Manchester Metropolitan University

October 2023

1044B-HBA-ZZ-XX-RP-A-080400

Library Transformation Project

Design & Access Statement

S02

Hawkins\
Brown

SCHMIDT
HAMMER
LASSEN



Document history

Version	Date	Description
P01	11.08.23	S2 Suitable for Information
P02	20.10.23	S3 Suitable for Review & Comment
P03	27.10.23	Planning Application Submission

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Details of Project Team

This Design and Access Statement has been prepared by Hawkins\Brown to accompany the application for planning permission submitted on behalf of Manchester Metropolitan University for the proposed Library Transformation Project on the site of the All Saints Library located in the University's All Saints campus in central Manchester.

The site location is shown on drawing 1044B-HBA-YY-XX-DR-A-080010, contained within the application drawings which accompany this document.

The purpose of this document is to set out the analysis, design development and concepts applied to the proposal. An access statement is provided at the end of this document.

This document should be read in conjunction with all other supporting documents, which include:

- Application Form
- Application Drawings
- Sustainability Statement
- Transport Statement
- Ground Conditions
- Lighting Assessment
- Air Quality
- Wind Microclimate
- Flood Risk Assessment
- Noise and Vibration
- Ventilation Strategy
- Daylight and Sunlight
- Environmental Standards and Energy Statement and Embodied Carbon Assessment
- Ecology
- Street Tree Planting
- Construction Management Plan and Construction Waste
- Management Plan
- Local Labour Agreement: Statement of Intent
- Travel Plan Framework (University wide)
- Waste Management and Servicing Strategy (including MCC's Waste Proforma)
- Formal Letter on Archaeology
- Crime Impact Statement
- Wind Microclimate
- Climate Change
- TVIA

Project Team

Applicant	**Manchester Metropolitan University**
Architect	**Hawkins\Brown Architects**
Library Specialist	**Schmidt Hammer Lassen**
Interior Designer	**Hawkins\Brown Architects & Schmidt Hammer Lassen**
Project Manager	**Turner & Townsend**
Planning Consultant	**Deloitte**
Cost Consultant	**Gardiner & Theobald**
Structural & Civil Engineer	**Buro Happold**
MEP	**Buro Happold**
Landscape	**Planit IE**
Fire Engineer	**Buro Happold**
Acoustic Engineer	**Buro Happold**
Facade Engineer	**Buro Happold**
Transport Consultant	**Buro Happold**
Principal Designer	**KOK**
Access Consultant	**GRD:EDI**

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Separate Supporting Documents:

- Sustainability Statement
- Transport Statement
- Ground Conditions
- Lighting Assessment
- Air Quality
- Wind Microclimate
- Flood Risk Assessment
- Noise and Vibration
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1 Introduction

1.1 Executive Summary
1.2 Consultation
1.3 The Vision
1.4 Key Project Drivers


MMU
Library
ILLUSTRATIVE

1 Introduction

1.1 Executive Summary

Description of the Development
The Library Transformation Project is a new landmark library for Manchester Metropolitan University on the All Saints campus. The ambition is to create a building of the highest design quality, a centre piece for the University on Oxford Road, a unique opportunity and once in a lifetime. The building speaks to Manchester Metropolitan University and Manchester with an openness, inclusiveness, and a certain amount of swagger. The building has been designed to have a highly distinctive silhouette, with a ribbon, running up towards the sky and a bold pattern of circular windows, coloured reveals and coloured lenses. Key element of the proposed library design include:-

- A University front door to the campus
- A Library entrance and public accessible ground floor with a number of event spaces
- New learning and diverse study environments providing 3800 study seats
- Circa 9,000 linear metres of book collection
- Bookable rooms and learning pods
- Prayer facility and well-being spaces
- Library Service Staff accommodation
- External spaces integrated with the All Saints Park improvement works and a dedicated roof terrace overlooking the park.

The ground floor of the proposed library will feature a number of uses and spaces which will be accessible to members of the general public, these include:-

- Poetry Library
- Gallery
- Innovation Lab
- Integrated Student Services
- Cafe
- Learning Skills Centre
- Library Service Delivery

Furthermore, the proposed landscape strategy and building form/massing has been developed to integrate into the established campus and public realm.

Brief
The project brief has been developed through a series of workshops, briefing meetings and building visits to develop the schedule of accommodation.

The proposed design been approved by the University with a total of ~14,148sqm of Net Internal Area and a total GIA of ~22,091sqm for the Library Transformation Project.

Vision
A clear vision is in place to guide the project and measure the qualities of the development. The vision and project objectives are developed in consultation with the University's Senior Leadership, the Senior Library Leadership Team and the Estates Capital Development Team, as well as, wider discussions with academics, students and staff.

Concept
The vision for the building is to be the 'front door' of the whole University on Oxford Road and a cultural destination for the city; During term time, the ground floor will likely be publicly accessible seven days a week, enlivened by the Poetry Library, the Gallery, event spaces, Students Services and Learning Skills Centre, Special Collections and a cafe.

The building form has been developed from the outside, as it addresses the city, and from the inside, as the interior designs are developed. The relationship between the inside and outside of the building have been explored and refined both in terms of the design of the Façade and Internal Architecture - such that the user experience is considered from within every space of the Library.

The facade design has been developed by the project team in consultation with the Library and wider University stakeholders. Section 4 provides the design proposal for the materiality and appearance of the development.

The landscape proposals includes two key areas: the ground floor external spaces and routes which form a skirt around the library, and the roof terrace which is accessible from the fifth floor of the 'tower'.

Programme
Construction of the Library Transformation Project is targeted to be completed for the new academic year 2029.

1.2 Consultation

The project team has undertaken a comprehensive consultation programme with University stakeholder during the briefing and design development of the project. A brief summary of key consultation events is given below:-

Manchester City Council - Planning Authority
A number of pre-application consultation have been undertaken with MCC Planners since the inception of the competition scheme. Please refer to separate Consultation report by Deloitte submitted as part of this application.

Greater Manchester Police
A consultation workshop (14.07.23) was undertaken with the design team and David Maher (Design for Security Consultant) at Greater Manchester Police. Please see Crime Impact Statement by GMP submitted as part of this application.

MCC - Arboriculturalist
The team has undertaken discussions with Rudi Farghaly in September 2023 on detail proposals to retain and pollard the existing trees on Oxford Road. Recommendations has been incorporated within the Landscape proposals submitted within this application.

Highways Authority
A workshop (24.08.23) with Rebecca Hesketh and Neil Bayliss-Rowe from Highways has been undertaken to discuss vehicle access and anticipated temporary arrangements during the construction phase of the project.

Environment Agency
Meeting with Lead Local Flood Authority (09.08.23) undertaken by the team. Awaiting LLFA written pre-app response.

United Utilities
Awaiting UU pre-app responses. Further discussions to be undertaken following comments from LLFA.

Public Consultation Event
A public event was held at the Library over a period of 2 days (5th & 6th June) which gave an opportunity for students, staff and local residence to learn about the proposals for the Library. The team received c. 55 visitors over the course of the two days and we have received 29 (including four via email) written responses in total. Feedback was overwhelmingly positive

Environmental Impact Assessment
Following further consultation with MCC, the Authority has requested a 'light-touch' EIA be undertaken covering 3 assessment; Wind Microclimate, Climate Change and TVIA. Please refer to separate documents submitted as part of this application.

1 Introduction
1.3 The Vision

Description of the Development
This document presents the Architectural Spatial Coordination [formerly called RIBA Stage 3] for the Library Transformation Project on the All Saints site.

The purpose of this document is to collect together all the available information on the project into a single document. This document can then be circulated, presented to and reviewed by all the project stakeholders to seek agreement to proceed to the next stage of design development, while recognising and recording changes and adaptations that need to be absorbed into the next phase of the project's development.

Although this is an extensive, and mostly technical document, through the executive summary and presentation and discussion, the aim is to encourage all the stakeholders to understand the broad scope of the project and how their individual area of expertise or responsibility sits within the wider context.

At this stage (RIBA Stage 3) the brief and concept design from the previous stage of design have been updated, tested and coordinated with the wider engineering disciplines to solidify the volumetric and spatial requirements of the building. Additionally, the other aspect of the design have been further developed, such as, the Interior Design look & feel proposals.

The following statements from the RIBA Plan of Work 2013 explain the process of Stage 3:
"Stage 3 is fundamentally about testing and validating the Architectural Concept, to make sure that the architectural and engineering information prepared at Stage 2 is Spatially Coordinated before the detailed information required to manufacture and construct the building is produced at Stage 4."

These include detailed design studies and engineering analysis for structural design, building service systems and detailed cost information.

The purpose of this report is to bring together the available information into a single source at a strategic point in the project's development. This will enable the project's key stakeholders an opportunity to review the project 'in the round' and provide informed comments that can be addressed during the next work stage - RIBA Stage 04 or 'Technical Design.'

Project Background
The RIBA Stage 1 Brief sets out the strategic need and context of the Library Transformation Project.

"The University has a new strategic vision: the Road to 2030. In this vision, the University aims to establish itself as a global University, anchored in Manchester with an integrated and vibrant relationship with the city, and delivering the benefits of its excellent education and research to the city, to the region, nationally and globally.

The strategy sets out our strategic goals which aim to ensure that our students receive an excellent education, and an outstanding experience that transforms their lives and leads to successful careers. The ambition is to offer a student experience that is externally recognised by outstanding results, and an exciting and inclusive environment for postgraduate research students. The library has a key role in delivering this.

Despite the increased importance of digital resources in learning and the experience of the pandemic, evidence from across Higher Education suggests that demand for library space is higher than ever and has a crucial role to play in the on-campus experience and fostering a sense of community and belonging.

In recognition of this, the extended Draft Estates Strategy 2021-2030 and supporting Draft Framework of Projects 2021-2030 was endorsed by the Board of Governors in 2021 has identified the need to invest in the library facilities in order to increase the capacity and quality of study, learning and collaborative working spaces, create an intellectual hub for the University and ensure that the University can support its future ambitions for education and research."
Stage 1 Brief, Hodder and Partners



Library Transformation Project - Vision Statement Diagram from ITT submission



View from All Saints Park / Grosvenor Square

1 Introduction
1.4 Key Project Drivers

"As the main gateway to our campus, and the physical centre of our academic community, the new library building will galvanise all aspects of The Manchester Metropolitan Student Experience, and in doing so will redefine the role of the library for the modern 21st century university. Occupying a prominent position as the first academic building of note along the Oxford Road corridor - Manchester's innovation district - it will present an imposing and yet welcoming entranceway to the myriad active learning spaces, student services and knowledge resources that it will house. Accessible to our students, staff and visitors, the building will enmesh our physical and digital learning estate within an ultra-flexible environment, encouraging users to appropriate the space to meet their own everchanging learning needs. Most importantly, through the transparency of the building's façade and the openness and flexibility of its internal architecture, the building will invite and encourage new kinds of learning, collaboration and knowledge co-creation between our staff, our students and the wider civic community. The inspiring and creative environment that results will go well beyond that of a learning commons; it will enable a truly integrated active learning community, an aspiration that lies at the heart of our refreshed education strategy."
Andy Dainty, Pro-Vice Chancellor Education

"Our ambition is to create a building of the highest design quality that is your centrepiece on the Oxford Road corridor. The project presents a unique opportunity; 'once in a lifetime'. It will speak to Manchester Metropolitan University and Manchester with an openness, inclusiveness and a certain amount of swagger."
Hawkins Brown/ SHL

+ A place to learn well and live well

+ Co-created spaces that inspire innovation, creativity and discovery

+ Flexibility to adapt to the changing needs of future students

+ A WOW factor entrance

+ Impact and statement to Oxford Road

+ Fully accessible by all students, incorporating inclusive design

+ A building with a timeless quality

+ A symbol of 's confidence and ambition

+ Digitally rich spaces

+ High focus on sustainability

Brief objectives as listed in Stage 1 Feasibility by Hodder and Partners

Project Objectives
The proposed development will serve to fulfil key strategic moves within the University's 'Road to 2030' strategic vision. As well as redeveloping the existing Library, the scheme has the potential to express the Strategic Values of 'student-centred', 'people-led, 'future-focused', 'inclusive' and the Manchester Metropolitan University identity. It has the potential to be the gateway building to the Manchester Metropolitan University's All Saints Campus.

An Asset For The City
Our vision for the building celebrates its setting. The building presents itself to the City on the Oxford Road corridor and in wider views from the civic heart of Manchester and beyond. The design has the potential to put Manchester Metropolitan University front and centre on Manchester's map and on the global stage with design prowess and academic excellence. The growth of Manchester - city centre development, city centre population and academic community is significant and the library transformation aims to stand out with an award winning building devoted to Manchester Metropolitan University.

Our design establishes a building form that presents as a 'tower and tail'. The tower forms a local and city-wide landmark whilst the tail grounds the building and gives definition and active frontage to the park and Mancunian Way edges. The tower features bold geometric slices of clear glazed slots, carefully placed to reveal internal activity and to correlate with spaces of enlarged and eccentric volume. The cuts frame views from within the building to growth areas punctuated with the city's towers to the west, the Etihad stadium and Eastlands development area to the east, the city's commercial heart to the north and the continuation of the University corridor to the south.

Our concept seeks to redefine the library as a building in the round with positive visual and physical permeability and no back. It anticipates the future redevelopment of the site currently occupied by the John Dalton building. The site is blessed with generous open aspect to the north and south, hence its most prized commodities of LIGHT and GREEN. We have embraced these characteristics in our design. The southern aspect of the building forms the fourth elevation to All Saints Park. The façade works in its context, responding to the setting of listed buildings such as St Augustine's Church and the new Arts & Humanities building as well as the park, itself with significant history, a lush, seasonally changing environment.

Inclusive and accessible/ The new library should present an inclusive and accessible environment, working for all users – commuter students, international students, ethnic minorities, students who face digital poverty, researchers, and the public plus many more. We will work with you to ensure the new library presents itself as a "living library", where collections are one of many services and the learning community, their needs and experience are a priority.

