 similar dormers. Attached to the north side is a tall 2-centred archway with steeply pitched gable and ball finial.

In its 2½ acres, this house was originally called Blagden when it was built for its owner, Mr. Hetherington, in 1871. The architect was the famous Victorian architect, Alfred Waterhouse who also designed the Manchester Town Hall and the Natural History Museum in London. The house changed its name to Firwood in 1888 and its owner in 1891. Though the total spent on the house in the last 34 years had been £17,000, Mr Frank sold it to the Xaverian Brothers for £4,000 in 1905 and the Institute pupils transferred there 2 years later, when it had been extended to house them. From this time the school was known as Xaverian College. Firwood became known as the Brothers' Building and is now a Grade 2 listed building. It is seen as a fine example of the Gothic Revival movement and is noted for the wonderfully light atrium space at its centre, where an elegant staircase and galleries form a backdrop for paintings. It should

Source: <https://historicengland.org.uk/listing>

Source: <https://www.xaverian.ac.uk/wp-content/uploads/2021/05/Souvenir-Booklet-for-150th-Anniversary.pdf>

be noted that the Brothers' Building is believed to be the only private house still in existence that was designed and built by Alfred Waterhouse.

The Brothers' Building has, on a number of occasions, been extended particularly by the construction in 1930 of a chapel and rooms for the Brothers who, for a considerable span of time, formed the main teaching body within the College. This extension was constructed in red rustic brick and also consisted of an assembly hall and classrooms.

Firwood





## 2.6 History, Heritage & Character.

### Marylands

Villa, now annex to 6th form college. c.1870-80. Grey and yellow brick with dressings of sandstone ashlar and some red brick, steeply-pitched slate roofs with red cockscorn ridge tiles. L-shaped plan. Gothic style. Two storeys and attic, 3 bays, asymmetrical, with a gabled bay to the left and a larger gabled bay to the right; red brick bands on 3 levels and parallel to the gables, stylised Lombard friezes. The centre has an elaborate arched doorway offset left, with set-in shafts and 2-centred arch broken by the lintel, the head banded and containing a multifoil overlight, and a steeply-pitched gablet with apex finial; above this, a half-dormer with 2 narrow sashed windows and half-hipped roof, and to the right a mullioned 2-light stairwindow with segmental-headed sashed lights and a deep stone lintel with small multifoil lights. The gabled bay to the left (breaking forwards slightly) has a 2-light bay window with sashes, and coupled segmental-headed sashes at 1st floor set in 2-centred arches with decorated heads; the wider bay to the right has a large segmental 3-light bow window at ground floor, with columnar stone mullions, carved heads, and 6-pane sashes with vertical glazing bars; a 3-light sashed window at 1st floor with similar mullions, and an attic window like that at 1st floor of the other gable. Tall ridge chimneys. South front of 4 bays in similar style, with unequal gables to the 1st and 3rd bays, and large half-dormer windows to the 2nd and 4th bays, with hipped roofs. Interior: original features in similar style, including staircase, doorways, etc..

Regent House, as Marylands was originally known, is another excellent example of Victorian craftsmanship and was built at the same time as Firwood. It became the home of Professor Sir Henry Roscoe who was famous for developing the teaching of Chemistry at Owens College (Manchester University), his pioneering work on vanadium and for being MP for South Manchester.

They say that it was built out of profits made from the sale of armaments used in the Franco-Prussian War. Some of the interior decoration was brought back from Germany by Professor Roscoe when he went there to study Chemistry alongside the famous Professor Bunsen (of Burner fame!). Sir Henry's niece Beatrix Potter spent some time here. It is well known that the big houses in Victoria

Park were used for Annual Fetes by the local church of St. Chrysostom and for fine concerts. Paderewski (the famous pianist, composer and Prime Minister of Poland) is reported to have performed in the Music room of Marylands during a musical soiree. The Brothers purchased the house in 1931 from the Gromme family for their boarders – it is also said that they were particularly interested in procuring the lawns for cricket pitches!



Marylands



Source: <https://historicengland.org.uk/listing/the-list/list-entry/1048016>

Source: <https://www.xaverian.ac.uk/wp-content/uploads/2021/05/Souvenir-Booklet-for-150th-Anniversary.pdf>

## 2.6 History, Heritage & Character.

### Ward Hall

Villa, now annex to Xaverian College. c.1840, altered. Stucco on brick, with sandstone dressings and hipped slate roof. Roughly rectangular plan formed by double-depth front block with back extensions. Two storeys over basement, 3 bays, symmetrical, with narrow pedimented centre breaking forwards; high stone plinth with keyed segmental-arched basement windows, rusticated quoins, 1st-floor sill-band, frieze (stripped at time of survey), and dentilled cornice and pediment. The centre has a flight of steps up to a porch of 4 columns with debased Ionic caps, Tuscan pilasters, frieze with panel lettered "CONCORDIA RES PARVAE CRESCUNT", moulded cornice on consoles and low blocking course. The ground floor has tall sashed windows with pedimented architraves; the 1st floor has shorter sashed windows with moulded architraves, all these windows have margin panes and all except that to the right at 1st floor have 4 panes. The left return side has a set-back 2-window wing; the right-hand return has one bay with fenestration like that at the front (but with altered glazing at ground floor), and then a short wing with a segmental bow which has a tripartite sashed windows to both floors, that at ground floor with a pedimented architrave and both with curved glazing. C20 single-storey addition covering rear range.

Previously the home of the famous Manchester philanthropist, William Gaddum, Ward Hall was bought for £3,000 in 1948 but cost an additional £20,000 to adapt to use as dining rooms for the expanding college. After much adaptation it was opened for the school in September 1951. Originally designed by Richard Lane, another distinguished Victorian architect, Ward Hall is typical of the restrained and austere neo-classicism of the 1830's and is built in the Palladian style.

The cells in the cellar, with the bars still on the doors, were used by the American Military Police in the Second World War probably as a "drunk tank" and to imprison those GIs who had gone AWOL!

Source: <https://historicengland.org.uk/listing/the-list/list-entry/1219770>

Source: <https://www.xaverian.ac.uk/wp-content/uploads/2021/05/Souvenir-Booklet-for-150th-Anniversary.pdf>

Ward Hall





## 2.6 History, Heritage & Character.

### Character

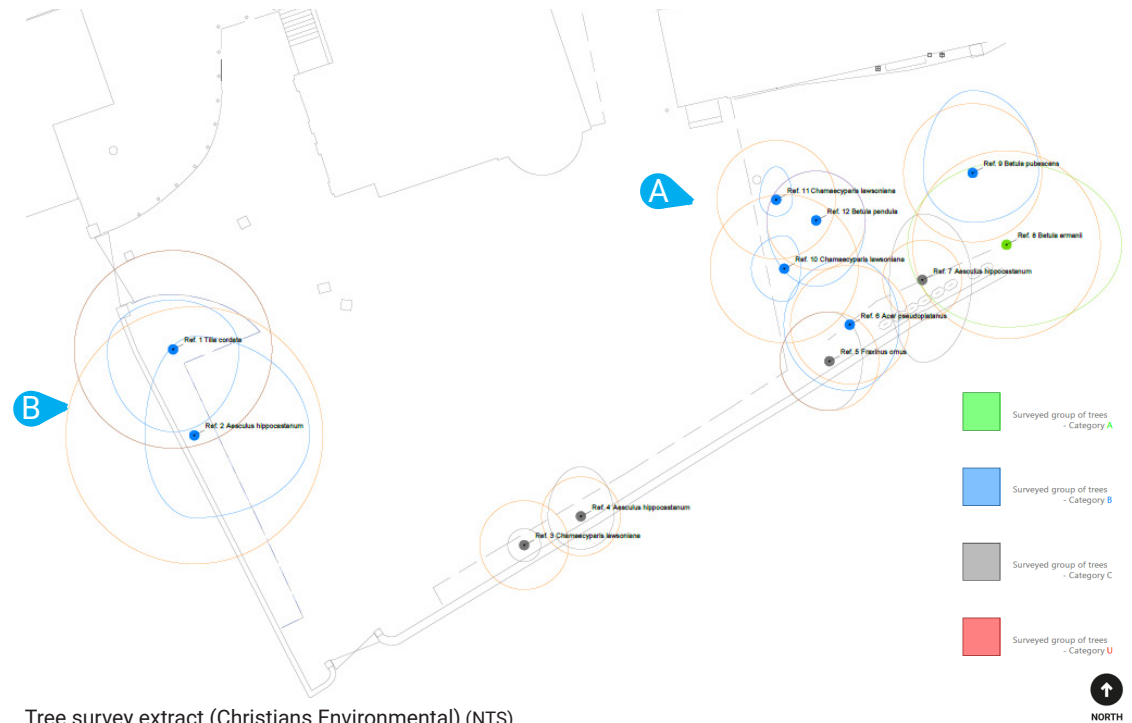
The Victoria Park Conservation Area is characterised historically by generous width of streets, a continuous buff sandstone boundary walls and an abundance of mature planting and trees.

The trees in Victoria Park are paramount importance in establishing the character of the conservation area. Many are fully mature and create the effect of woodland setting, despite the large number of buildings in the area.

### Tree Survey

A tree survey has been conducted by Christians Environmental and included as part of this application and findings (extract to the right) showing the quality of trees currently existing on the site. There is a total of 12 trees identified on the site.

The majority of trees identified are graded as Category B - Moderate Quality, these predominantly sit along the perimeter of the college boundary and in a cluster, close to the extent of the Xavier college building. There is one Category A tree, to the east of the site by the existing stone boundary wall and a number of Category C trees. There are no Category U trees within the site boundary.



Tree survey extract (Christians Environmental) (NTS)



View from Sunbury associated parking

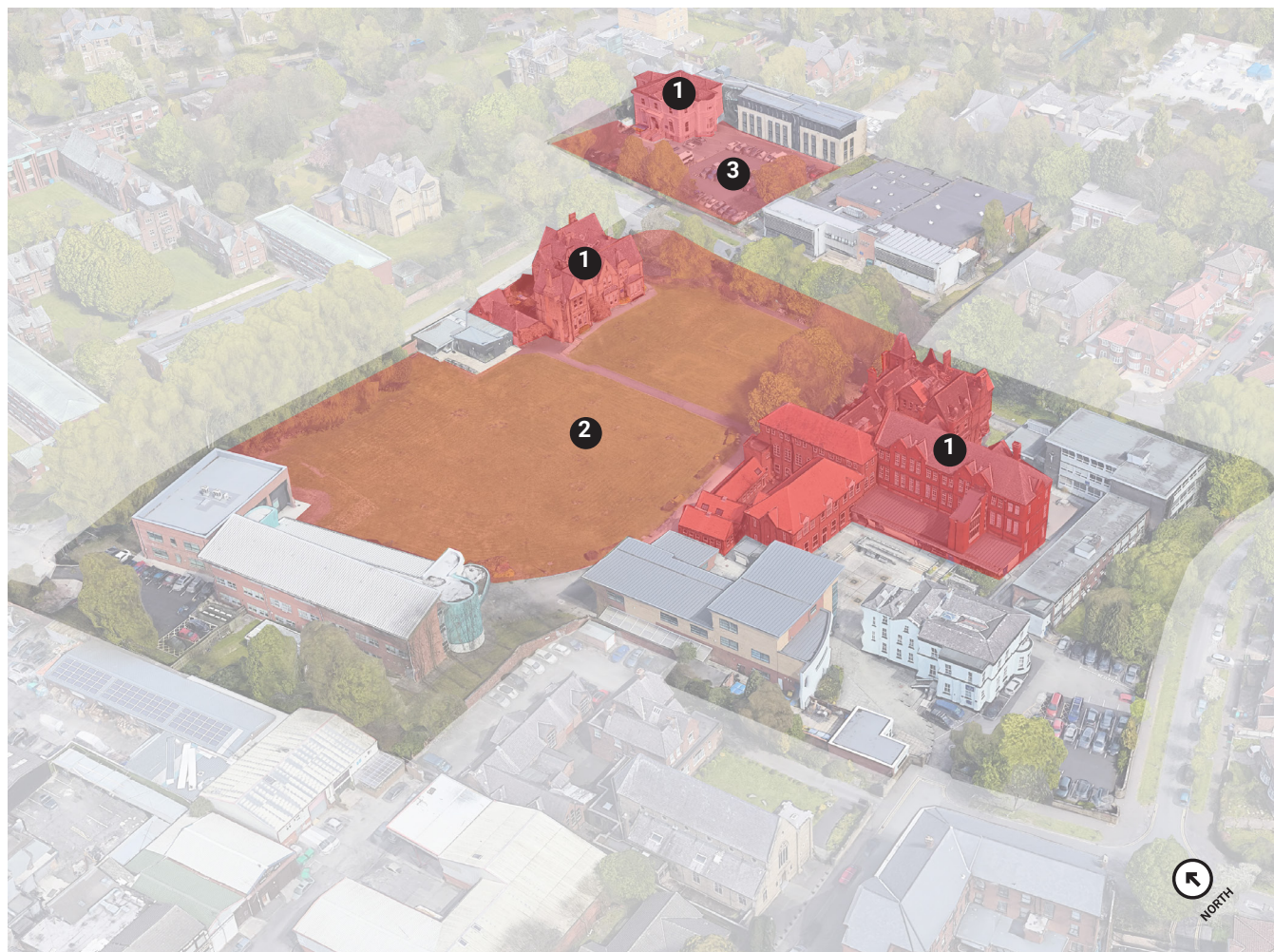


View from Crescents Range

## 2.7 Development Constraints.

### Xaverian College Existing Heritage Constraints:

- Not available for development: Listed Buildings and their curtilages.
- 1 Buildings: Firwood, Marylands, Ward Hall.** Grade II Listed Buildings. Undesirable to demolish, refurbish or extend, to preserve local heritage assets and the Victoria Park Conservation Area.
  - 2 Site.** Only grass provision for the college, necessary for pupil amenity. One of the only remaining open green spaces in the conservation area and the historic 'cricket' setting for Grade II Listed Marylands Building. Should be retained to preserve character of conservation area and setting of listed building.
  - 3 Parking.** Open parking area. Desirable to retain open nature to preserve the setting of the Grade II Listed Ward Hall building. This is the main parking area for the College and is required as part of the College function.