Civic timeless quality/ The new library must stand as a building that works for Manchester Metropolitan University only and in this setting in Manchester alone. It should create a lasting memory through both its silhouette on the skyline and the uplifting spirit it conjures from all that is discovered within.

Designing from the inside-out/ The building is designed around a very detailed analysis and delivery of all the University functions, and these are directly expressed in the building elevations.

Specific to Manchester Metropolitan University demographic/ As a university where over half of the student population register as commuter – living with families and often maintaining a job in parallel to their studies, as the biggest provider of degree apprenticeships; we will work with you to ensure the new library responds to this particular and unique demographic.

Real-life, work-ready students/ The success of the new library and the spaces it creates will mean that Manchester Metropolitan University are producing students with better employability, prepared, and equipped for life after university.

Innovative, flagship sustainability/ We embrace the drive for innovation and tackling sustainability head-on. The re-use of a good amount of the existing structure as well as the careful design of new elements; punched windows instead of acres of curtain walling, façades that are detailed to respond to their orientation with deep-set revels to the south and an interior that is made from materials that are warm, welcoming and sustainable point to a building of true innovation.

Library of the future/ The new library must evolve as a flexible building that cleverly blends the analogue and the digital: the physical and the virtual. All forms of experience are valid and the focus will shift over time.

1 Introduction
1.4 Key Project Drivers

Gateway To The Campus
The building has strength and solidity in its form and at the same time, a lightness in its material quality – the solid planes of the building that climb like ribbons along, up and over the form are covered in an array of glazed circular lenses. The circular emblem points to a symbolic unity and balance. Each lens features a coloured reveal with a carefully selected palette of glowing heat and scarlet blushes that speak to the city, transitioning to iridescent hues that relate to the park. The circular lenses are scaled to work both externally as a striking array of pixels and internally in optimising the user experience. They are set at a range of depths in the façade such that each aperture can offer solar control suited to the different aspect of orientation.

At its base, the building massing is lifted to reveal the main library entrance, with a fitting grandness on the central axis of the park. To the north edge and spilling under the Mancunian Way, we see a wonderful opportunity to rationalise back of house operations and reinvent this space with a fresh and youthful programme relating to the building. The identity of this space will provide a contrast with the park. It will offer a hard landscape suitable for events and parties with a look and feel that reflect the attitude of the new building.



Above
Library Transformation Project Brief Diagram

1 Introduction
1.4 Key Project Drivers - Design Responses

Architectural & Interiors Response
The vision for the building is to be the 'front door' of the whole University on Oxford Road and a cultural destination for the city; The ground floor will be publicly accessible seven days a week, enlivened by the Poetry Library, the Gallery, event spaces, Students Services and Learning Skills Centre, Special Collections and a cafe.

The building form has been developed from the outside, as it addresses the city, and from the inside, as the interior designs are developed. The relationship between the inside and outside of the building have been explored and refined both in terms of the design of the Façade and Internal Architecture - such that the user experience is considered from within every space of the Library.

Façade Design Ethos

Silhouette
The form and scale of the building directly responds to the completion brief and the dialogue during the competition process.

The new building deliberately stacks the new accommodation in a tower to create a new landmark that is a signpost, a marker for the Manchester Metropolitan University's All Saints campus.

The new tower structure is developed as a highly distinctive silhouette, with a ribbon of solid wall, intercut with 'cuts' of glazing, running up towards the sky. This ribbon of building is 'planted' with dense walls facing the Park and link to become a continuous form until the final section of the ribbon cuts the sky.

The final ribbon of accommodation projects out over Oxford Road in a 'quiff' that creates a distinctive silhouette when seen from the City centre to the north and east.

Cuts
This solid ribbon is cut with glazed openings on to large scale (triple height) rooms that face different views of the city and advertise the activities inside. These are truly inside/out spaces where the building users are surrounded with dramatic views firstly of the sunsets to the west, over the roof garden, and then city views of the east, and finally of the sky from an attic/ reading room, as they rise up the building.

Circles
As you approach the building the elevations reveal a second level of detail so they interact with the viewer at a more directly, human level. The circular windows represent the individual students sat at their desks looking out into the city. This introduces a personal scale and more organic form, into the more geometric, dramatic forms of a landmark, institutional building.

At the same time, these circular elements provide daylight into the floor plates, the coloured in-fill metal windows complete the pattern of circles across the external walls. At a more detailed level the circles have coloured frames that introduce a sophisticated pattern of colour that responds to the surroundings on each of the different sides of the site.

Inside/Out
The next level of consideration is how activities, layouts and density of use respond to each of these very different contexts. The lower floors in the existing building are focused on views of the Park, and the café and activities gathered around what will be the 'day to day' entrance for students. The triple height space facing Oxford Road is fully glazed to maximise its impact on the busy street and to provide an exciting & welcoming, ever-changing shopfront for all the activities of the University.

The floors in the tower, above the new roof garden, have different interiors to reflect the nature of the views and daylight, either looking west over the garden, or east over the city or at the sky in the 'attic' of the tower. Each of the different personalities of these different spaces is reflected in the pattern of circular openings around that particular part of the tower. All of these elevational devices combine so that the building can be 'read', and easily understood, by first time visitors or long term users alike; making it accessible and a visible celebration of the activities of the University.

The design of the inside of the building has its own guiding principles that are resolved with the ambition for the outside of the building, through careful consideration of the inside-outside relationship. The interior design has establishes three themes: inclusive and accessible supporting wellbeing and local and distinctive (of Manchester). To these themes the pragmatic needs of adaptability, easy to maintain and repair and sustainability have been added.

Landscape Design
The landscape proposals include two key areas: the ground floor external spaces and routes which form a skirt around the library, and the roof terrace which is accessible for staff and students only from the fifth floor.

The key objective at ground floor is to create a sense of place and a welcoming experience for students, staff and visitors which is cohesive with the surrounding campus streets and spaces. The proposals take into consideration the surrounding public realm works including the space outside the Business School, and the All Saints Park improvements due to complete in spring 2024.

Pedestrian circulation around the library is enhanced by considering new and existing routes and creating opportunities to sit, relax and meet outdoors. Away from the main library entrances, the service area to the north maintains all facilities management and maintenance access.

The roof terrace aims to provide a year-round multi-functional space with opportunities for study and relaxation. It includes a mixture of durable hard landscaping and soft planted edges which give a sense of protection and refuge in the City, as well as boosting biodiversity on site.

A central canopy which houses PVs, provides a walkway and helps to connect the two ends of the roof terrace whilst offering users protection from the elements, and moveable outdoor furniture can be reconfigured for day to day use as well as accommodating different outdoor activities and events.



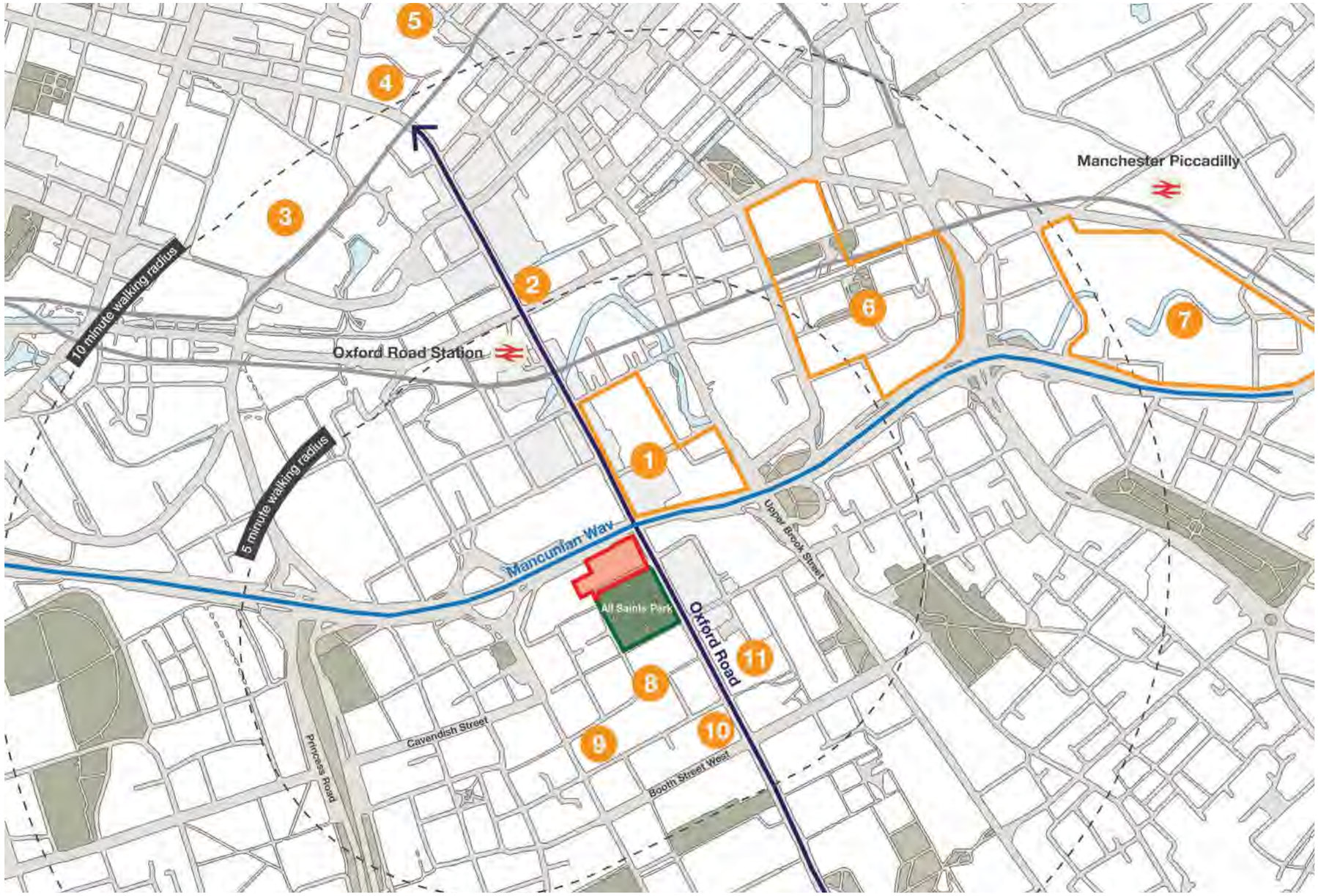
View from Oxford Road

2 The Site and Context

2.1 Site Location
2.2 Site Context and Connections
2.3 Historic Context
2.4 Recent and Emerging Context
2.5 Opportunities and Constraints

2 The Brief & Consultation
2.1 Site Location

City Context
The site is located on Oxford Road Corridor, the city's innovation district and a key route in an out of the city centre. The site sits adjacent to All Saints Park, and the Mancunian Way, and forms a strategic gateway to the wider Manchester Metropolitan University Campus, due to its frontage onto Oxford Road.



- Site
- 1 Circle Square
- 2 Palace Theatre
- 3 GMex
- 4 Central Library
- 5 Manchester Town Hall
- 6 ID Manchester
- 7 Mayfield development
- 8 Manchester School of Art
- 9 Student's Union
- 10 Royal Northern College of Music
- 11 Manchester Aquatics Centre
- Train Station

2 The Brief & Consultation

2.1 Site Location

Site

Main Manchester Metropolitan University campus

Manchester Metropolitan University buildings:

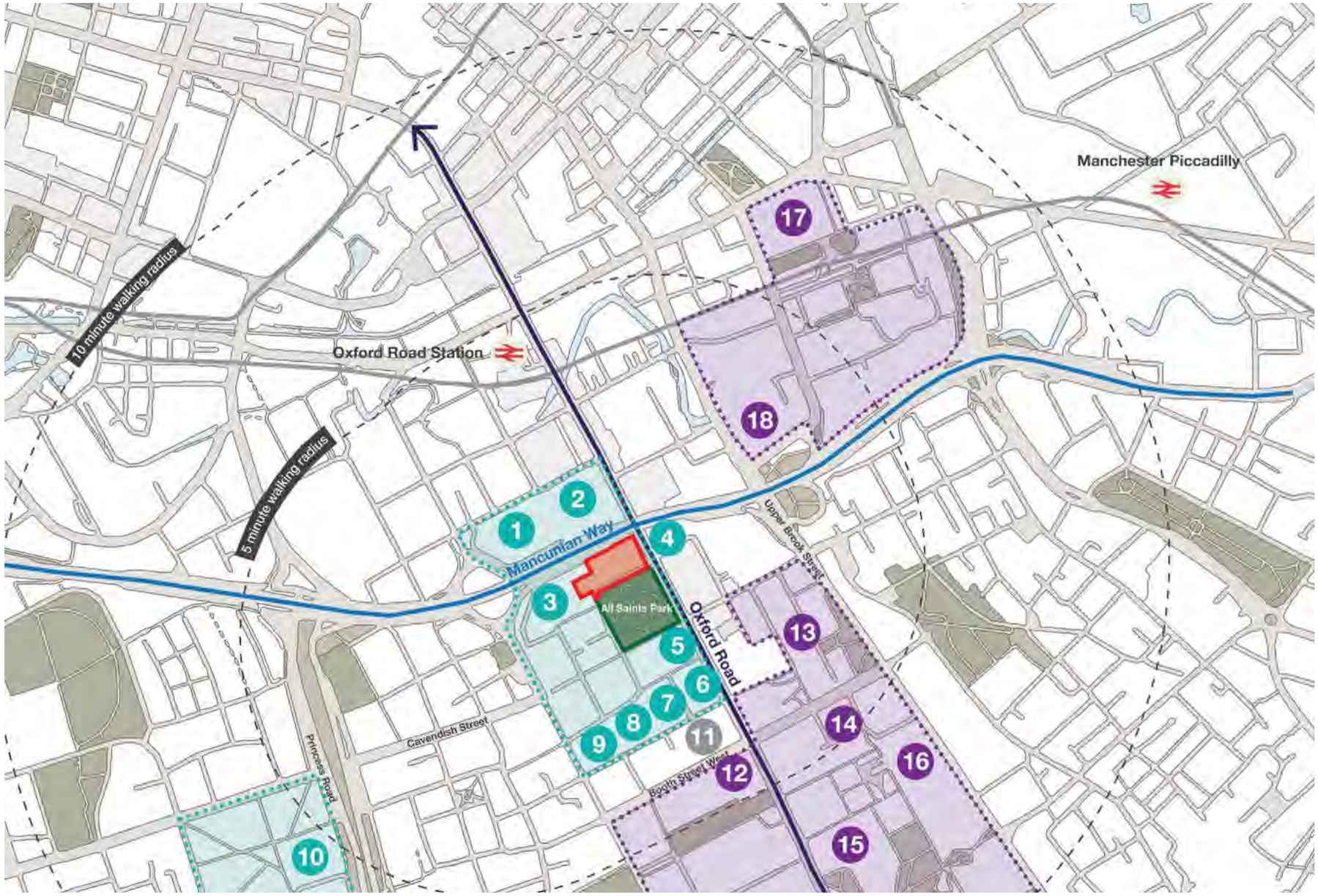
1. Science and Engineering
2. John Dalton East
3. Business School
4. Institute of Sport
5. Arts and Humanities
6. Geoffrey Manton Building
7. Benzie Building
8. SODA
9. The Union
10. Brooks Building
11. RNCM

Main University of Manchester campus

University of Manchester key buildings:

12. Business School
13. MECD
14. Graphene Institute
15. University Place
16. Sir Henry Royce Institute
17. Sackville Building
18. Manchester Institute of Biotechnology

Train Station



2 The Brief & Consultation

2.1 Site Location
Site Photographs











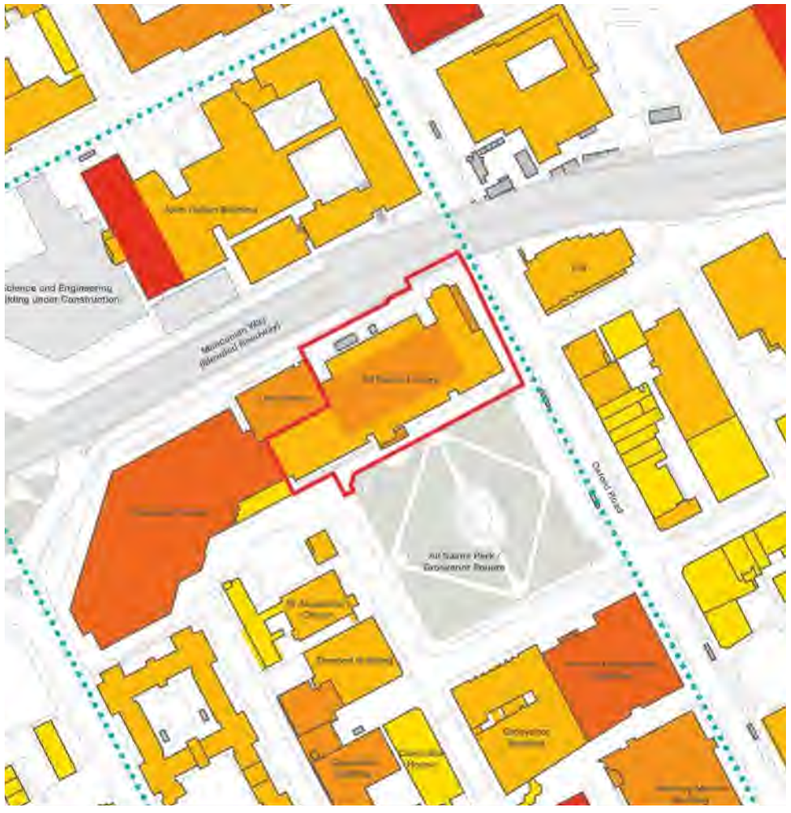






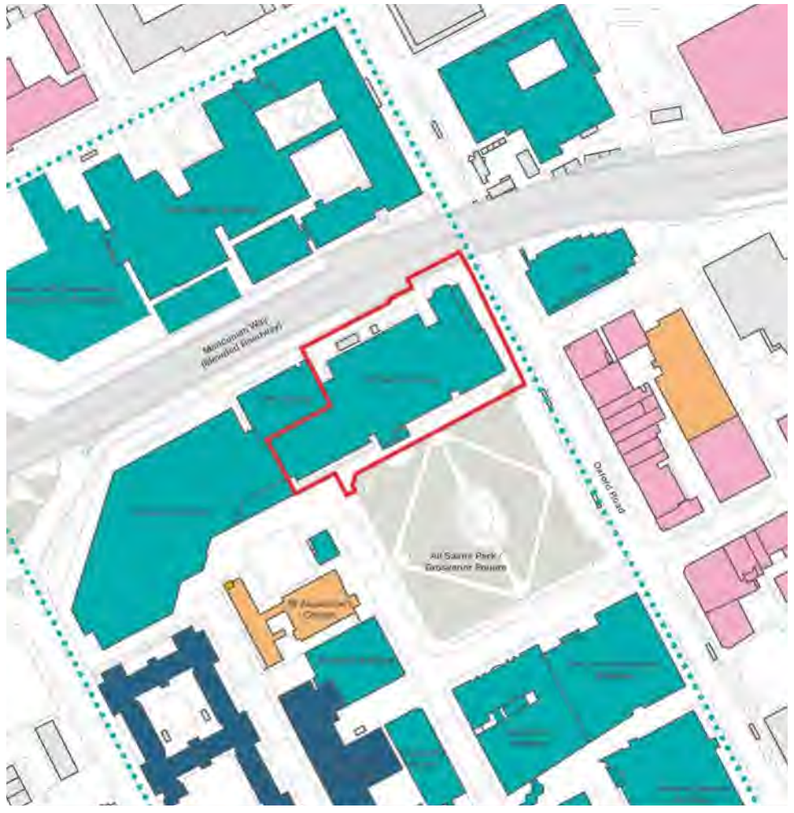






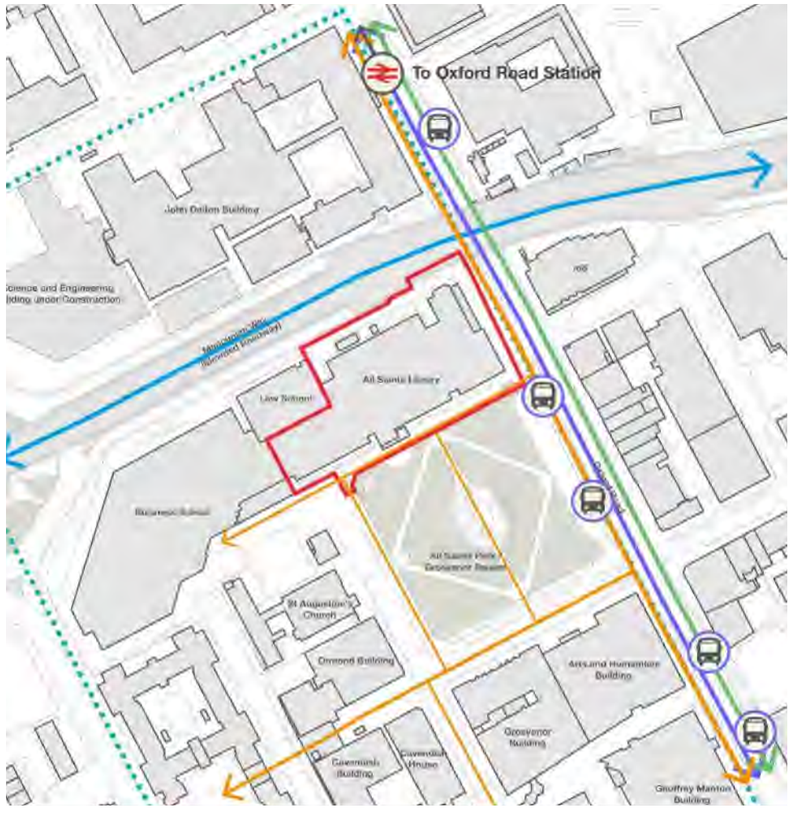
Building heights
The site is surrounded by buildings of varying heights, the tallest in close proximity being the John Dalton building and the Circle Square development. There is opportunity for height on the site to create a landmark building for the University, acting as a beacon for Manchester Metropolitan University's campus.

- Site
- Manchester Metropolitan University Main Campus
- 0-10m
- 10-20m
- 20-30m
- 30-40m
- 40m +



Building uses
The site is surrounded by a range of building uses, however due to its location at the heart of Manchester Metropolitan University's campus the predominant use of surrounding buildings is education.

- Site
- Manchester Metropolitan University Main Campus
- Education
- Student residential
- Residential
- Commercial
- Leisure
- Religious



Key routes
The site is well connected by transport links; Oxford Road offers bus routes, pedestrian and cycle routes towards the City Centre and University of Manchester campus, but is closed to cars 6am - 9pm. Mancunian Way lies to the north, but is not accessible from the site.

- Site
- Manchester Metropolitan University Main Campus
- Key pedestrian route
- Key vehicle route
- Cycle route
- Bus route
- Bus stop
- Train Station



All Saints Church, 1866
The Church stood on the site of All Saints Park. It was damaged heavily during the Blitz and later demolished



Grosvenor Building, 1907
Part of Manchester School of Art. The building has been used since 1881, and is Grade II listed



All Saints Church Graveyard, 1910
Now All Saints Park, looking towards the site



Aerial view of All Saints Park and surroundings, 1937
Terraced houses and the Cavendish Street School are visible on the site



All Saints Park and Cavendish Street School, 1960s

The Cavendish Street School was demolished in the early 1960s, and stood on the site



Cavendish Street, 1972
Showing the Grosvenor and Righton buildings. The Righton building now hosts Manchester Fashion Institute, and is Grade II listed



Lower Ormond Street, 1972
Showing Bell house, formerly Manchester Ear Hospital, far left, the now demolished Grosvenor Street Presbyterian Church, and the site beyond



Loxford Towers, 1974
Now the site of Manchester Metropolitan University Business School