## 2.7 Development Constraints.

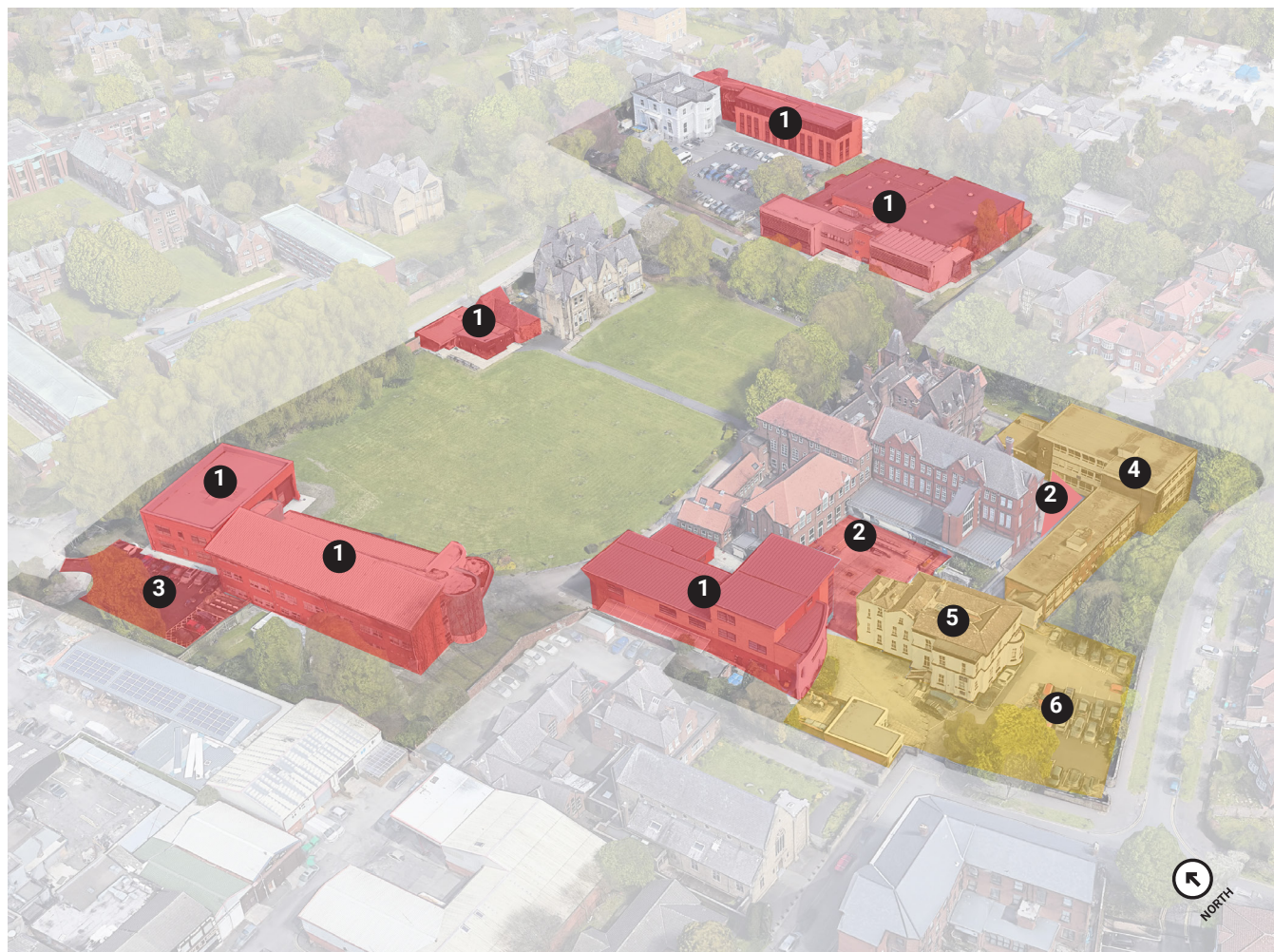
### Xaverian College Existing College Functions Constraints:

**Not available for development:** Functional college buildings / land.

- 1 Buildings.** These buildings are in a good state of repair and well used by the college. No available adjacent space for an extension and not structurally viable for vertical extension. Development of these buildings is not operationally feasible due to curriculum disruption.
- 2 Site.** There is very limited hard surface provision for the college. This must be retained for pupil social amenity.
- 3 Parking.** This area includes a sub station; access & turning space must be retained, therefore leaving no remaining space available for development.

**Potential area for development:** Less well used college buildings / land.

- 4 Xavier Building.** Building has little heritage value and is in a poorer condition than remaining college buildings, therefore could be a potential development opportunity. **However**, as the only campus building which hosts the science curriculum, any redevelopment of this building is not operationally feasible due to curriculum disruption. It is also not financially viable to demolish and replace due to specialist temporary accommodation costs of science labs.
- 5 Sunbury Building.** Residential nature of the original building provides classrooms which are undersized and inefficient for teaching. **However**, the older building is situated within a conservation area and it is therefore not desirable to demolish, unless there is no other viable option.
- 6 Car Park.** Development only available subject to re-provision of lost car parking spaces, or suitable transport assessment.





## 2.7 Development Constraints.

### Summary of Development Options:

- Not available for development.
- Possible future development.
- Most suitable area for development.

The development of the Xavier building is not viable unless the science curriculum can be provided elsewhere first.

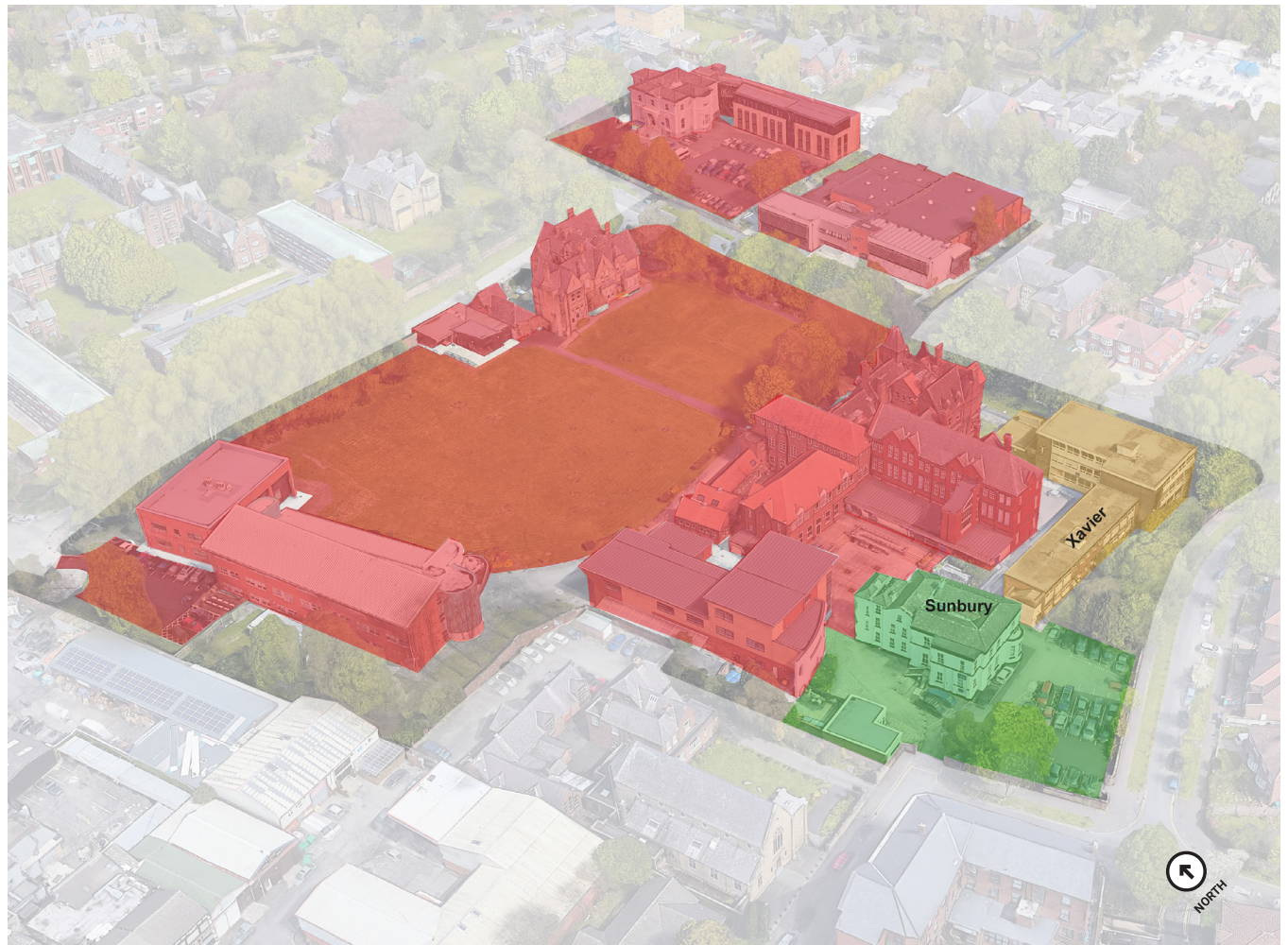
If a new science facility were to be provided elsewhere (the only available location is the existing Sunbury building site), this could then enable a future redevelopment of the Xavier building. The residential nature of the Sunbury building currently provides classrooms which are undersized and inefficient in size and shape for teaching, which means that the building is not usable as part of the College.

From a conservation perspective, the College have tried to retain the Sunbury building, despite its limited functionality as a building for teaching. However, despite expansion & redevelopment works done over the last few years, there continues to be increasing demand for extra pupil places at post-16 learning establishments, which means that development of the Sunbury site has had to be considered.

### Findings:

Analysis of development constraints reveal that the Sunbury building is the only remaining part of the Xaverian Campus that is available for development.

In order to meet the current demand, as well as allow for the potential future development of the Xavier building, the Sunbury building is recommended for removal and replacement with a specialist science facility.





## 2.8 Sunbury Building.

The Sunbury building originally dates from the 1840s and was a residential property before it became subsumed into Xaverian College. Its original setting was a large villa in a large plot, however, has long since been transformed by the growth of the College over the last 100+ years. Sunbury is located at the confluence of a variety of building styles including 1950s semi-detached residential homes to the south, a church to the west and an eclectic mix of education buildings ranging from the 1920s, 50s/60s/70s and 2000s to the north and east.

The Sunbury building had been owned by Phillip W. Kessler, a merchant from whom the Xaverian brothers bought it from in 1909 for £2,000, following securing a deposit the year before.

It has been considerably adapted and extended over the years, and the original masonry exterior has been rendered. The existing building is surrounded by hard standing, comprising a car park and break out space for students. Its use, extensive adaptation and location within the school environment, with its mix of surrounding buildings, all detract from the significance of Sunbury as a non-designated heritage asset.

Overall, the Sunbury building does make a positive contribution to the conservation area predominantly because it originally being a large residential villa, which is one of the main characteristics set out in the conservation area appraisal. Although its significance as a non-designated heritage asset has been reduced because of its adaptation, use and setting within the school environment.

A condition survey was undertaken by AA projects which has been submitted as part of this Planning application. Report dated October 2022. The report sets out the condition of the Sunbury Building, with Appendix A detailing the condition of each element (using A-D grading). It indicates much of the building falling under grades C or D, with D rankings requiring immediate replacement (within 1 year). As this report was produced almost a year ago, these elements will likely have further deteriorated. As set out in our submission, the Sunbury Building is in a poor state of repair and is not able to readily facilitate existing teaching and is not capable of adaptation for the specific requirements for the proposed science facility that has secured the DfE funding package.