Manchester Metropolitan University Arts and Humanities Building Completed 2020



Manchester Metropolitan University SODA Completed 2021



Manchester Metropolitan University Institute of Sport Completed 2022



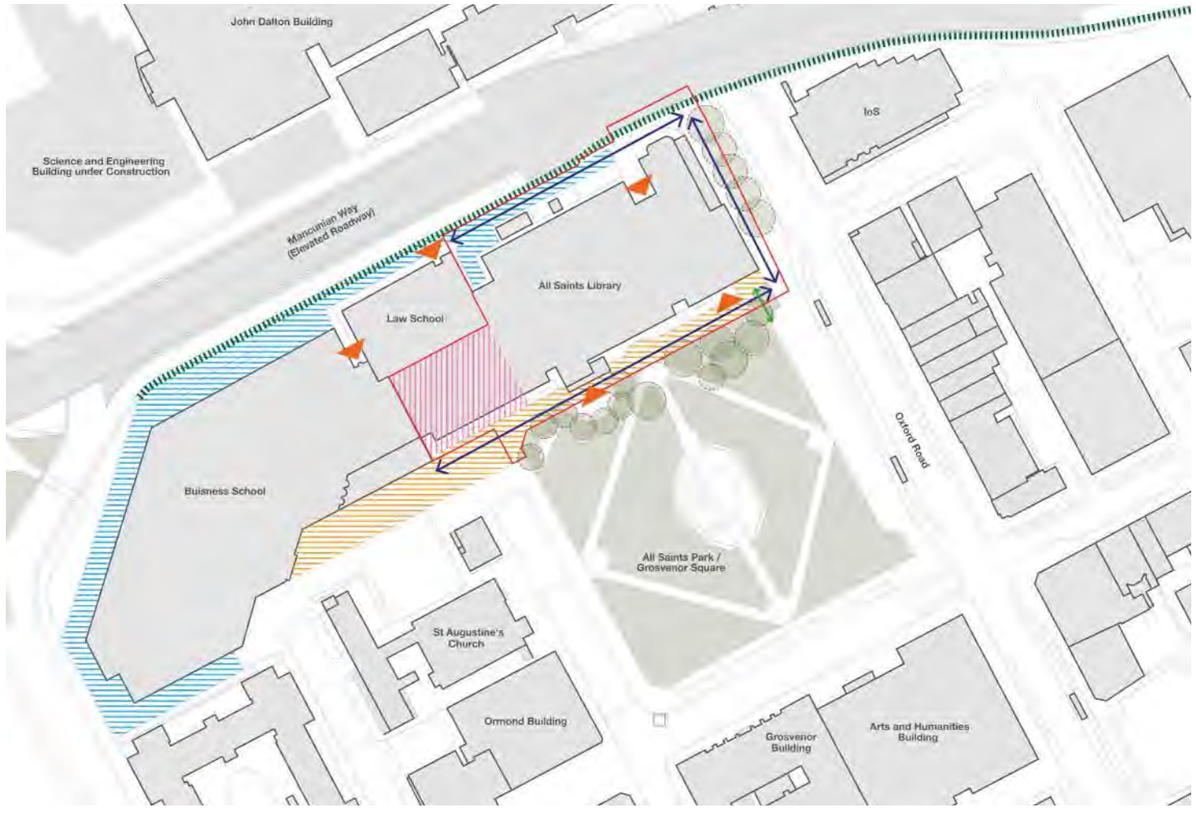
Circle Square
Main Phase completed 2021



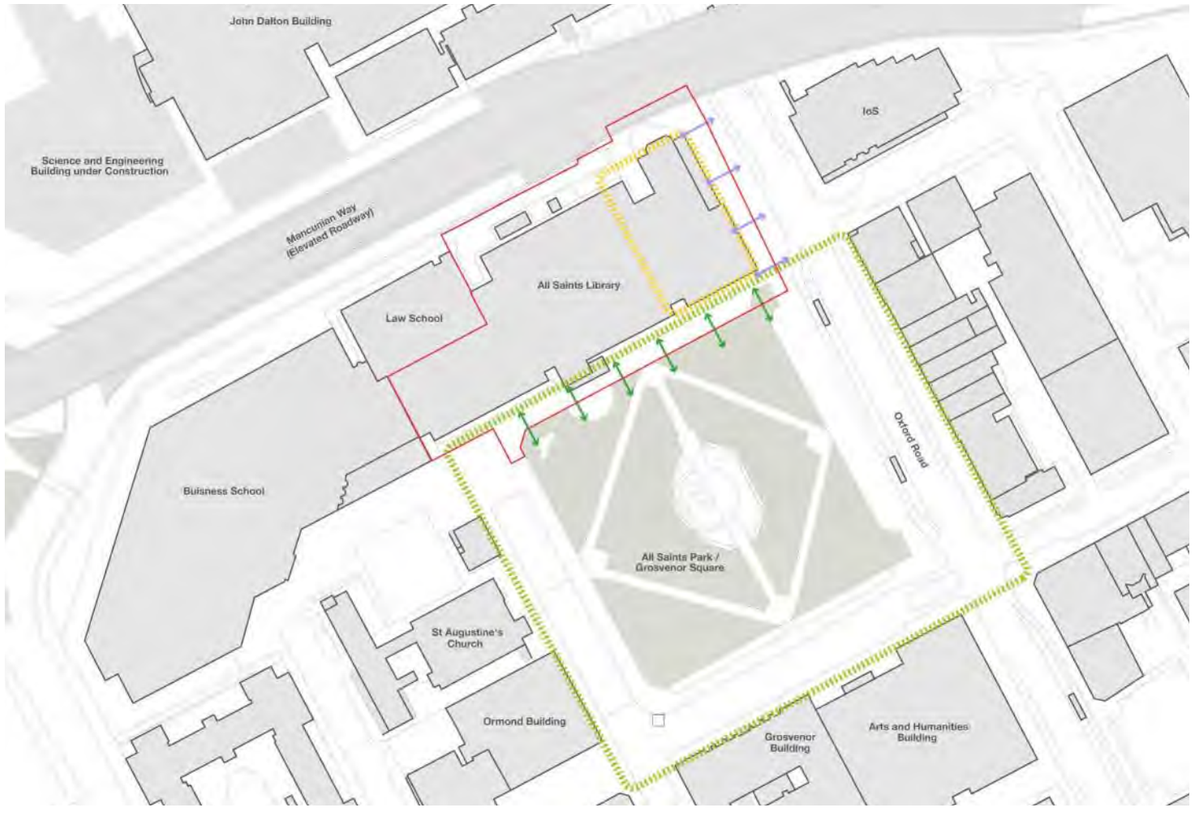
Manchester Metropolitan University Science and Engineering Building In construction, due to complete 2024



All Saints Park public realm
In construction, due to complete 2024



Constraints:
Site
Entrance/ access points
Primary pedestrian route
Below ground services
Access service road
Existing trees
Proximity to Mancunian Way
Height limited by neighbouring buildings



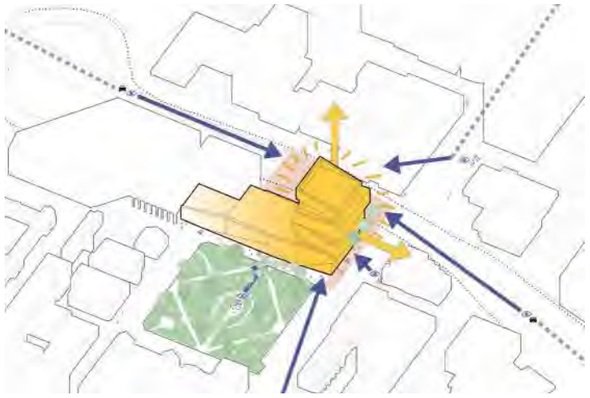
Opportunities:
Site
Connection to All Saints Park
Active frontage onto Oxford Road
Completion of university square
Landmark/ gateway building opportunity

3 Design Proposals

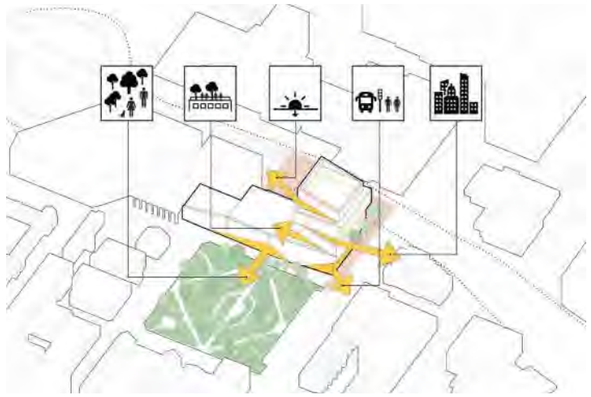
3.1 Overview & Design Principles
- 3.1.1 Key Design Drivers
- 3.1.2 Massing Development
- 3.1.3 Organisational Strategy
- 3.1.4 Façade

3.2 Site Plan
3.3 Site Sections / Elevations
3.4 GA Plans
3.5 GA Sections
3.6 Key Dimensions
3.7 Accommodation Schedules

3 Design Proposals
3.1 Overview & Design Principles
3.1.1 Key Design Drivers



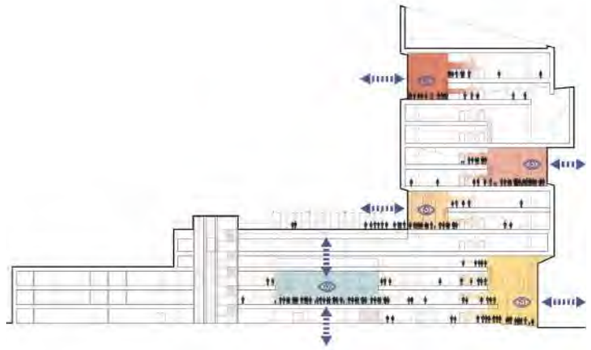
Beacon in Manchester
The library is a 13 storey, 360 degree proposal that can be seen in the round in both long and short views from the city. The tower rises to give the building a strong presence, disrupting the linear view corridor along Oxford Road and announces itself confidently on Mancunian Way.



360° Connection to city with bold cuts
A series of strategically placed cuts connect the key internal spaces of the building to key aspects and scales of the surrounding city. Park - Street - Terrace - City - Sky.
The triangular cuts reveal a contemporary beacon - a vibrant community inhabiting the library.



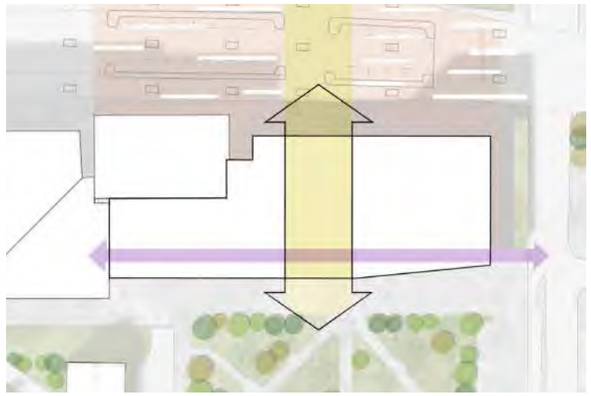
Bringing the park into the design
Green spaces are brought into the design - creating a 'park in the library'.



Communities
The key internal spaces form different 'communities' that give a sense of identity and a feeling of 'home' within the context of the larger library building. As the scale of the community, spaces get smaller, different identities flourish while providing the same level of diversity in learning environments.



Completes the park frontage
With the longest and most dominant park frontage the design both completes and commands the square of campus buildings.



Open North-South
The design opens up a north-south connection through the existing building that is allows for an 'Art walk' connection and maintains the existing connectivity to the John Dalton Campus.



Heart of the campus
The design reflects the fact that this building is the physical, social and philosophical heart of the campus. It is the gateway and entrance to the university for students, staff, parents and visitors.



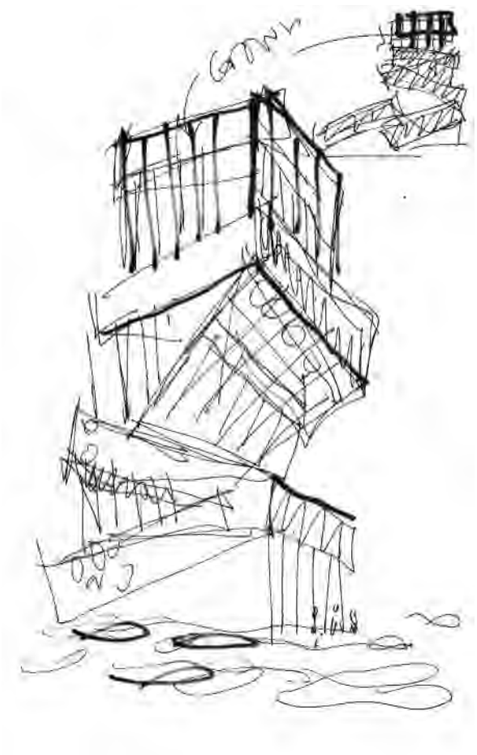
Light, Space, Green
The internal spaces are filled with natural light and connected both visually and physically to green landscape. The double height spaces allow for densely populated spaces to feel relaxed and comfortable. Each space feels unique.

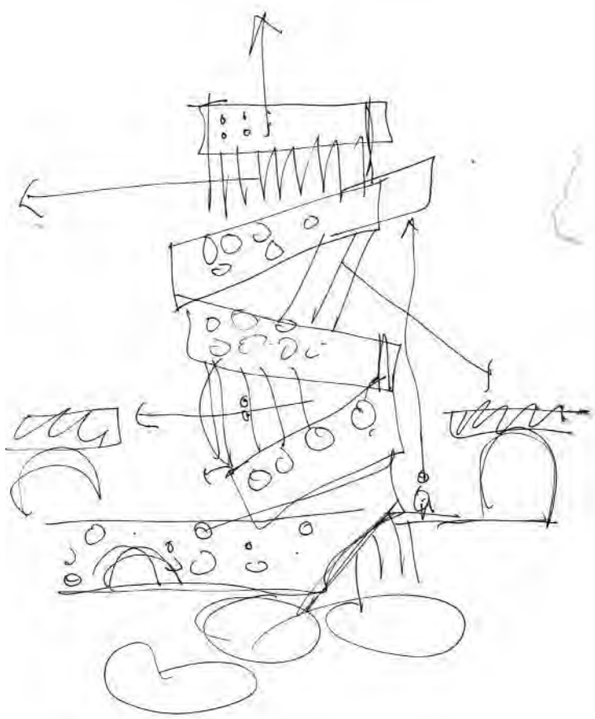
3 Design Proposals
3.1 Overview & Design Principles
3.1.2 Massing Development

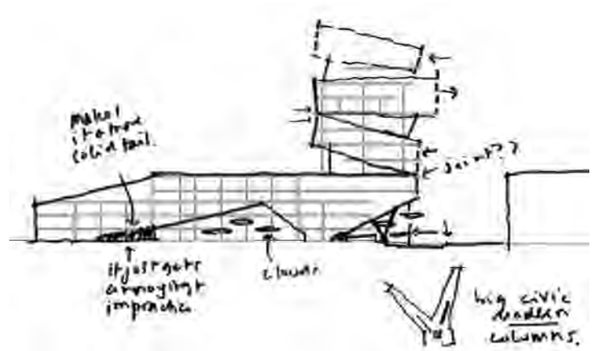
Façade Components
The façade of the building consist of four key elements:

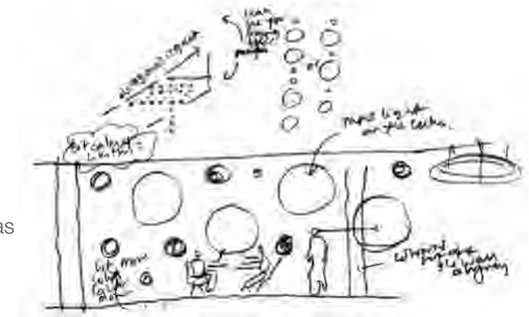
- **The Ribbon** - A solid precast concrete ribbon that wraps up each façade, creating a bold form that all other façade components respond to which responds to the site's context
- **The Cuts** - A series of glass curtain walling cuts that complete the gaps of the ribbon. These respond to and allows users key views across the city and signify main entrances
- **Clear Vision Windows** - Circular clear vision windows that sit in the ribbon. The array of windows add pattern and texture across the façade and help control the amount of daylight to each floor plate
- **Coloured Indents** - A series of circular coloured indents that complete the pattern of circular windows. They are a range of colours, which respond to both the building's adjacency to All Saints Park, and its wider urban context

The adjacent sketches form a snapshot of some of the design development that took place during the competition and early design stages.













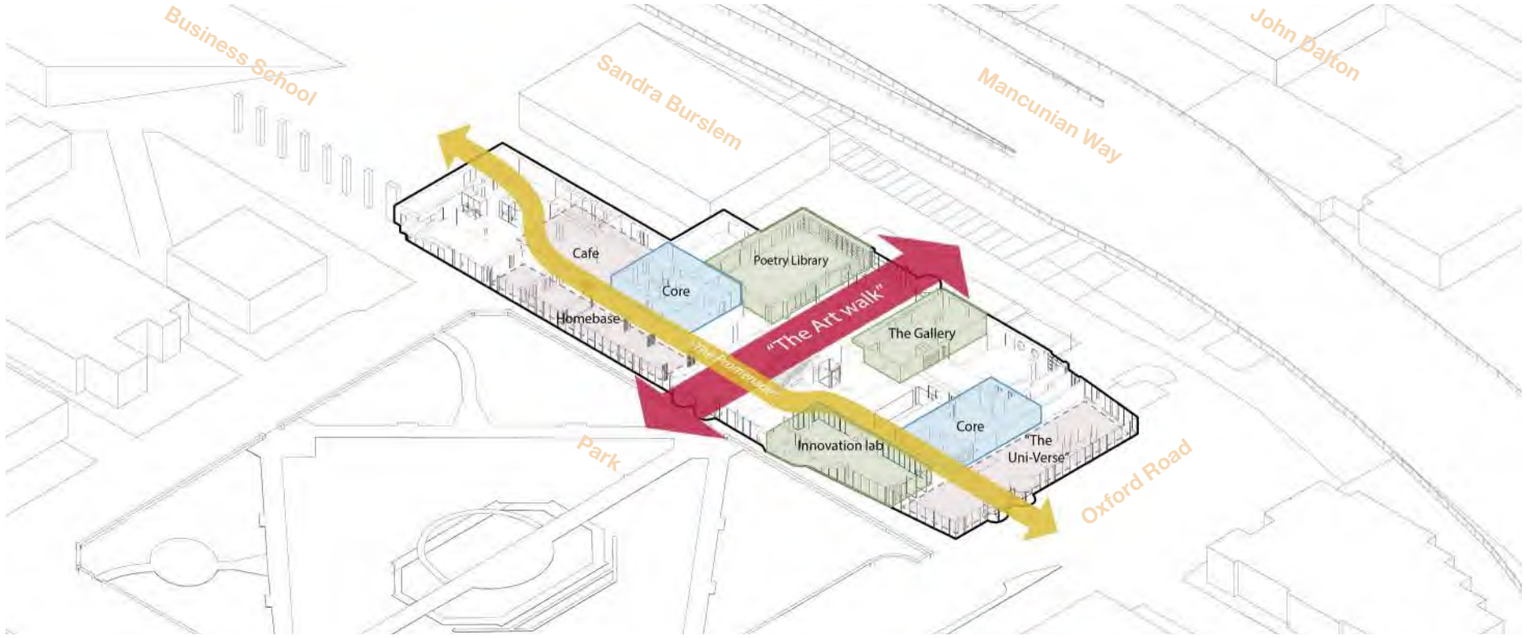




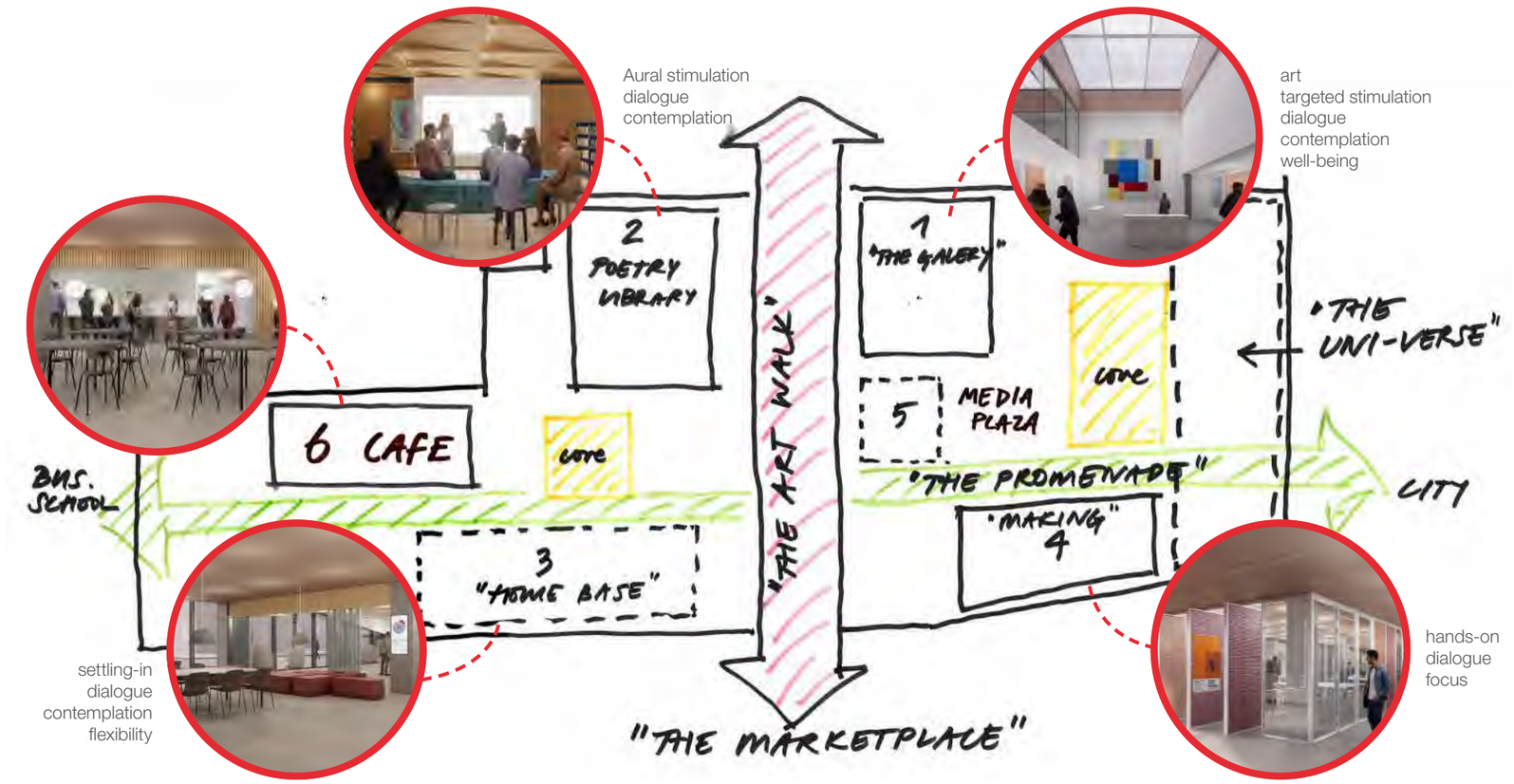
3 Design Proposals
3.1 Overview & Design Principles
3.1.3 Organisational Strategy

Ground floor
The ground floor of the library is a key conduit for the student experience and connection as well as an invitation and conversation to the city. There are two main axis of movement through the ground floor - the ‘art walk’ which is flanked by some of libraries key spaces and connects the campus north south, as well as the promenade connecting the university entrance at Oxford Road east - west throughout the building to both The Business School and the Sandra Burslem Building.

The Innovation lab, Poetry Library, Events Space and Learning Success Hub are essential anchors in this and the spatial design of each has been tailored to its specific context both within and outside the building. The library’s secure line is intentionally placed on the first floor to ensure an inclusive, welcoming and free flowing ground floor.



Ground Floor Axonometric

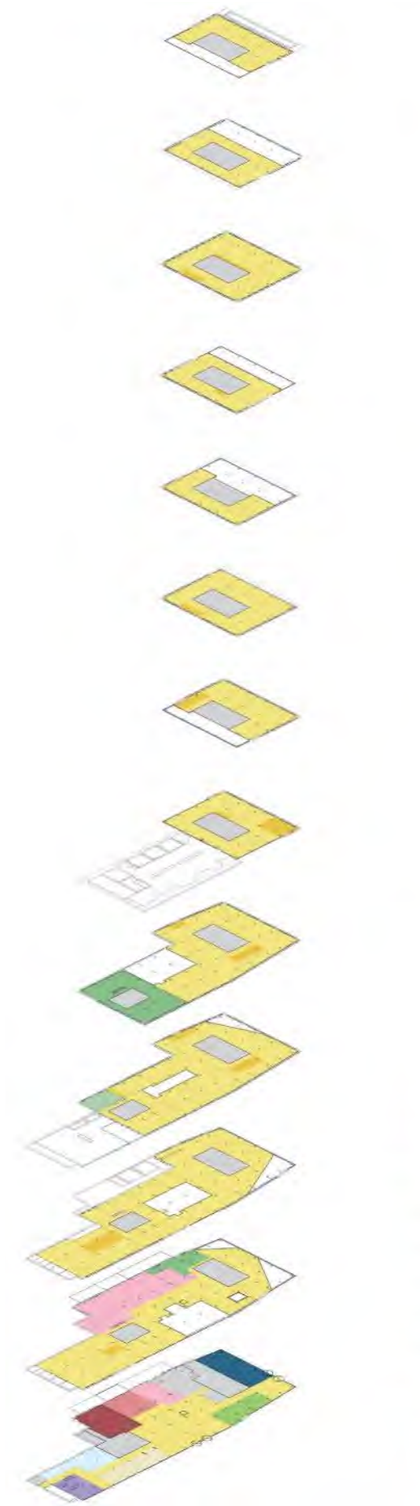


Ground Floor Concept

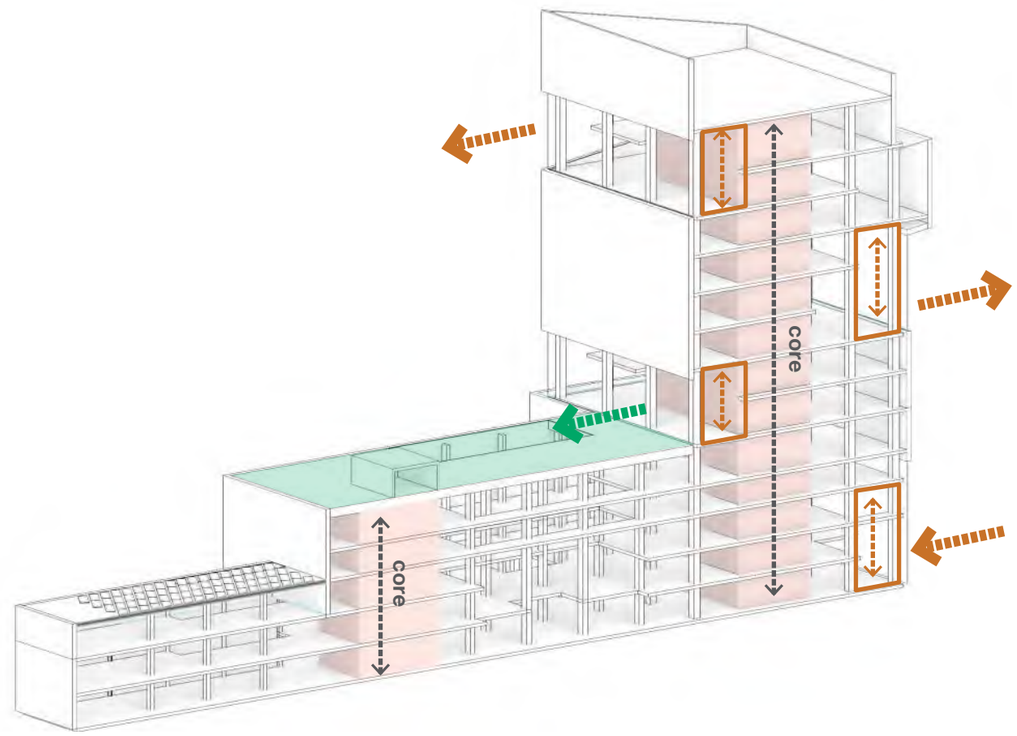
3 Design Proposals
3.1 Overview & Design Principles
3.1.3 Organisational Strategy

Spatial organisation
The building massing comprises of a tower and a tail. The tail of the building is formed largely from the existing structure and has the deepest and largest floor plates of the library. These are linked by a newly formed stepping central atrium which opens up the space and brings much needed daylight and vertical connection to the deep and low existing floor heights. There are two vertical circulation cores providing fire escape routes, WCs and building service routes - one serving the tower and one serving the tail. An open feature staircase links the stepping central atrium and connects the visitors both internally to each other and externally back to the park. Moving up through the tower are a series of double and triple height spaces are positioned to connect long views to specific parts of Manchester. Externally these spaces create a certain height and prominence for the building on the skyline, while internally they form a series of different connected 'communities' that give the building user a unique atmosphere and experience and help facilitate the vision and goals of the future library.

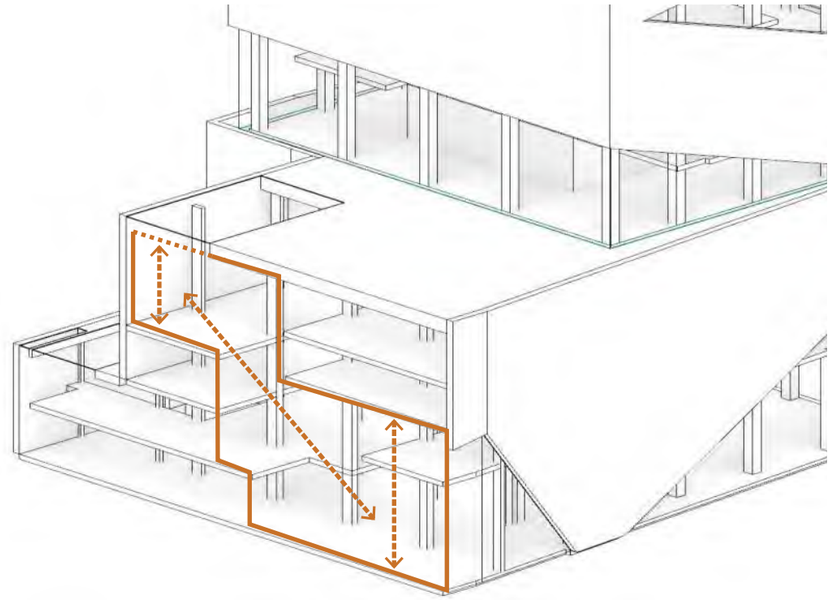
Programmatic organisation
The ground and first floor of the library houses all of the public facing and the majority of 'feature' programmatic spaces such as the Innovation lab, Poetry Library, Events Space, Special Collections and Learning Success Hub. These are positioned against the building façade to create a porosity between city and university and organised as 'anchors' in the spaces around which the main circulation flows take place. The secure line is intentionally placed on the first floor to ensure an inclusive, welcoming and free flowing ground floor. Moving up through the building the spaces become more study teaching and collections focused, with a large roof terrace positioned on level 05 that acts as an outdoor extension of the indoor spaces. Print collection is restricted from the top two floors of the tower where study becomes increasingly more quiet and contemplative in nature.