Source: <https://www.xaverian.ac.uk/wp-content/uploads/2021/05/Souvenir-Booklet-for-150th-Anniversary.pdf>



Sunbury circa 2015 (NTS)



Sunbury circa 2020 (NTS)



## 2.8 Sunbury Building.

### Existing Internal Constraints

The Sunbury building is in a poor state of repair and is unfit for the college's operation or functional use. As a former Victorian house, the rooms are far smaller than the minimum educational space standards. They are also offset, which makes the combining of rooms to achieve larger spaces impossible.

The internal layout of the Sunbury building comprises of residential scale rooms, some with fireplaces and alcoves. The spaces have been adapted throughout the years, but aren't suitable for educational use, with many of the rooms being too small.

This, along with other factors such as the furniture and fittings required for science teaching (units, benching etc.) being too large for the space, means the existing building is not feasible to be altered or repurposed for science teaching.

Neither is the Sunbury building accessible in its current form, and it is not possible to alter it to become fully accessible. Nor can other minimum functional requirements be met (including ventilation, thermal standards, acoustic standards, etc) expected of a modern educational facility be met, as highlighted in the matrix table comparing the existing and proposed buildings.

From a maintenance perspective, there are no grounds that would warrant capital investment of public funds to maintain this building and it is therefore unfortunately impossible to refurbish or repurpose Sunbury as a Science building.

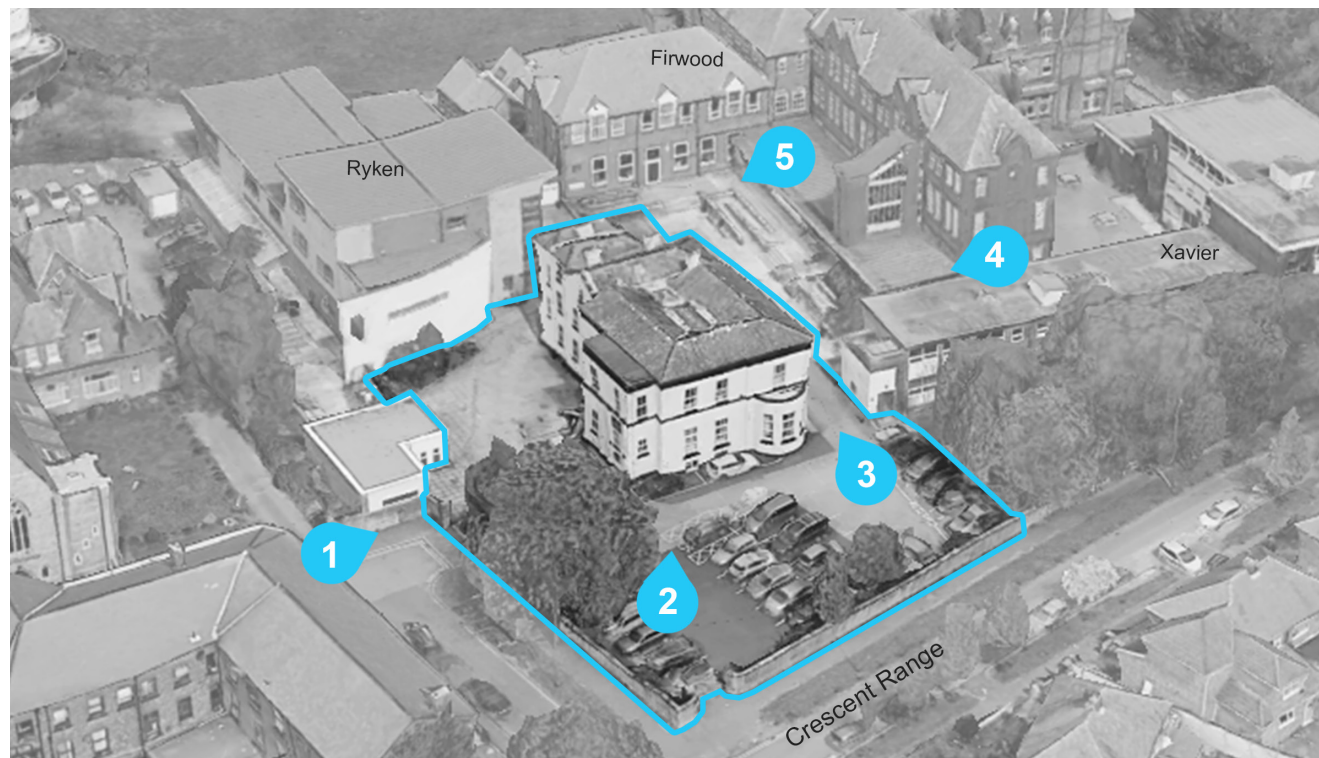


Internal photographs of the existing Sunbury building





## 2.9 Existing Site Photographs.



Site view locations (NTS)





# 3 Brief.

## 3.1 Statement of Need.

### Capacity Statement, provided by Xaverian College.

The College has, in recent years, looked at a variety of options to enable modest growth in student numbers with a prediction (made in 2018) of a total College population of 2475 by 2025. Working to gradually increase capacity, in September 2021 the College opened the 8 classroom Theresa Quinn building. However, a very healthy enrolment in 2021 meant that the College needed to continue to address capacity constraints and temporary classrooms were installed during the summer of 2022. In autumn 2021 the College was made aware of significant demographic growth across the Greater Manchester region indicating that the College could expect a student population of between 2842 and 2899 in the 2022/23 academic year rising to a projected figure of 3120 in 2028/29. As of September 23<sup>rd</sup> 2022, the College had a student population of 2915.

Xaverian attracts students from across the Greater Manchester region, with around 62% of current students residing in the City of Manchester. The vast majority of young people attending Xaverian come from the most economically deprived areas of both the city and the Greater Manchester region.

Growth in subject areas has been across the entire curriculum offer with the most significant increases being in STEM. Since 2018 the number of students studying a STEM subject has increased by 44%. The summer of 2022 saw 13% of Xaverian students gaining a university place, facilitating a progression path to an allied health career. The College is committed to ensuring the education it provides to the young people of Greater Manchester matches the employment and skills needs of the region.

As with other Greater Manchester colleges, Xaverian has experienced unparalleled levels of growth in recent years. The College has, in conjunction with its stakeholders, considered an estate development strategy that enables managed growth whilst ensuring its estate is fit for purpose within the context of 21st Century education.



Marylands Building at Xaverian (Grade II Listed)



Xaverian College Green



## 3.2 Brief.

The initial brief was provided to Pozzoni by Xaverian College following a capacity and curriculum analysis exercise carried out by AA Projects on behalf of the College. A specific need of a provision of science classrooms is needed to support the STEM curriculum. Following a feasibility study and analysis of the existing buildings on the campus, the Sunbury building was deemed the most viable option. The three-storey residential typology building is unsuitable for educational use and currently restricts class sizes. The proposed brief includes the demolition of Sunbury and development of a new three-storey building, appropriate to the surrounding context.

A provision for a temporary teaching block has been acquired on the site adjacent to the college. The St Edward's Church have a good relationship with the college and have been able to provide an area of the site for a temporary block. This facilitates the demolition and replacement of the Sunbury building without disrupting teaching.

The brief for the new science block includes providing accommodation for the following facilities:

- 4 no. Science practical labs.
- 8 no. Demonstration labs.
- 1 no. Prep room per floor.
- 1 no. Chemicals store per 2 science practical labs.
- Sufficient WC, store, plant and cleaners provision to comply with occupancy and statutory regulation requirements.
- Circulation provision including an 8 person lift.

**Total GIFA = circa 1343sqm**



Xaverian College Campus and proposed site boundary (NTS)

— Indicative boundary of application site

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

# 4 Design.



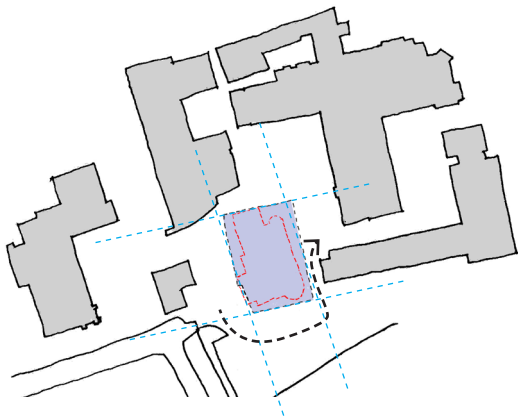
## 4.1 Design Principles.

Initial design intentions had been developed to incorporate the following:

- Design of three-storeys to provide much needed space to meet pupil capacity demand, and the science function enables a potential future redevelopment of the Xavier building.
- Revised parking layouts create a designated area for a total of 14 parking spaces, including 2no. accessible bays.

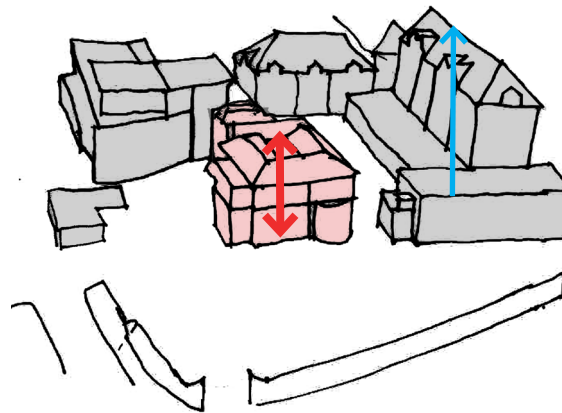
### POSITION

The proposed building is to be sited in the same approximate location. Positioning of the new building over the existing footprint of Sunbury provides continuity of relationship and connection to the existing surrounding context. Maintain existing vehicular and fire access routes into the wider campus.



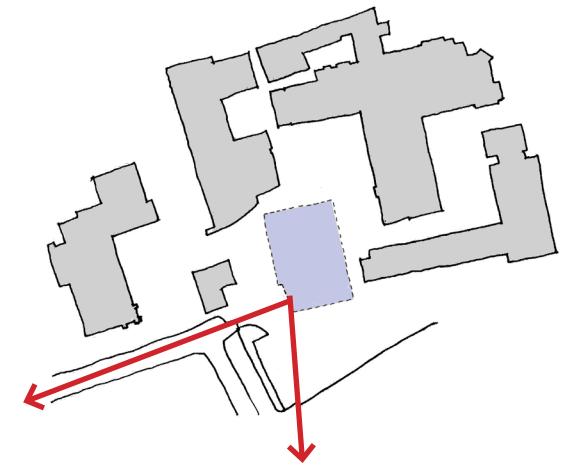
### SCALE

Proposed new build to have a similar proportion and scale as Sunbury. The Sunbury building is a part two storey / part three-storey villa with a basement, the proposed building incorporates this scaling also being three storeys high. The surrounding immediate listed buildings take prominence through maintaining their height over the area.



### STREET FRONTAGE

Entrance to the building to directly address the street. Vistas down Crescent Range and Thurloe Street maintained. South and west facades to address the local street scene and respond to local heritage assets.



## 4.2 Concept Design.

The concept design was developed through explorations of sketching, 3D massing and developing an understanding and awareness of the surrounding context and street-scene.

It was acknowledged and considered that the site is situated to the edge of the conservation area and thus presents a prominent vista not only into the college, but also the Victoria Park Conservation Area. One key opportunity that was explored was the potential to create use the mass of the building to address the street presence. The entry point was focussed down Thurloe street as it is a prominent route for students and visitors from the main road (Wilmslow Road). Entry located off this street was also maintained as it ties in with the wider overall development plan of the Xaverian Campus. An early sketch design is included adjacent, exploring the street presence and frontage and how brick detailing and feature glazing can express an arrival at the college and minimise the solidity of the building form.



Early concept sketch of proposed building



Existing site view looking East from Thurloe Street



## 4.3 Design Development.

Following initial critique of the original submitted planning application for the proposed Science Block on Xaverian Campus, Pozzoni have revisited the original submitted design shown adjacent for reference.

Key concerns raised:

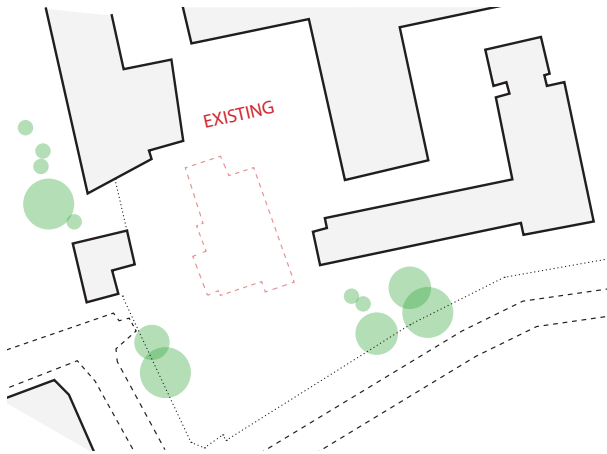
- Proposed building to make a positive contribution to the area's character and street scene
- Clear relationship to the conservation area and local character
- The new development is to respond positively & complement its historic context through form, proportions, design and location of windows & doors
- The south and west elevations are the most important in townscape terms due to their prominence. Proposal has blank and unanimated north and south elevations
- The design of the windows – including louvres and solid panels, which adversely limit permeability and increase overall 'solidity'
- The entrance is set back from direct views from the street
- Enclosure to roof plant area
- A centralised ventilation system would be expected to avoid/ minimise the proposed
- Lack of soft landscaping



Initial proposal visual

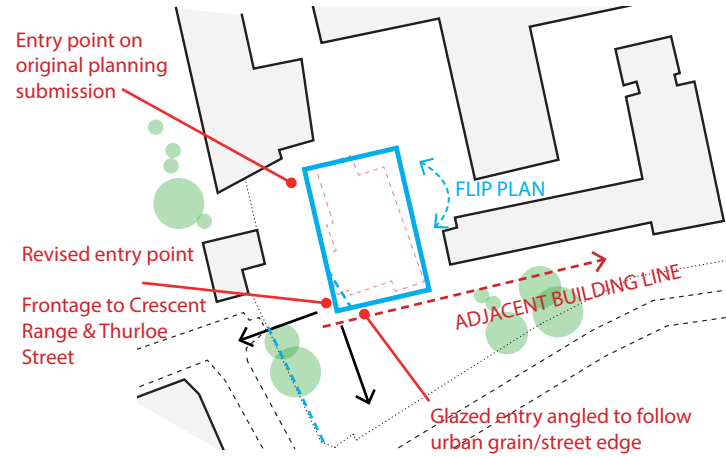
## 4.3 Design Development.

### Massing and Design Changes



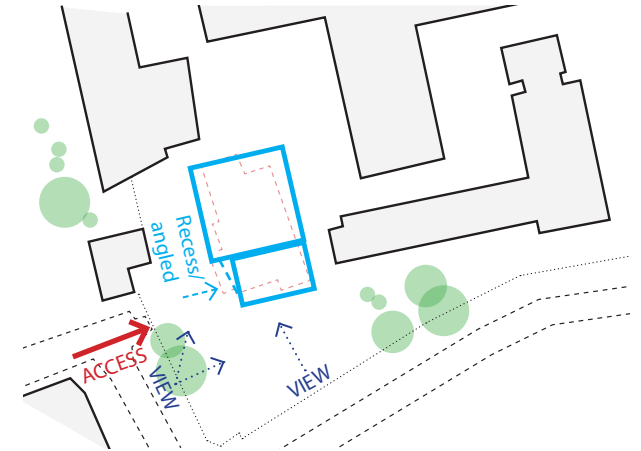
#### Existing - Sunbury Building

- Set back from Street
- Rotated position follows street edge/urban grain.

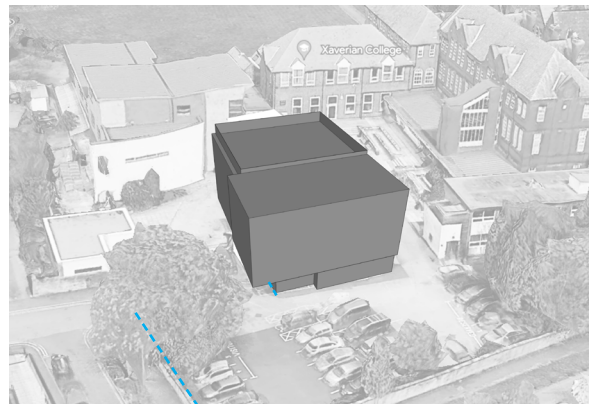


#### Proposed Changes

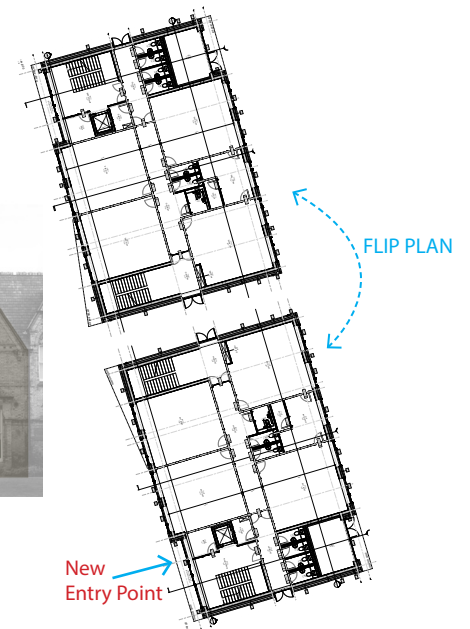
- Flip floor plan so entry point is on south west corner- frontage on Crescent Range & Thurloe Street.
- Slanted glazed entrance screen follows street edge - urban grain.
- Slightly protruding upper mass- addresses street frontage.
- Set back roof top plant area - with screen surround.



#### Reconfigure footprint to suit vista views and access points.



Protruding mass- Marylands





## 4.3 Design Development.

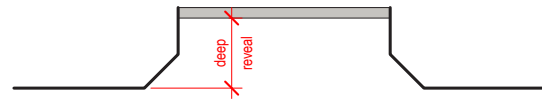
Through analysis of the Victoria Park Conservation Area, its buildings and context, an approach to rhythm, proportion and pattern was developed. Explorations of the Grade II Listed Marylands and Firwood Xaverian College buildings have influenced the proposed facade design. To preserve the character of Sunbury in the proposed development, initial fenestration studies have also been undertaken to directly inform strategy.

Marylands Building - Grade II Listed



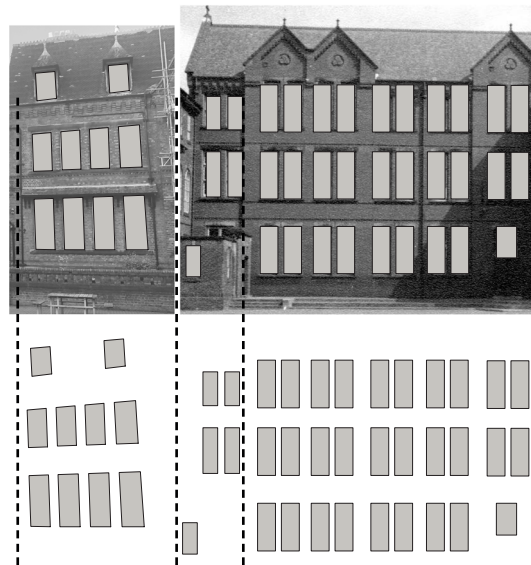
- Offset windows over floors
- Tall thin proportion windows
- Windows grouped
- Bottom heavy
- Brick detailing to base and head of window sets
- Recessed panels at heads of windows

Deep Window Reveals- Brick



Firwood

Firwood Extension



- Regular window rhythm
- Windows grouped into pairs
- Tall thin proportion windows
- Saw tooth contrasting brick band detailing
- Protruded brick volumes in bays
- Recessed brick panels to maintain window rhythm

Sunbury Building



- Offset windows over floors
- Shorter proportion windows
- Windows grouped
- Facade split into bays

## 4.3 Design Development.

### Elevation Studies

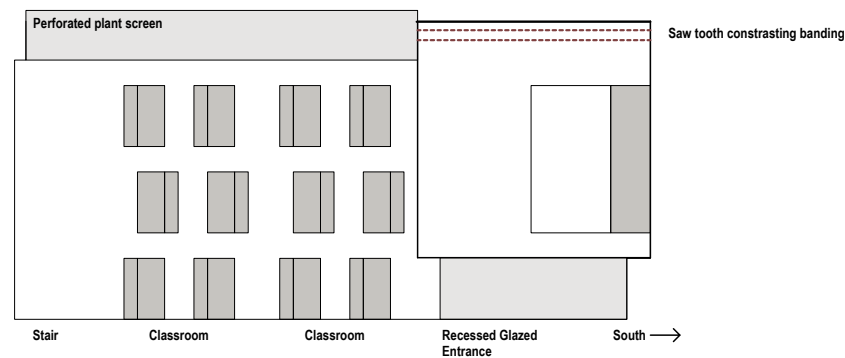
The following diagrams illustrate initial elevation studies to the prominent West and South facades as an initial test. Additional analysis to be undertaken for remaining facades.

#### Elevation Study 1

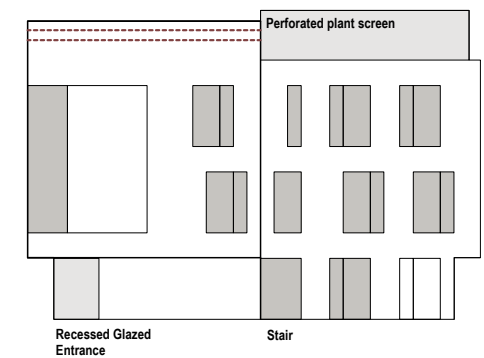
- Flipped plan - main entrance on corner of west and south elevations
- Elongated streamlined window components- reduced louvres
- Offset placement over floors - Sunbury
- Protruding upper floor brick mass - Firwood
- Plant screen

Elevation Study 1. - Offset windows over floors 1/3 & 2/3 proportions

#### West Elevation



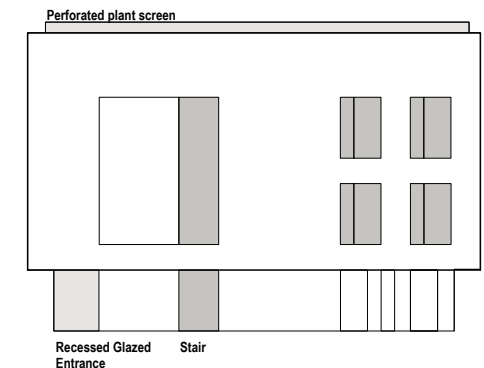
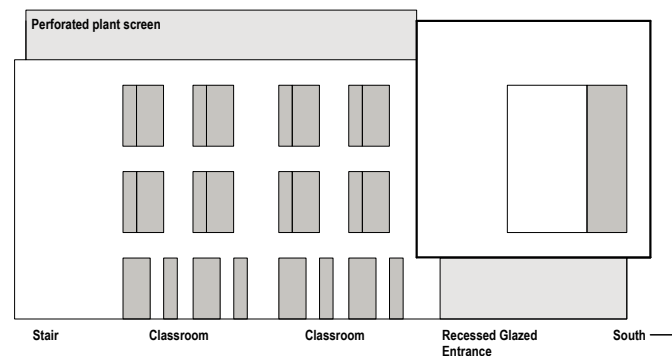
#### South Elevation



#### Elevation Study 2

- Flipped plan - main entrance on corner of west and south elevations
- Elongated streamlined window components- bottom heavy - Marylands
- Offset placement over floors - Sunbury
- Plant screen
- Protruding upper floor brick mass - Firwood

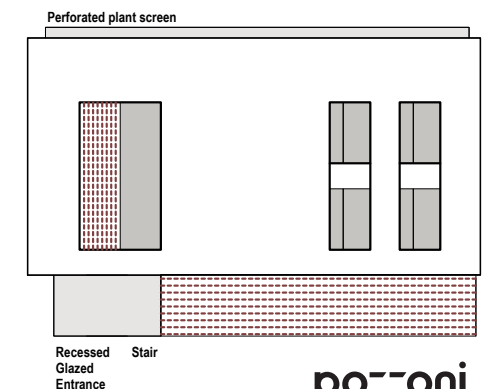
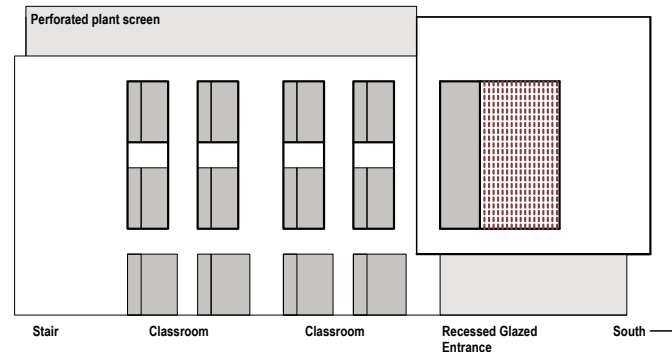
Elevation Study 2. - Bottom heavy, split ground floor window components, regular upper levels



#### Elevation Study 3

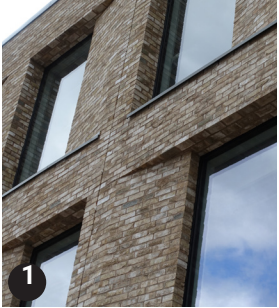
- Grouped 1st and 2nd floors - Firwood
- Plant screen
- Protruding upper floor brick mass - Firwood
- Brick detailing/patterning around ground floor south elevation and protruding south west mass

Elevation Study 3. - 1st & 2nd Floor grouping





## 4.3 Design Development.



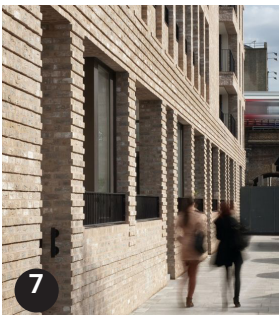
- 1 Angled brick detailing - deep window reveals.