Programmatic Distribution



Long section showing vertical spaces



Section through existing

3 Design Proposals
3.1 Overview & Design Principles
3.1.3 Organisational Strategy

Communities
The key internal spaces form different ‘communities’ that give a sense of identity and a feeling of ‘home’ within the context of the larger library building. These community spaces each have a specific atmosphere that can facilitate and support different learning modes. The communities are easily recognisable and aid intuitive and natural way-finding through out the building

The ‘Uni’verse
Is the University Entrance. The space sits proudly on the junction of Oxford Road and All Saints Park. It is designed as a ‘showcase’ to the street of the diversity, life, and activity within the library. The stepping slabs both reveal and envelop the visitor at the same time - drawing one further into the space

The Market place
In the existing structure the new stepped atrium brings diffused northern light through to the floor plates below. By cutting the atrium diagonally the design transforms the existing spaces with low floor to ceiling heights into a coherent and generous whole. It creates a variation in spatial experience that can support different modes of learning while connecting the spaces together with a social heart. Acoustically, it limits sound transfer vertically while maintaining visual connectivity

The tower
Is envisioned as a series of interlinked communities. Each community is organised around a central core with a double height space on one side interlinked with single height spaces on the other. The double height spaces are characterised by a spatial generosity - offering uninterrupted views in and out. Single height spaces with mezzanines offer a counterpoint to this, with more intimate zones. Students have access to a whole range of learning spaces - from shared to bookable spaces, interlaced with spaces for reflection and well being.

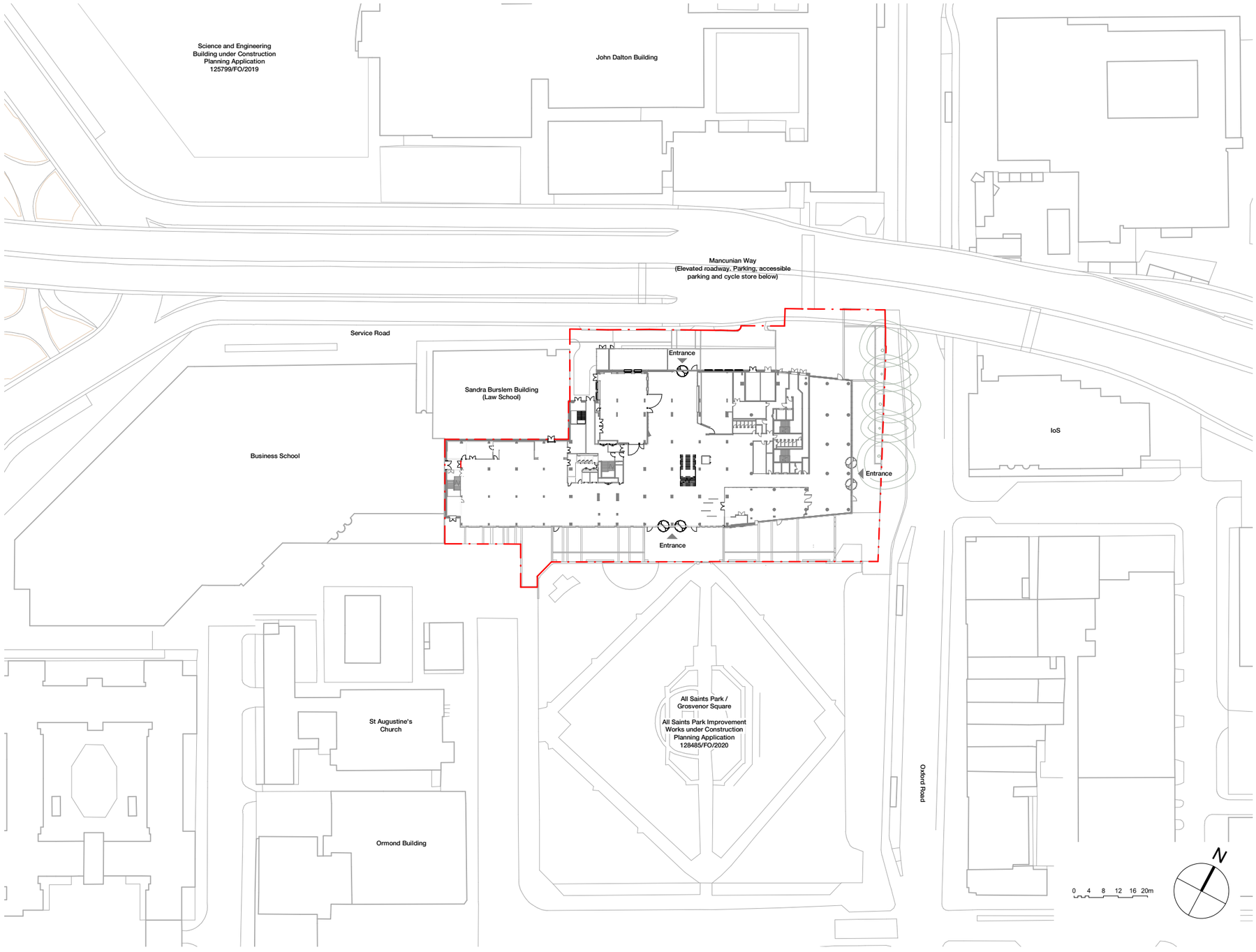


1. The Market place
2. The ‘Uni’verse
3. The Sunset
4. The City & Lookout
5. The Quiff
6. The Sky & Attic

3 Design Proposals
3.2 Site Plan

Proposed Site Plan

Not to scale



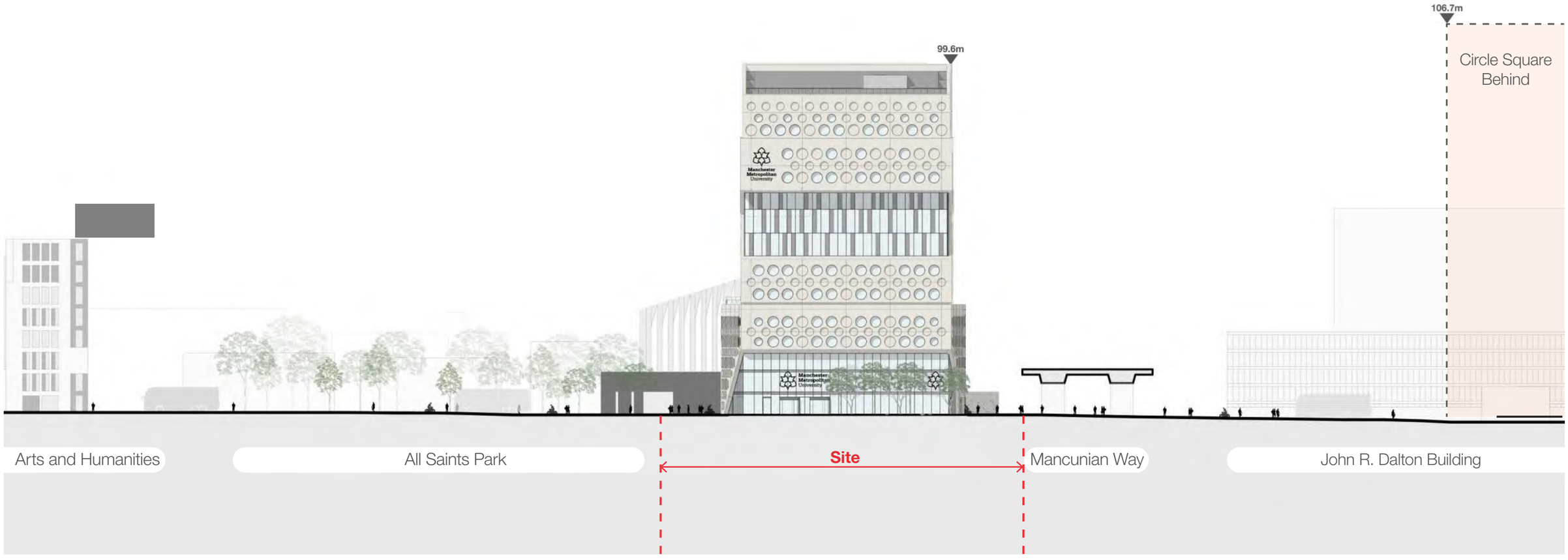
KEY:

Boundary of Planning Application

3 Design Proposals
3.3 Site Sections / Elevations

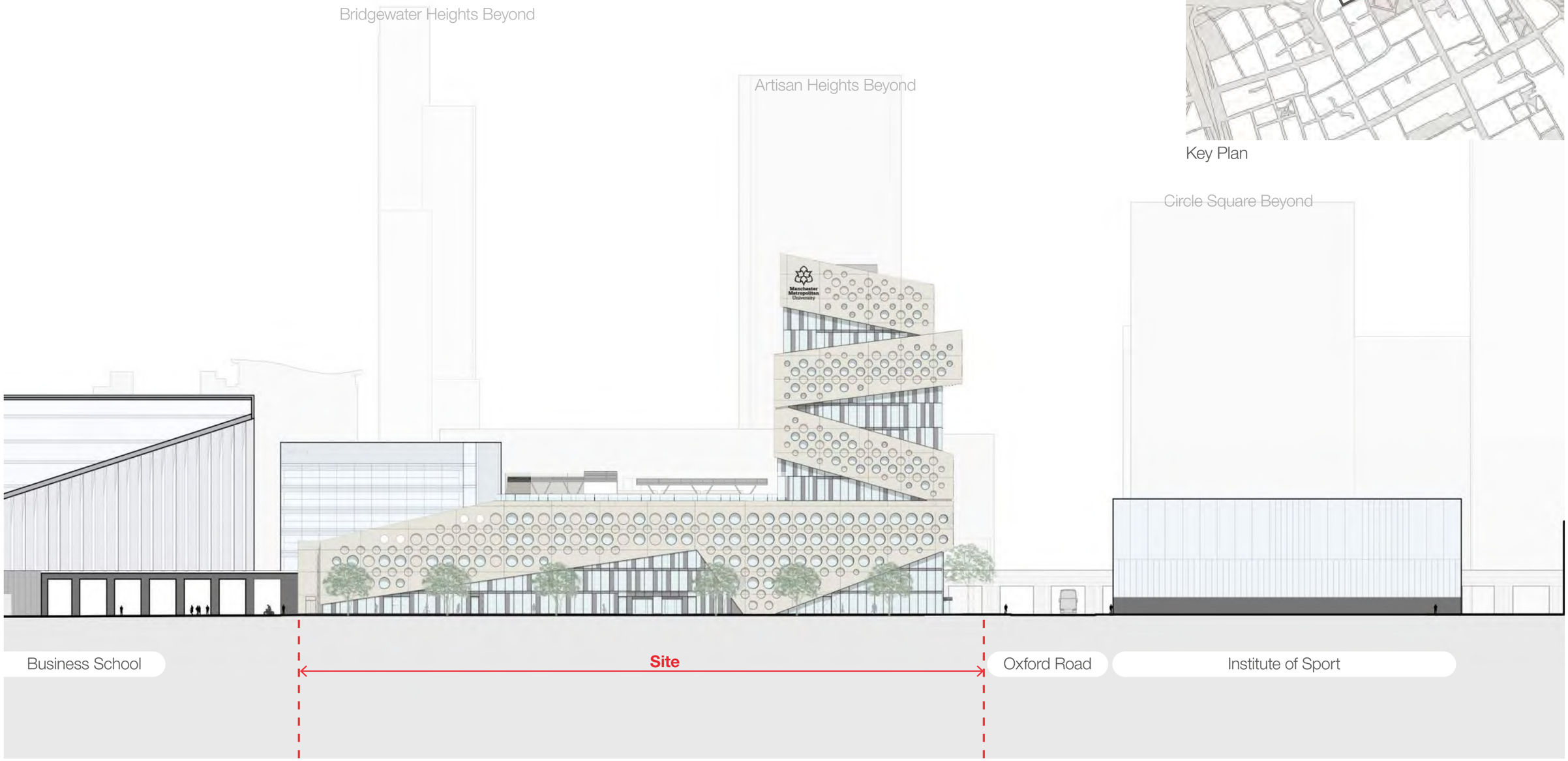


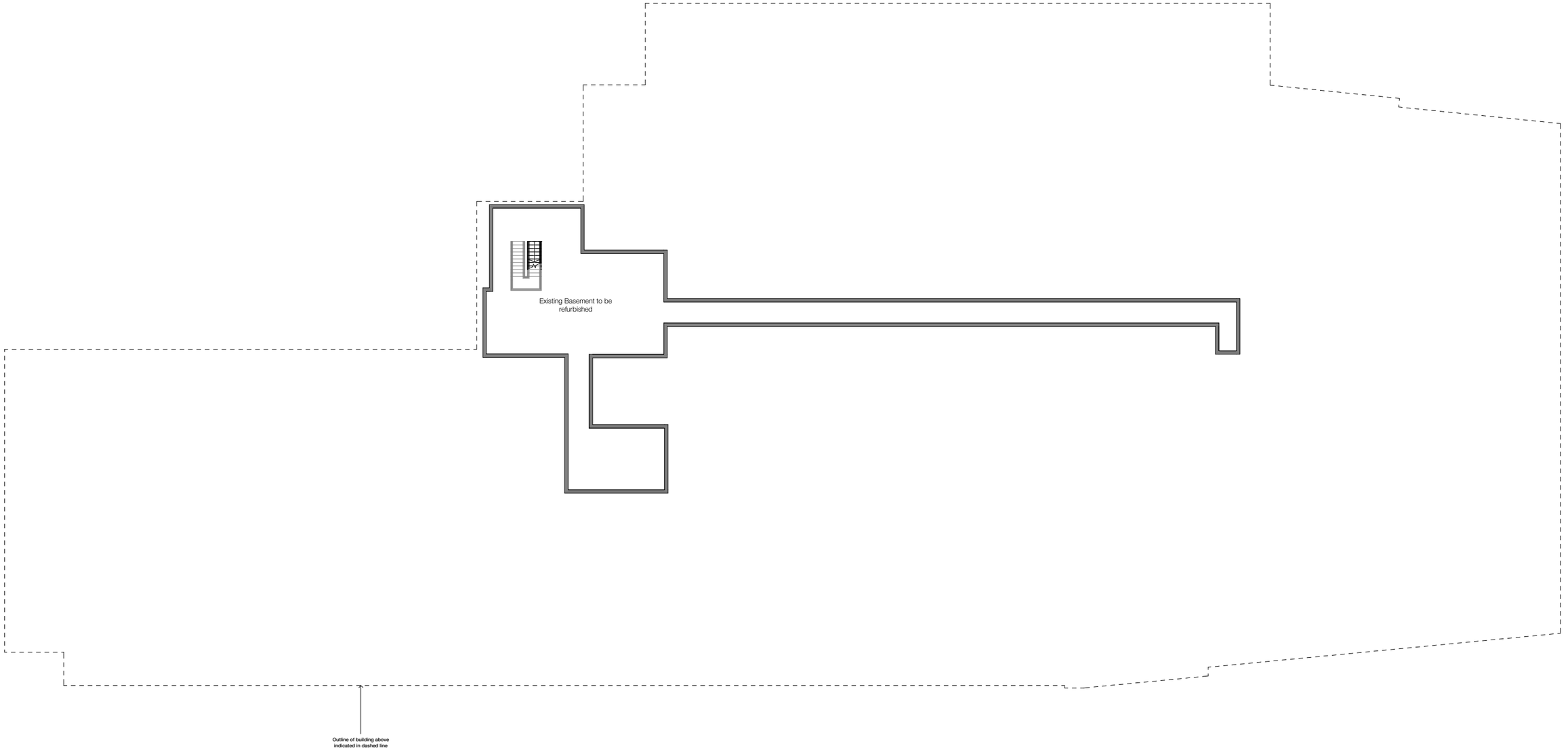
Key Plan





Key Plan


Bridgewater Heights Beyond
Artisan Heights Beyond
Circle Square Beyond
Business School
Site
Oxford Road
Institute of Sport



Proposed B1 plan
Not to scale

3 Design Proposals

3.4 GA Plans

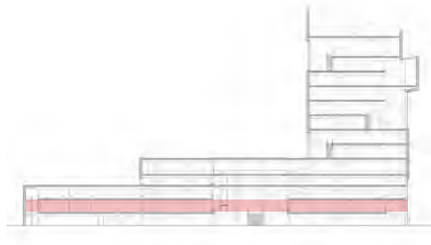
L00 Plan

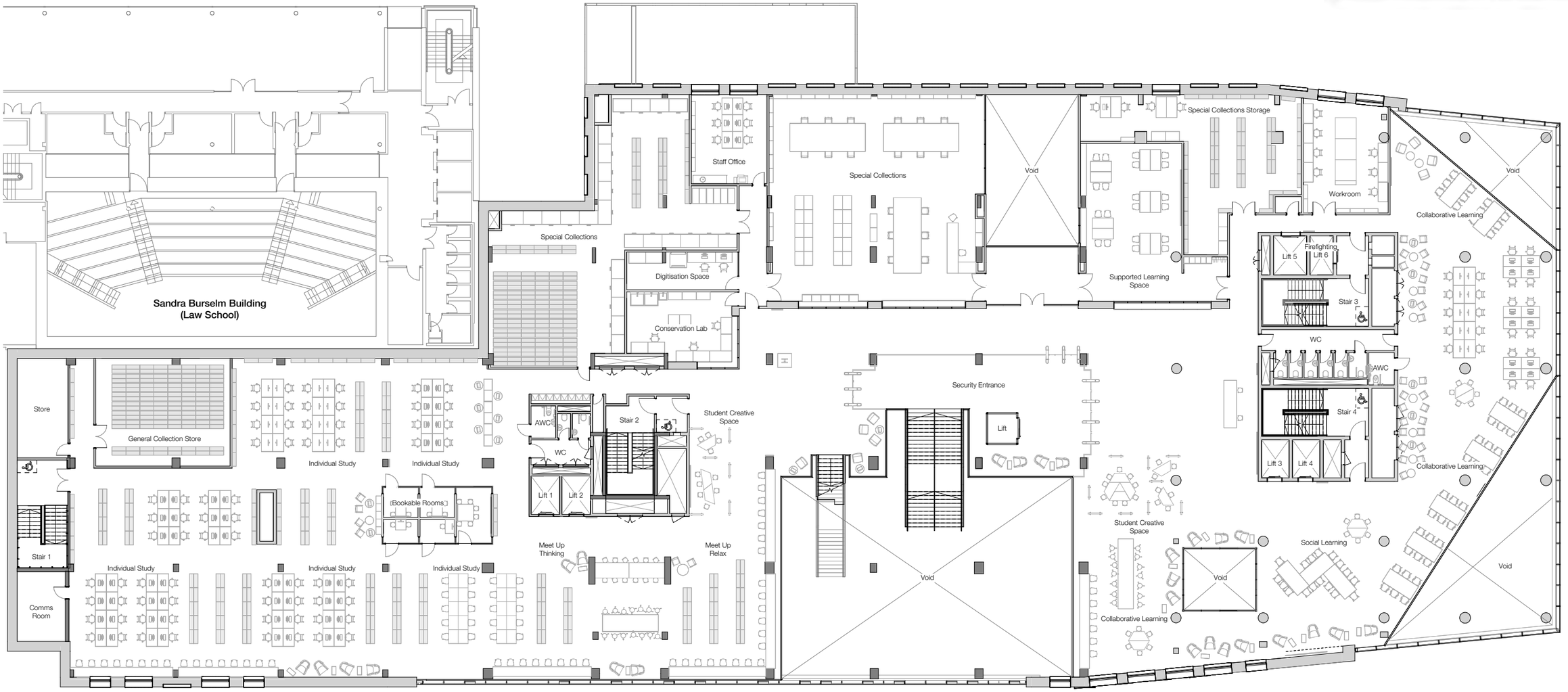


Proposed L00 plan

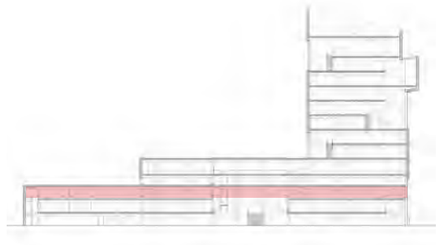
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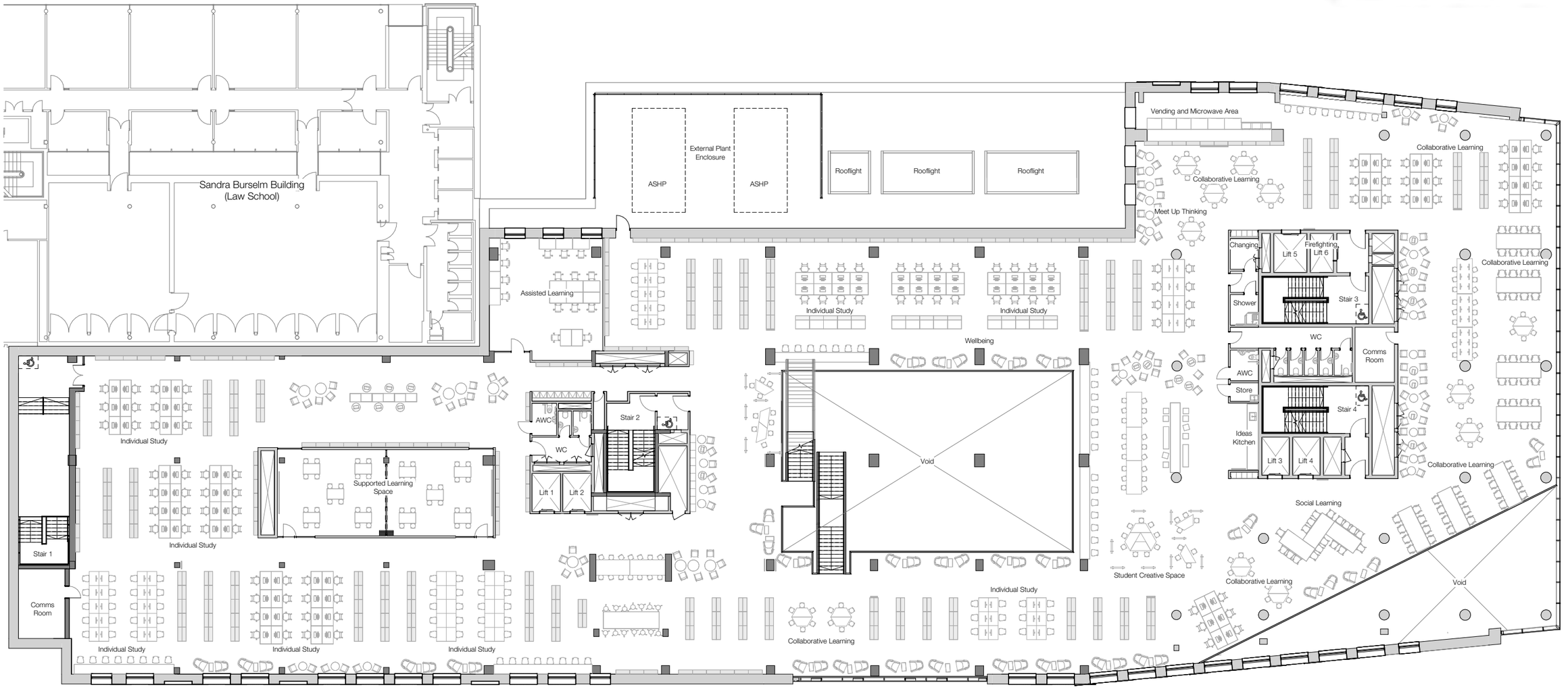
3 Design Proposals
3.4 GA Plans
L01 Plan