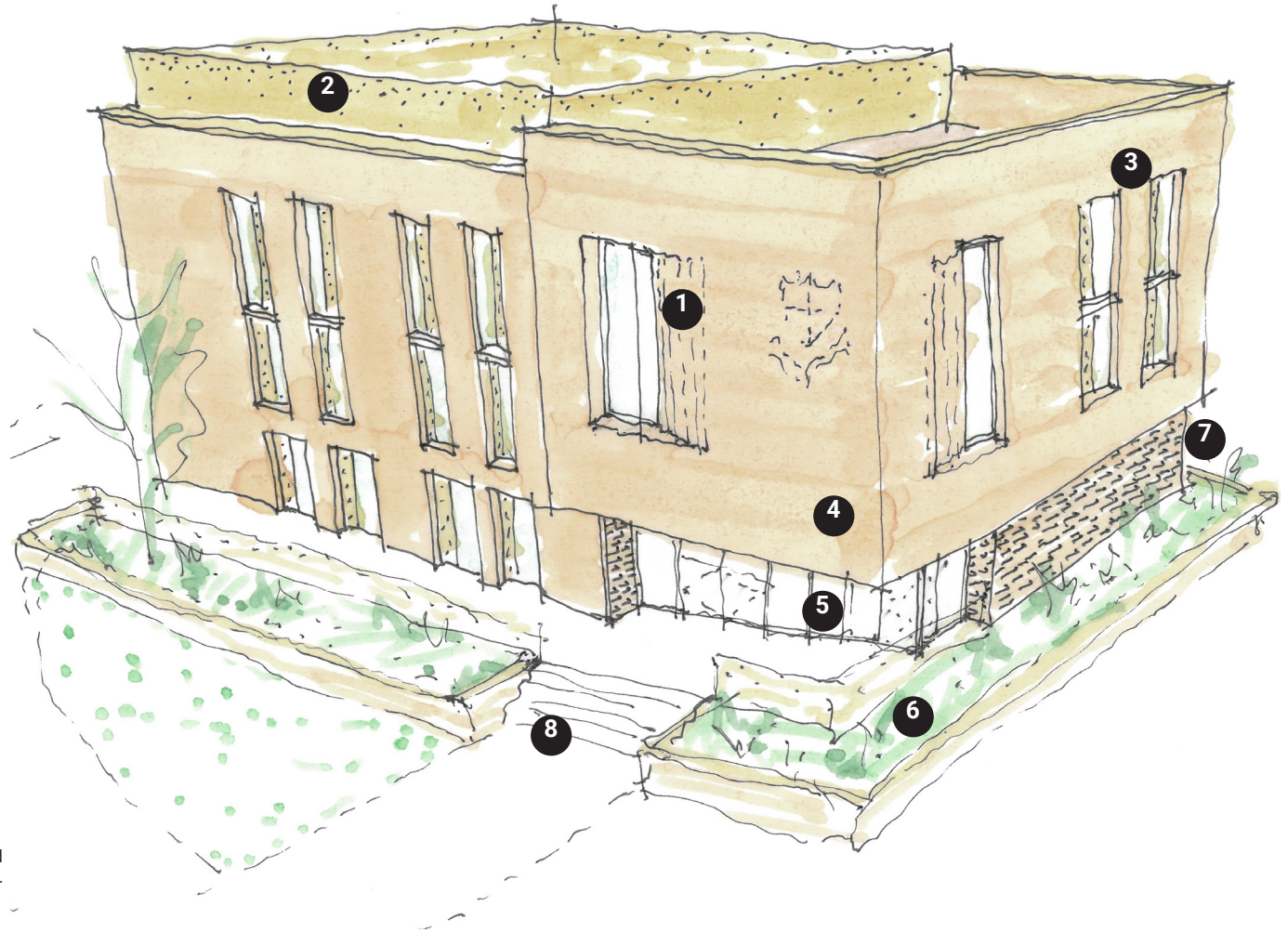
- 2 Metal perforated plant screening.  
Pattern to be developed through studies of the surrounding conservation area



- 3 1st and 2nd floor windows grouped - thinner window components (no louvres). Additional perforated screens (as option). Deep window reveals (brick & a half).



- 4 Protruding mass at south west corner.  
5 Revised main entrance - direct relationship to street frontage, angled entrance to reference the urban grain.  
6 Additional soft landscaping.  
7 Brick detailing pattern - referring to elevational studies of context.  
8 Level access/stepped depending on review of levels to new entry point.



# 5 Use.

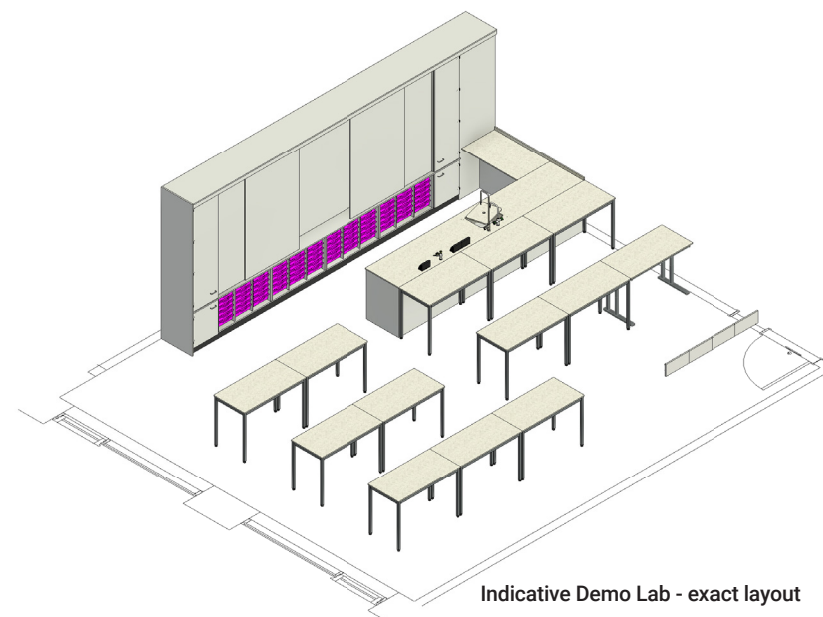
## 5.1 Use Category.

This application is for the proposed construction of a three-storey education building: Learning & Non-Residential Institution (Class F1a Use: Provision of Education).

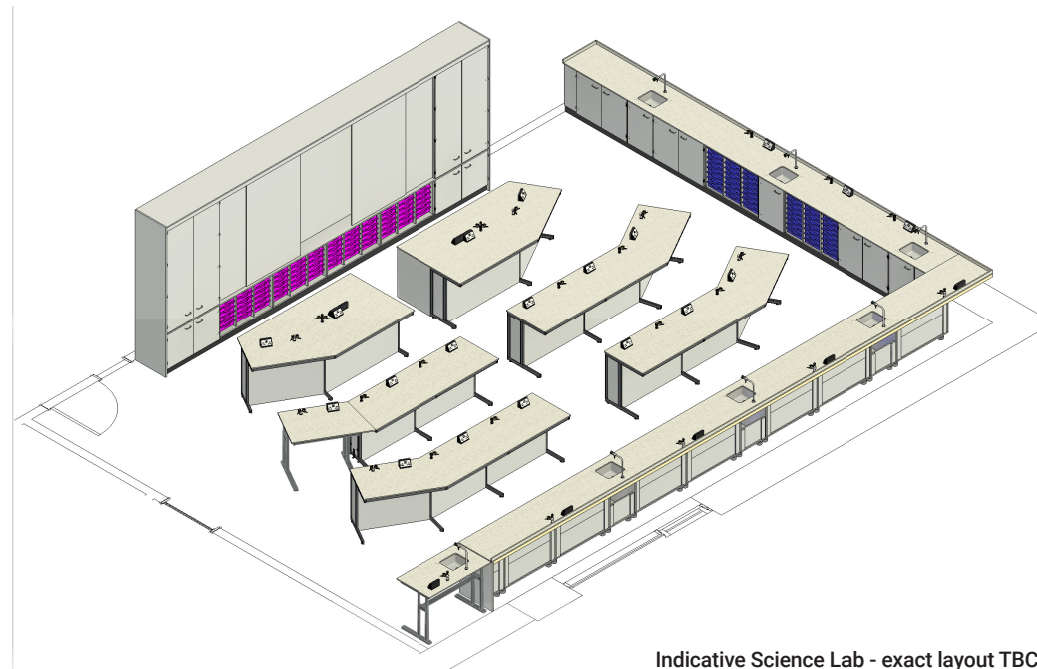
The proposed site is currently owned by Xaverian College and within the existing college campus boundary.

Typical college hours are from 08:30 - 16:30 Monday to Friday.

The standalone new build has been specifically designed to become a centre of excellence for STEM education. Including specialist science laboratories and demo labs to enable Xaverian College to meet the growing demand in the STEM subjects in the area.



Indicative Demo Lab - exact layout



Indicative Science Lab - exact layout TBC

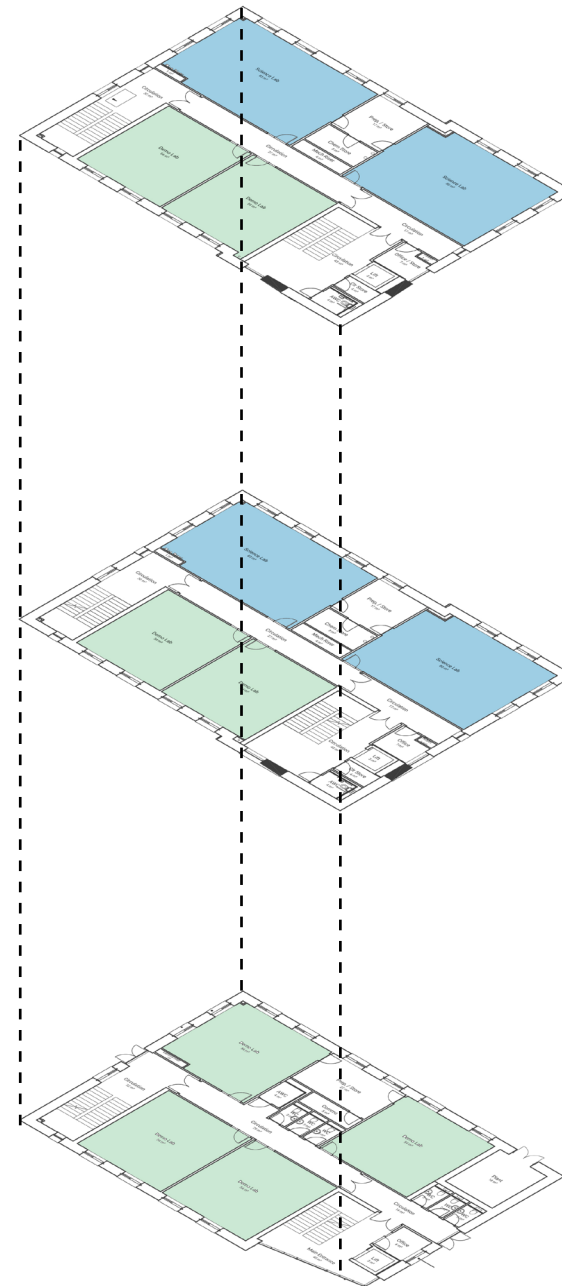


# 6 Amount.

## 6.1 Amount.

To address the predicted increase in student numbers and consequent need for more teaching space, this application proposes the demolition of the Sunbury building, and in its place, the construction of a new standalone Science Building.

The proposed building includes accommodation for teaching across three floors. The ground floor includes 4 demo-labs, a prep/store room and ancillary spaces such as an office, plant room, comms and WC's. The first floor accommodates 2 science labs, with a shared prep/store and chemical store, 2 demo-lab classrooms and an AWC, store and cleaners store. The second floor, similarly, includes 2 science labs, shared prep/store, chemical store, 2 demo-labs, AWC, store and cleaners store. There are two staircases within the building and an access roof hatch up to the roof, as well as an 8 person lift. In total there are 8 demo-lab classrooms and 4 science labs provided within the proposal.



# 7 Layout.



7.1 Ground Floor Plan.



\*Floor plans are indicative and not to scale. Please refer to drawings submitted within this application for scaled proposals.

## 7.2 First Floor Plan.



Proposed First Floor (NTS)



\*Floor plans are indicative and not to scale. Please refer to drawings submitted within this application for scaled proposals.

## 7.3 Second Floor Plan.



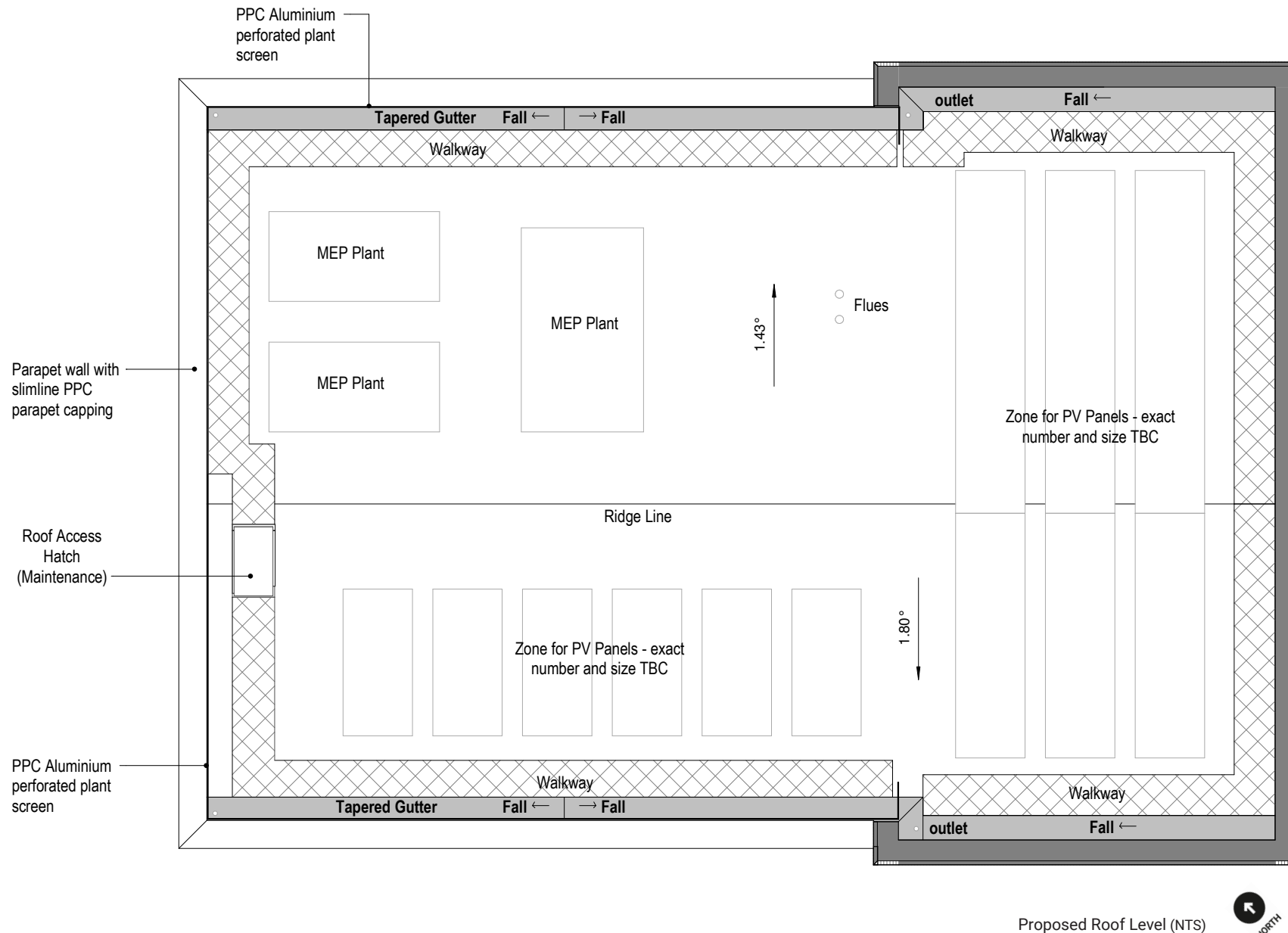
Proposed Second Floor (NTS)



*\*Floor plans are indicative and not to scale. Please refer to drawings submitted within this application for scaled proposals.*



## 7.4 Roof Plan.



\*Floor plans are indicative and not to scale. Please refer to drawings submitted within this application for scaled proposals.

# 8 Scale.

## 8.1 Building Heights.

### Surrounding Context Study

The adjacent diagram shows analysis and consideration to the surrounding building heights and context, informing the proposed building height and scale.

The surrounding buildings have differing footprints and formal articulation, creating a varied architectural character across the area. There is a similar consistency of heights within the existing context, with heights being with either the 1-2 storey category or 3-5 storeys.

The proposed building is of similar scale to the existing Sunbury building to ensure continuity to the heights in the conservation area and wider context.





## 8.1 Building Heights.

The proposed building is sited in the same approximate location and has a similar proportion and scale as Sunbury, to help maintain a similar relationship with the surrounding context. The Sunbury building is a part two storey / part three-storey villa with a basement, the proposed building incorporates this scaling also being three storeys high. The existing college building to the north, Ryken, is two-storeys with part three-storey at the boundary next to Sunbury.



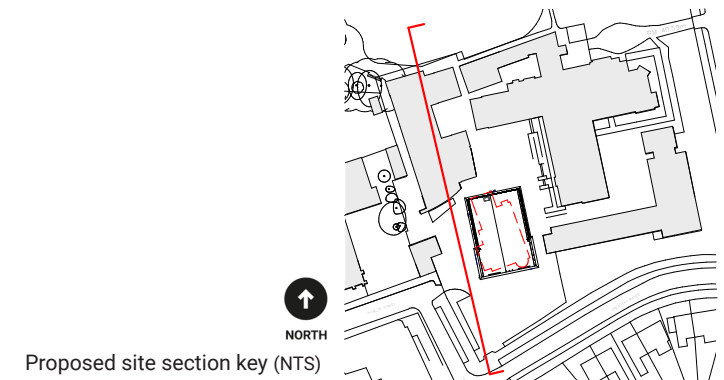
Existing Ryken Building on the Xaverian Campus



Firwood Building (Grade II Listed) on Xaverian College Campus



Surrounding site context and building heights (NTS)



*\*Site section is indicative and not to scale. Please refer to drawings submitted within this application for scaled proposals.*

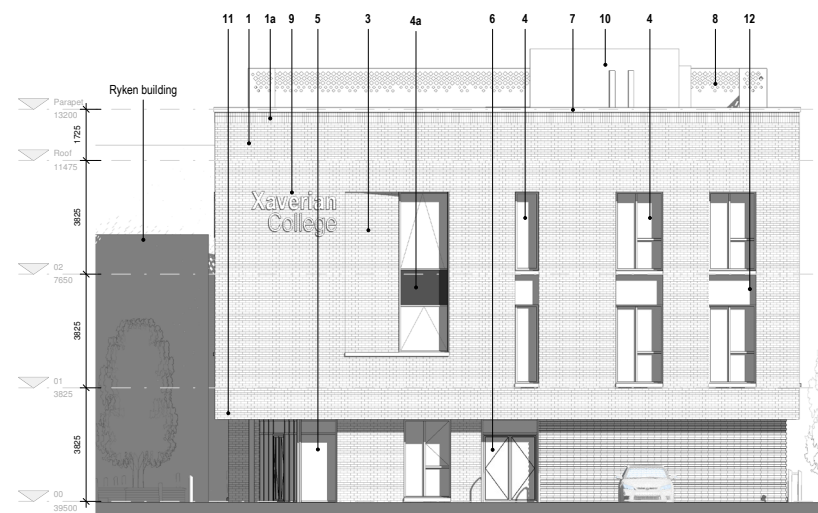
## 8.2 Elevations.

### Materials Key:

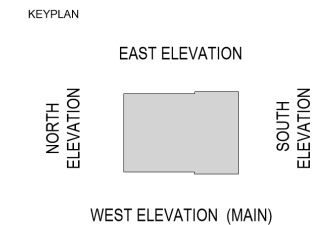
- 1 Brick
- 1a Brick Soldier course
- Buff Multi - exact colour and spec tbc
- 2 Feature horizontal brick protrusions -  
(Exact detail colour & specification tbc)
- 3 Feature angled brick detailing  
- Deep window reveals
- 4 Windows:  
- PPC aluminium frames (bronze TBC)  
- Clear glazing
- 4a Ceramic backed glass spandrel  
panel (bronze TBC)
- 5 Main entrance curtain wall screen:  
- PPC aluminium frames  
- Clear glazing
- 6 External door:  
- PPC aluminium frames  
- Clear glazing
- 6a External metal door  
- PPC metal frame and door leaf
- 7 Slimline metal parapet Cap (PPC)
- 8 Powder coated aluminium perforated  
plant screening (bronze TBC)  
- Pattern influenced by surrounding  
context
- 9 Indicative Signage (text, size, material  
& colour TBC)
- 10 Roof MEP Plant
- 11 Feature brick cantilever with PPC  
aluminium soffit panels
- 12 Pressed metal cladding shaped to  
form slimline cill (bronze TBC)



Elevation - East Facing (NTS)



Elevation - South Facing (NTS)



\* Elevations are indicative and not to scale. Please refer to drawings submitted within this application for scaled proposals.

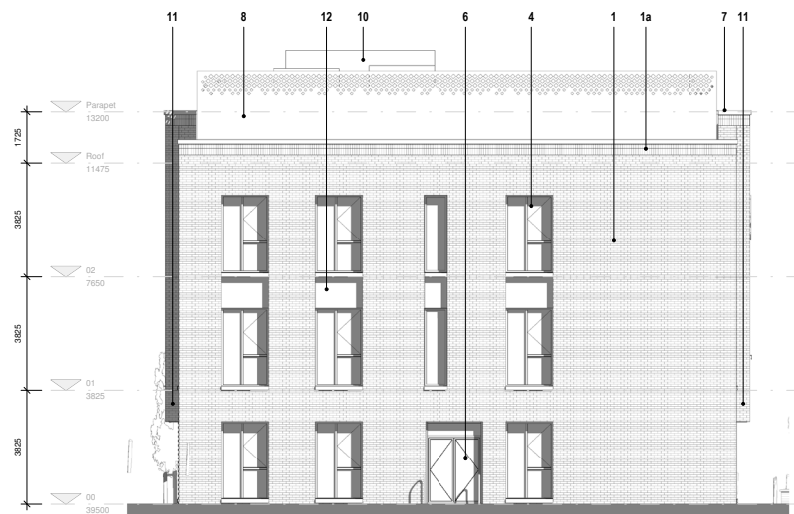
## 8.2 Elevations.

### Materials Key:

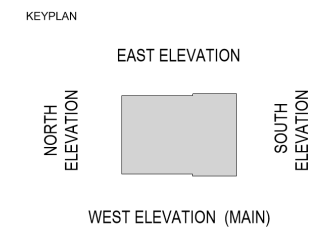
- 1 Brick
- 1a Brick Soldier course
- Buff Multi - exact colour and spec tbc
- 2 Feature horizontal brick protrusions -  
(Exact detail colour & specification tbc)
- 3 Feature angled brick detailing  
- Deep window reveals
- 4 Windows:  
- PPC aluminium frames (bronze TBC)  
- Clear glazing
- 4a Ceramic backed glass spandrel  
panel (bronze TBC)
- 5 Main entrance curtain wall screen:  
- PPC aluminium frames  
- Clear glazing
- 6 External door:  
- PPC aluminium frames  
- Clear glazing
- 6a External metal door  
- PPC metal frame and door leaf
- 7 Slimline metal parapet Cap (PPC)
- 8 Powder coated aluminium perforated  
plant screening (bronze TBC)  
- Pattern influenced by surrounding  
context
- 9 Indicative Signage (text, size, material  
& colour TBC)
- 10 Roof MEP Plant
- 11 Feature brick cantilever with PPC  
aluminium soffit panels
- 12 Pressed metal cladding shaped to  
form slimline cill (bronze TBC)



Elevation - West Facing (NTS)



Elevation - North Facing (NTS)



\* Elevations are indicative and not to scale. Please refer to drawings submitted within this application for scaled proposals.



# 9 Landscape.

## 9.1 Landscape Design.

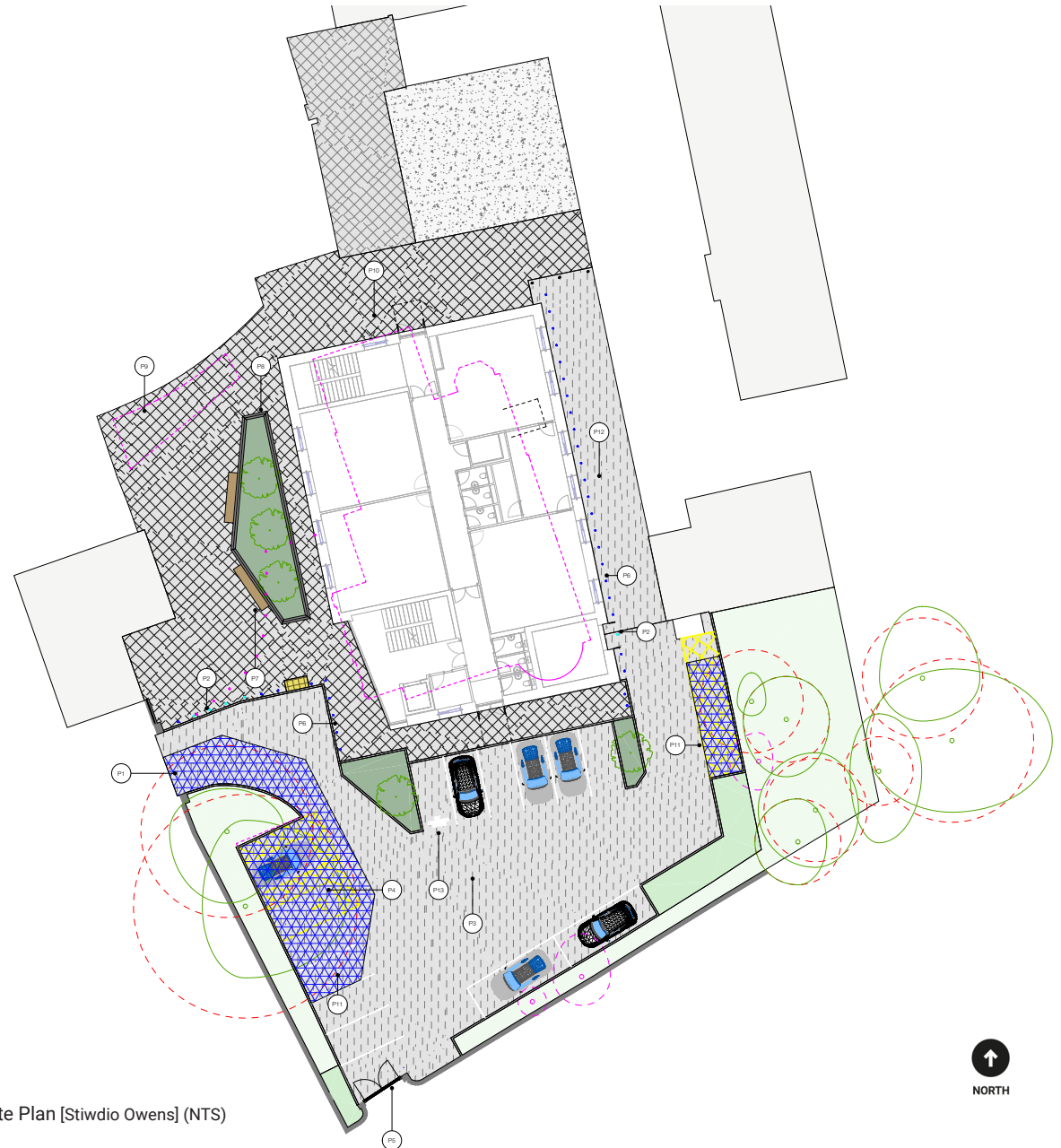
In terms of hard standing, a minimal approach is proposed: all surfaces to match existing. The exception to this is where root protection areas dictate a porous material is required; areas where this is applicable the materials will be selected to closely match existing adjacent hard standing materials.

Two no. Category C trees and 1 no. Category B tree will be removed to make space for the revised car parking arrangement. Due to the tree canopy causing infringement on the parking spaces, the low shape and form of these canopies means the trees would unlikely survive pruning. Their loss is offset in the grassed area east of the site.

A number of mature trees sit alongside the existing boundary wall in close proximity to the entrance to the new build. These are seen to be natural assets to the college and therefore the new build construction has been carefully considered to protect these assets, for example - protection during construction, porous surface materials, careful layout of the proposed drainage and inclusion of Cellweb tree root protections system.

| Schedule - Landscape general arrangement |                                                                                       |
|------------------------------------------|---------------------------------------------------------------------------------------|
| Code                                     | Description                                                                           |
| P1                                       | Proposed vehicular entrance                                                           |
| P2                                       | Proposed bollards (telescopic)                                                        |
| P3                                       | Car parking (12 no.)                                                                  |
| P4                                       | Mobility standard space (2 no.)                                                       |
| P5                                       | Retain existing gate                                                                  |
| P6                                       | Proposed bollards (fixed)                                                             |
| P7                                       | Proposed bench seating                                                                |
| P8                                       | Proposed stepped access                                                               |
| P9                                       | Remove existing planting                                                              |
| P10                                      | Proposed block paving                                                                 |
| P11                                      | Proposed cellular confinement system within RPA (see arboricultural method statement) |
| P12                                      | Proposed resurfacing of existing route                                                |

| KEY |                                                  |
|-----|--------------------------------------------------|
|     | Existing grass                                   |
|     | Existing block paving                            |
|     | Existing tree canopy (see arboricultural survey) |
|     | Root protection area                             |
|     | Existing feature to be removed                   |
|     | Proposed tarmacadam porous (vehicular)           |
|     | Proposed block paving porous                     |
|     | Tactile paving, buff corduroy hazard warning     |
|     | Proposed grass                                   |
|     | Proposed shrub                                   |
|     | Proposed cellular confinement system             |
|     | Proposed bollard (telescopic)                    |
|     | Proposed bollard (fixed)                         |
|     | Proposed tree                                    |



Proposed Site Plan [Stiwadio Owens] (NTS)

## 9.1 Landscape Design.

### Landscape Design.

The key features within the landscape proposals as identified on the general arrangement plan include:

- Provision of an entrance area off Thurloe street providing for vehicular and pedestrian access to the external realm via a drop kerb;
- Introduction of a hard landscape external realm that integrates with the local context but also provides a welcoming and uplifting entrance;
- Introduction of new shrub and tree planting across the site to enhance biodiversity, ecological value, and provide seasonal colour and interest.
- A dedicated EV charging point; and
- Removal of existing vegetation and trees only when needed to facilitate the development or following Arboricultural advice.

### Access strategy

In developing the landscape proposals, the aim has been to;

- ensure that the external environment will be legible and not act as an impediment to any potential users; and
- to ensure that the building can be accessed by all potential visitors regardless of age, gender or any disabilities.

### Pedestrian access

It is proposed that the pedestrian access from Thurloe street is retained and access to this main entrance will be via a drop kerb. In addition, pedestrian access will be provided from the car park at the south of the building via a footpath link around the building to the main entrance.

As part of the proposed development level access to the doors will be provided. Where any mobility standard spaces are

provided within the car park, these will be located in close proximity to the main entrance.

### Cycle access

As part of the development, cycles and motorcycles will be able to access the site via the entrance at Thurloe street.

### Vehicular access

There is currently an existing vehicular access point off Thurloe street. It is the intention to retain this access point for vehicles. This will provide access for vehicles intending to park within the secure car park area, along with deliveries and emergency vehicles entering the site.

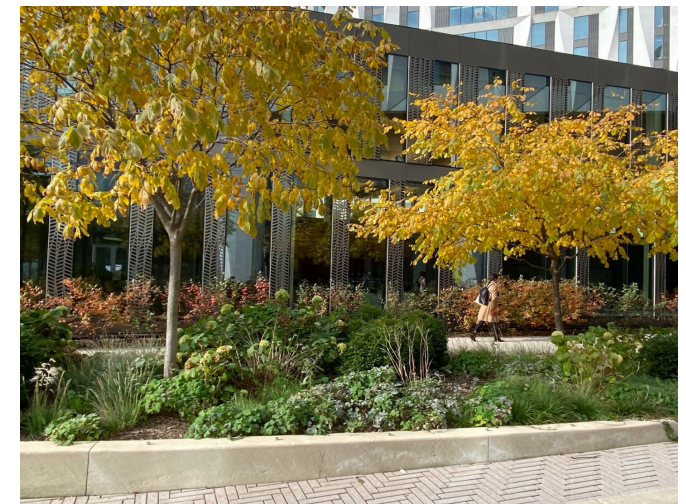
In total the proposed layout provides for 14 spaces which includes 2 mobility standard spaces and 1 EV charging space.

As part of the design development process a tracking exercise was undertaken to ensure suitable access for vehicles.

### Levels strategy

The aim through the design development process has been to work with the existing levels as close as possible to maximise integration at the site boundaries and minimise any required retaining structures.

The basis of the levels strategy was to maintain the existing levels to the east of the proposed building. This minimises the impact on the adjacent buildings and associated surfacing. Across the wider site, the external realm the gradient falls away from the proposed building and integrates with the existing levels at the site boundary. Level access is provided at all of the building entrances.





## 9.1 Landscape Design.

### Materials strategy

The materials and finishes chosen for the hard landscape aim to provide a scheme that integrates with the local context but also provides a welcoming and uplifting entrance.

For the proposed external realm and pedestrian access paths, the proposed surface is a concrete paving unit and pin kerbs.

For the main car park area, the proposed surface includes tarmacadam along with tactile paving and appropriate road kerbs where required in any parking areas. Line marking will be used to demarcate parking spaces, shared spaces and areas where parking is prohibited.

Other landscape elements include a raised brick planter. It is proposed the brick used to construct the planter will match the brick used on the proposed building to provide a coherent use of materials across the development.

### Tree removal and mitigation

As part of the design development process the aim has been always to retain existing trees wherever possible. However, to facilitate the development a number of tree are proposed for removal. The basis for proposed removal has been determined by;

- Recommendation for removal due to condition following assessment by a qualified Arboriculturalist;
- Conclusions and recommendations as part of the Arboricultural impact assessment;
- Where the root protection zone of a tree is impacted by the requirement to facilitate the development; and/ or
- The required changes in surface level at the trunk and root protection zones prohibit retention.

Of the 12no. individual trees surveyed as part of the project, 3no. individual trees will require removal. Of the trees proposed for removal, 2no. individual trees have been categorised within

Arboricultural survey as category C.2 as per table 1 of BS5837: 2012, with the remaining individual tree proposed for removal categorised as category B.2. The trees proposed for removal are all non-native trees.

To mitigate the loss of existing trees, new tree planting is proposed of species that will eventually grow to a medium sized tree. This is intended to add scale and screening to the new development at Thurloe street and over time replace the visual amenity and improve the existing landscaping, resulting in a potentially long-term beneficial impact from the proposal.

### Planting strategy

The overall aim of the soft landscape design is to create a usable and robust scheme that will provide seasonal interest and colour without onerous maintenance requirements.

At the main entrance, a raised shrub planter is proposed to create a welcoming sense of arrival and colour. Within the car park additional shrub planting areas are provided to help integrate the hard landscape into the wider landscape.

Tree species have been selected that introduce broadleaf species and trees selected suitable for trafficked environments.

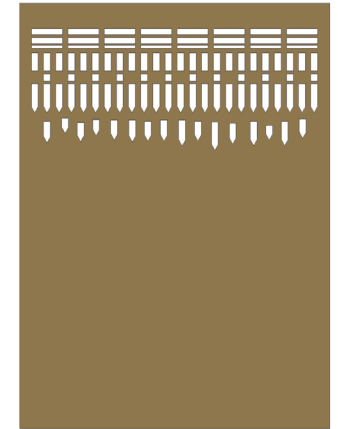
The soft landscape scheme would be implemented in the first available planting season to allow for establishment at the earliest opportunity.



# 10 Appearance.

## 10.1 Design Development.

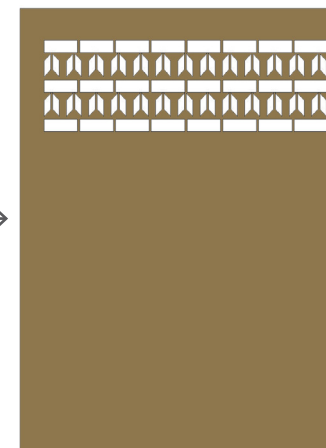
As the design has been developed to omit the louvres from the facades, there is a requirement to locate more plant on the roof due to changing to a centralised MEP system. To ensure the plant located on the roof does not detrimentally effect the conservation area, a perforated screen has been infroporated along the 3 no sides of the parapet. The perforated screen itself is another opportunity to further reference the existing buildings in the facade of the new building. A number of patterns were explored, influenced by patterns and form in the surrounding context and conservation area. The chosen design is influenced by the Grade II Listed Firwood Xaverian building and the ornate details present on its archway



Chosen perforated screen design



Firwood pattern reference



Perforated screen design explorations



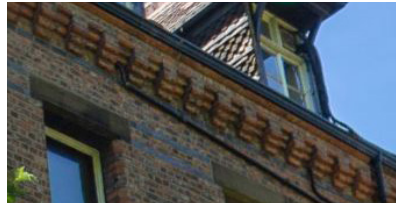
## 10.2 Proposed Materials.

The proposed material palette has been influenced by the surrounding context and Victoria Park Conservation Area. Building typologies and architectural style vary in the immediate and wider context. Reference has been drawn from the number of Listed Buildings also on the Xaverian campus and brick has been chosen as a prominent material.

The adjacent images show existing buildings in the surrounding area which have been considered within the design to ensure appropriateness and continuity of materials and appearance.



Marylands (Grade II Listed) on Xaverian campus



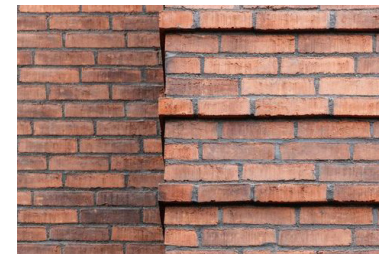
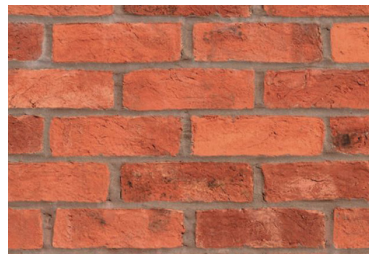
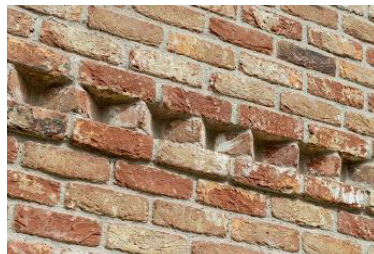
Red brick with blue brick bands/ feature protruding corbell brickwork.



Red brick banding with feature window headbanding and protruding corbell details.



Firwood (Grade II Listed) on Xaverian campus





## 10.2 Proposed Materials.



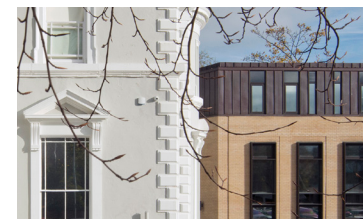
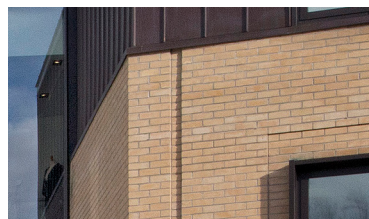
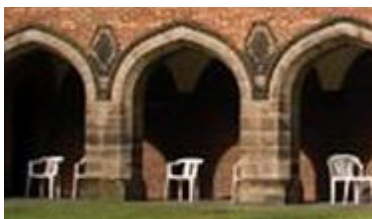
Hulme Hall (Grade II Listed), Manchester University  
Hall of residence. Adjacent to Xaverian campus



Tall symmetrical narrow windows. High level  
dentilled cornice banding detail . Mid level  
sill-band



Ward Hall Grade II Listed and extension on Xaverian  
campus





## 10.2 Proposed Materials.

A key driver for the facade of the new building was to compliment the character and quality of the existing buildings and maintain the architectural interest of the Sunbury building. The proposed materiality has been derived and interpreted from the surrounding context, in order to provide a complimentary and visually cohesive overall group composition of buildings. This should, in turn, protect and enhance the character of the conservation area.

At present, the proposed building has been expressed as brickwork and has been explored in a buff colour, referencing the existing stone college boundary walls and the adjacent St Edward's R.C. Church. Exact colour and specification to be confirmed in conjunction with LA planning team post planning determination. To create architectural interest and continuity, brickwork detailing has been incorporated into the design, as well as deep window reveals, metal perforated plant screening, recessed glazed entrance and an element of protruding mass to the building.



Existing St Edward's R.C. Church



Frost resistant buff multi brick colour & exact specification TBC in conjunction with LA planning team post planning determination.



Indicative view of vista towards the existing Sunbury building.



## 10.3 Proposed Appearance Summary.

- 1** Metal perforated screen pattern influenced by pattern and ornate detailing on Firwood Grade II Listed building.

Reference



- 2** Deep window reveals influenced by windows on the surrounding buildings. As shown on the Marylands building adjacent.



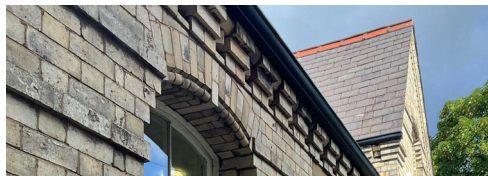
- 3** Tall thin windows, grouped referencing the existing language of surrounding buildings. Grouped 1st & 2nd floor windows similar in form to pattern on Marylands.



- 4** Protruding building mass, inspiration taken from Firwood massing and form.



- 5** Brick detailing band and protruding corbell detailing influenced by detail on the facade of the Marylands Grade II Listed building.



- 6** Buff brick multi-tone chosen to reference surrounding context colour palette.



Proposed





## 10.4 Proposed 3D Visual.



Indicative visual of proposed building from north west.



## 10.4 Proposed 3D Visual.



Indicative visual of proposed building from the car park.



## 10.4 Proposed 3D Visual.



Indicative visual of proposed building from Thurloe Street entrance.



Indicative visual of proposed building from Xaverian campus.

# 11 Access.



## 11.1 Site Access.

The site is well serviced by public transport links. Wilmslow Road is a main vehicular route in and out of Manchester City Centre, with a number of bus stops along the route. The proposed building will be situated on the existing footprint of the Sunbury college building and therefore ease of access and way finding will be implemented for both staff and students as the existing access points and routes will be maintained.

Currently, there are two existing gates within the Xaverian College campus boundary which are within the application site area. The entrance from Thurloe Street is shared pedestrian and vehicle and is a key access point for the campus. The gate on Crescent Range is not currently used and is a historical entrance into the site. Within the design development, a review of the existing access points and possible proposed solutions to ensure safe pedestrian access, deliveries and fire tender access, has been developed.

The existing access from Thurloe Street will remain unchanged providing the primary access point for both vehicles and pedestrians - albeit provision of bollards will segregate them for safety.



Xaverian College Campus (NTS)



1 Thurloe Street looking towards Xaverian Campus and the Sunbury building.



2 Crescent Range looking towards Xaverian Campus and the Sunbury building.



## 11.2 Vehicular & Transport Links.

A Transport Statement has been submitted as part of this application including a Travel Plan for the development proposal.

The following has been extracted from the Transport Statement:

### Pedestrians:

The College is in an accessible area of Rushholme, Manchester within close proximity to local amenities. There are opportunities for walking as well as, the potential to reduce the need for people to make short car journeys. The close proximity of the bus stops to the site, enhances accessibility for students, commuters and visitors to travel from further afield.

### Cycle

A wide range of local areas including Manchester City Centre, Old Trafford and the surrounding residential areas of Didsbury, Whalley Range and Longsight are accessible within a 5km cycle.

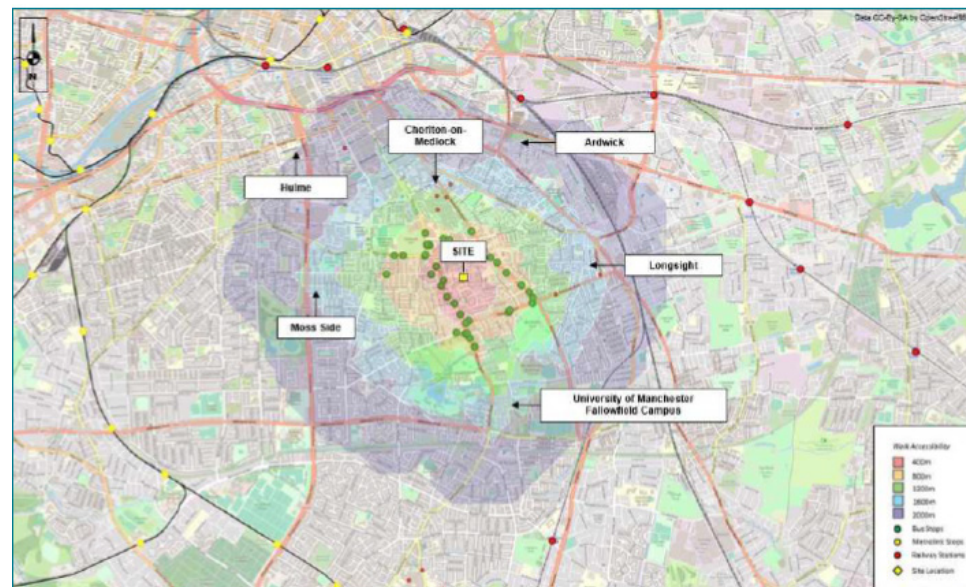
### Bus

Within 800m of the site there are a number of bus stops which will help facilitate access to the college on Wilmslow Road, which can be accessed using Thurloe Street. For southbound travel, pedestrians can walk north to Great Western Street.

### Parking

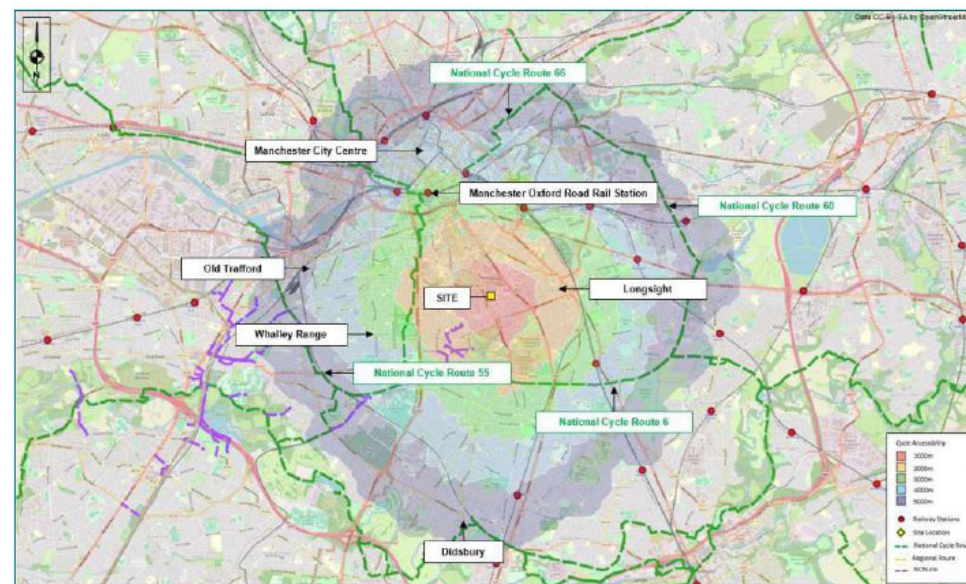
The proposed development will provide 14 no. car parking bays, including two accessible bays for people with disabilities. The college provides 138 cycle car parking spaces across the campus, with shower, changing and locker facilities for students and staff.

2km Walking Catchment



Source: CC-BY-SA by OpenStreetMap

5km Cycling Catchment



Source: CC-BY-SA by OpenStreetMap

## 11.3 Inclusive Access & Use.

Building Regulations Approved Document Part M (Access to and Use of Buildings) and BS 8300-2:2018 (Design of an accessible and inclusive built environment) have been used to define accessible solutions for the design, these have included:

- A clearly visible main visitors entrance with suitable means of access, a level approach, suitable car parking and routes around the building.
- Suitable corridor widths to allow the passing of wheelchairs.
- Suitable clearance between door swings in entrance lobbies.
- Suitable door widths sizes and leading edges.
- Suitable robust material specification both inside and out.
- Access to an accessible WCs
- Dedicated wheelchair bays throughout the school, in addition to refuge bays.
- Suitable access for emergency services has been accommodated.
- Provision of Lift to allow accessibility of all floors.

# 12 Sustainability.



## 12.1 Sustainability Strategy.

### **Renewable Energy.**

As part of the sustainability strategy for the building, renewable technologies will be implemented on the site.

- Heat generation will be delivered through a non-fossil fuel reliant system (Air Source Heat Pumps).
- The roof will incorporate an extensive provision of Photovoltaic Panels (PV), which are spaced as efficiently as possible.
- High performance glazing and shading specification to control solar gain. Windows have been sized specifically to meet appropriate daylighting conditions internally for good learning environments, whilst not at the expense of overheating in the summer.
- Designed to reduce thermal bridging - preventing heat loss and preventing development of cold spots which can lead to issues of condensation and mould.
- Air tight building fabric which will reduce uncontrolled infiltration, preventing excessive heat loss in winter and gain in summer.

# Pozzoni Architecture

Altrincham

Brighton

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