Proposed L01 plan
Not to scale



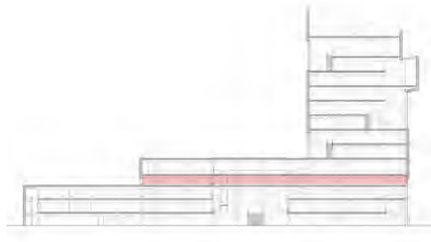


Proposed L02 plan
Not to scale

3 Design Proposals

3.4 GA Plans

L03 Plan





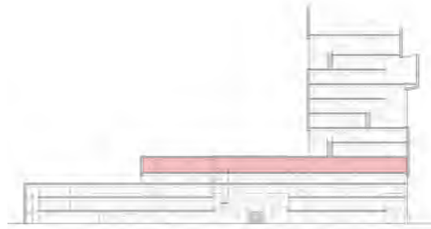
Proposed L03 plan

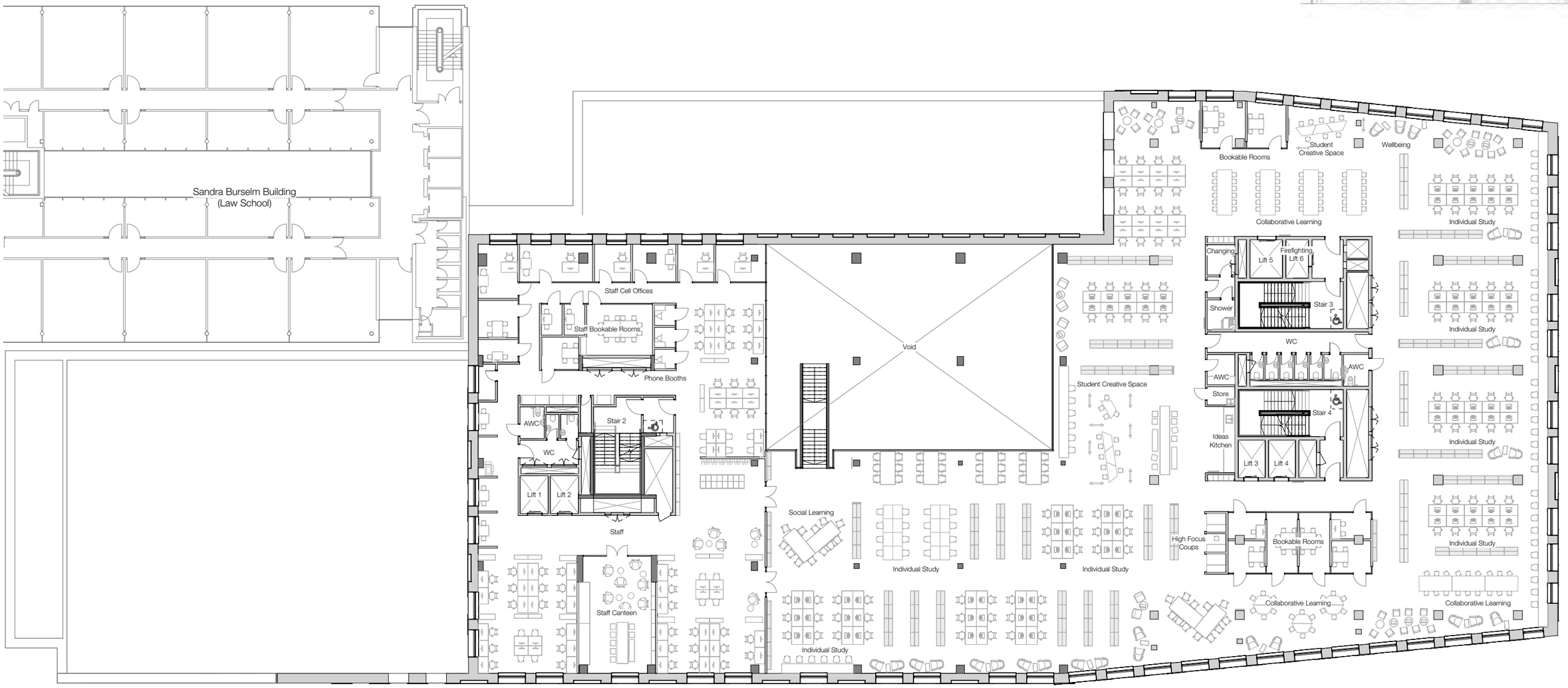
Not to scale

3 Design Proposals

3.4 GA Plans

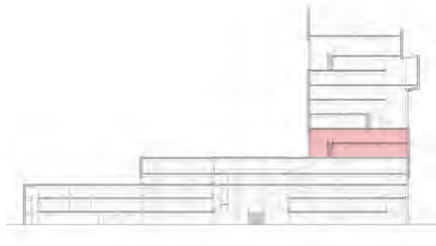
L04 Plan

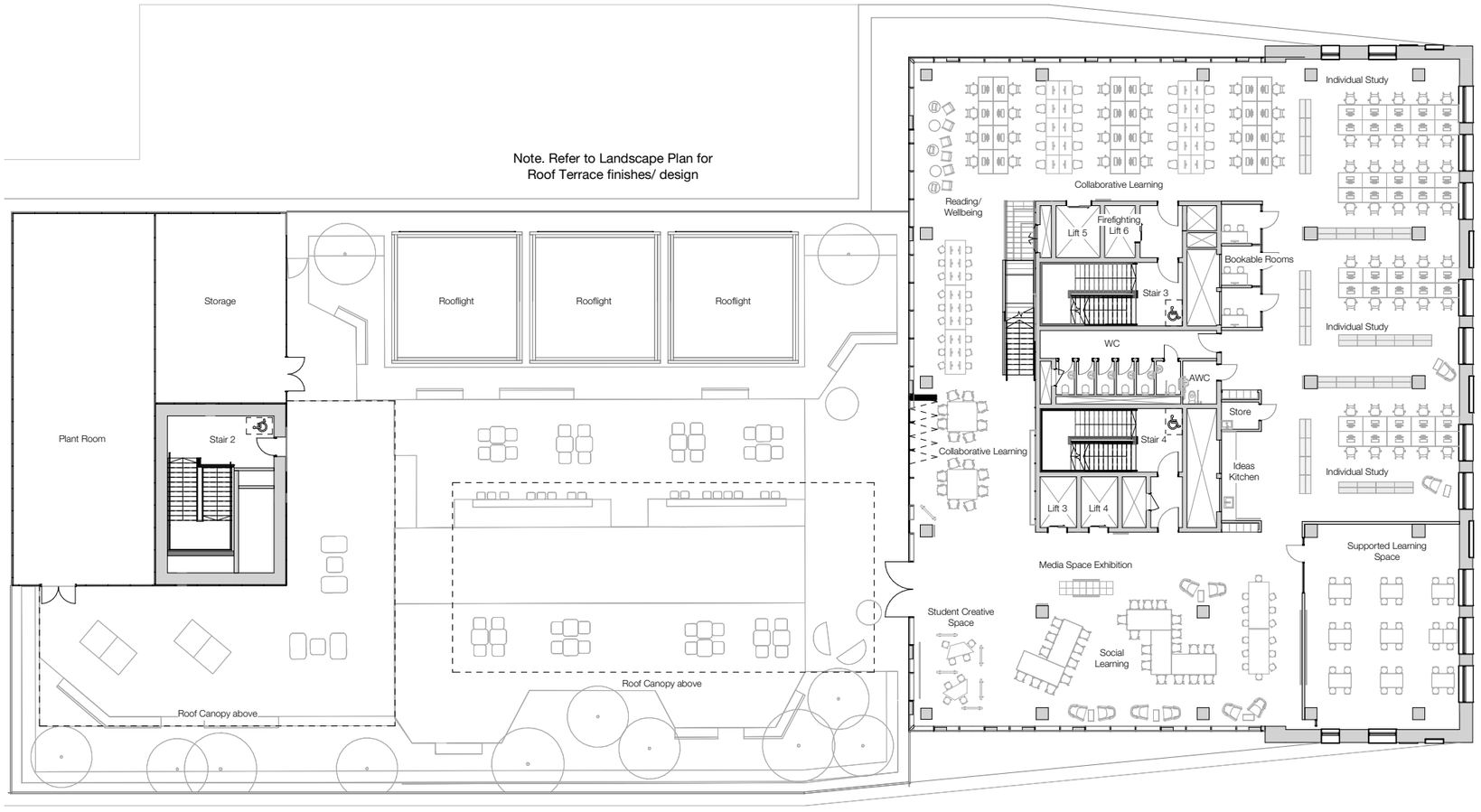


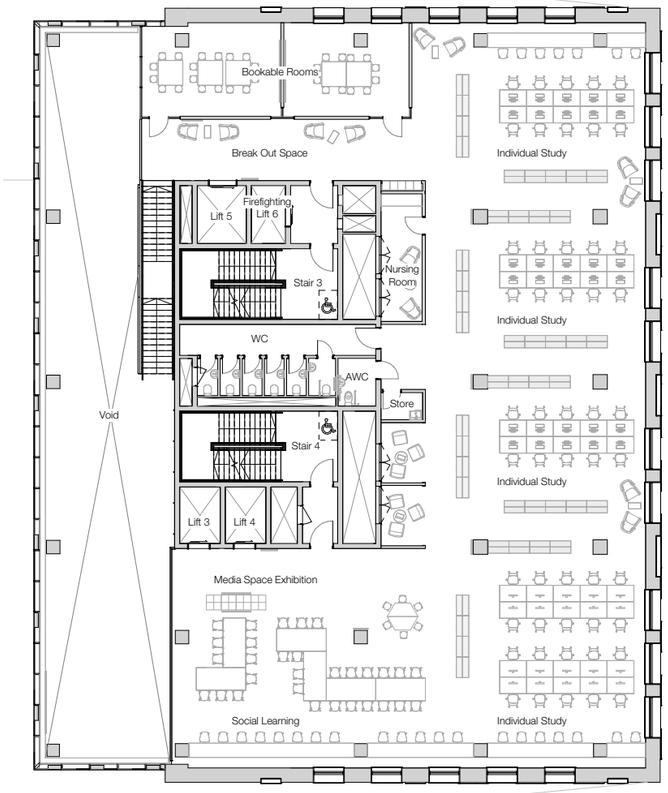


Proposed L04 plan

Not to scale







note. on roof terrace design full
detailed design to be confirmed

Proposed L05 plan (The Sunset)

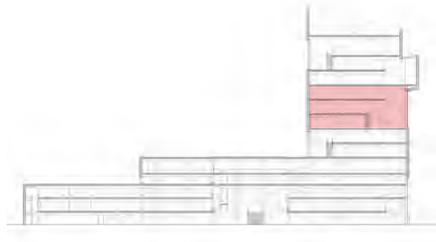
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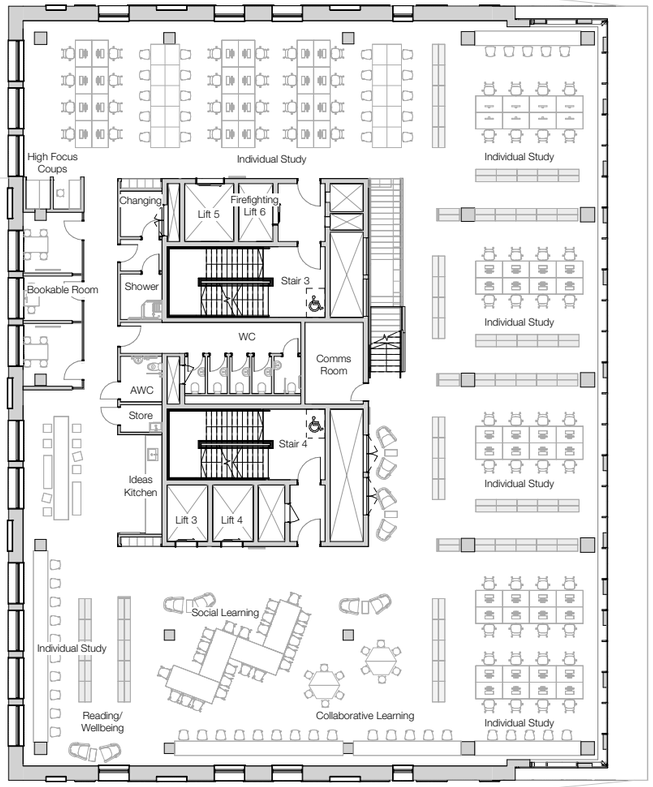
Some collaborative space, mixed with quiet space at back, skyline and terrace views facing southwest.

Proposed L06 plan (The Sunset)

Not to scale

3 Design Proposals
3.4 GA Plans
L07, L08 and L09 Plans

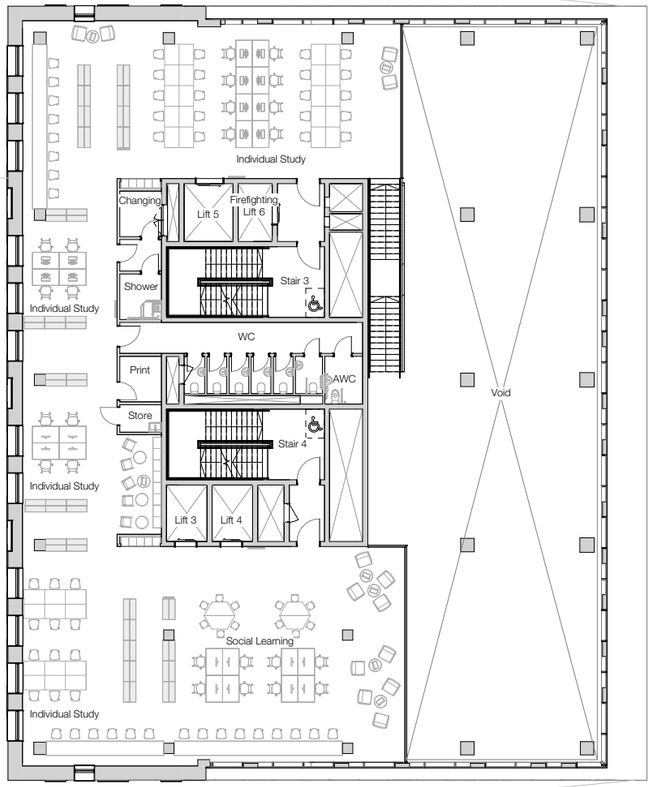




Proposed L07 plan (The City)

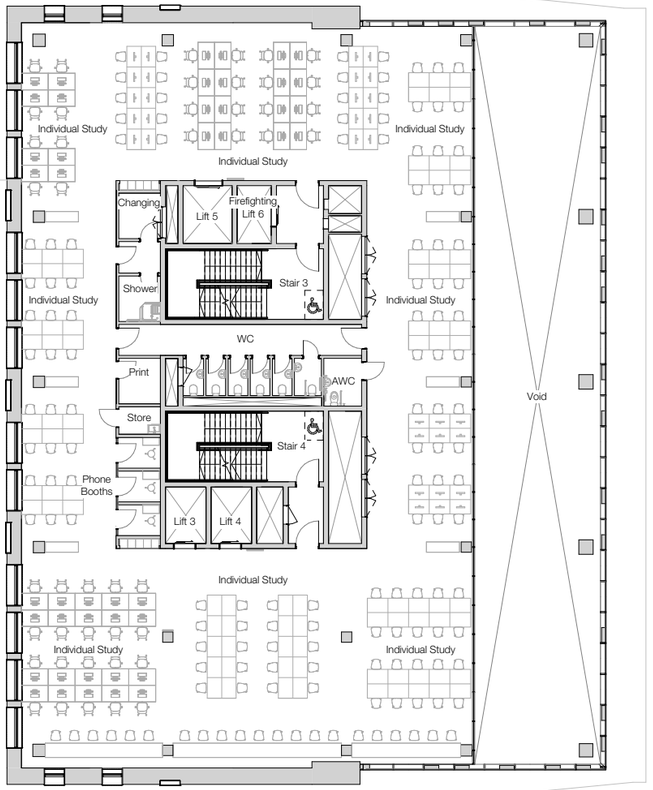
Not to scale

A quiet and reflective community for deep dive study in the company of others doing the same. The space is arranged in a linear manner so you can break concentration to gaze upon the Manchester city skyline.



Proposed L08 plan (The City)

Not to scale

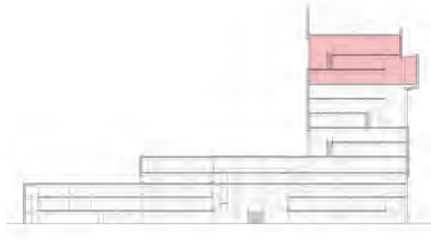


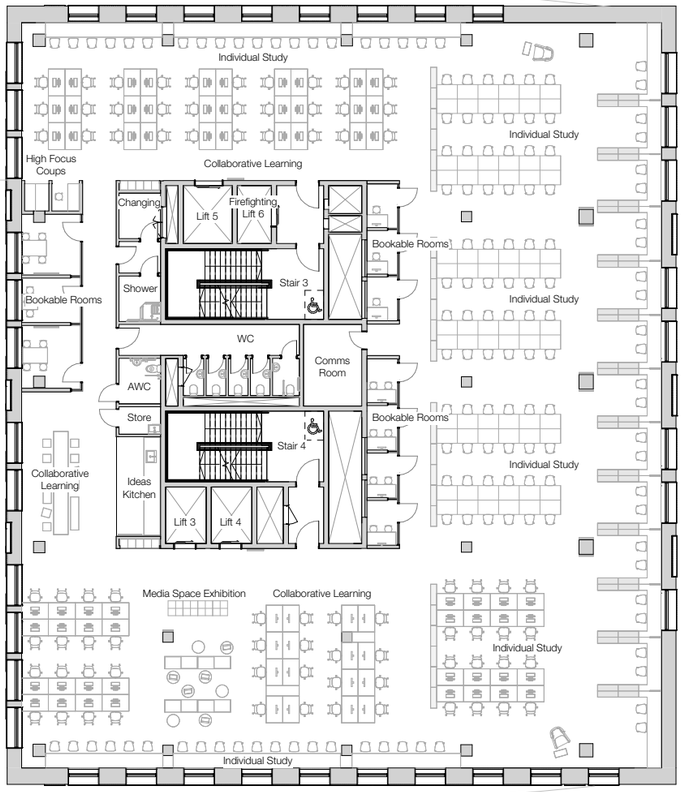
Proposed L09 plan (The Lookout)

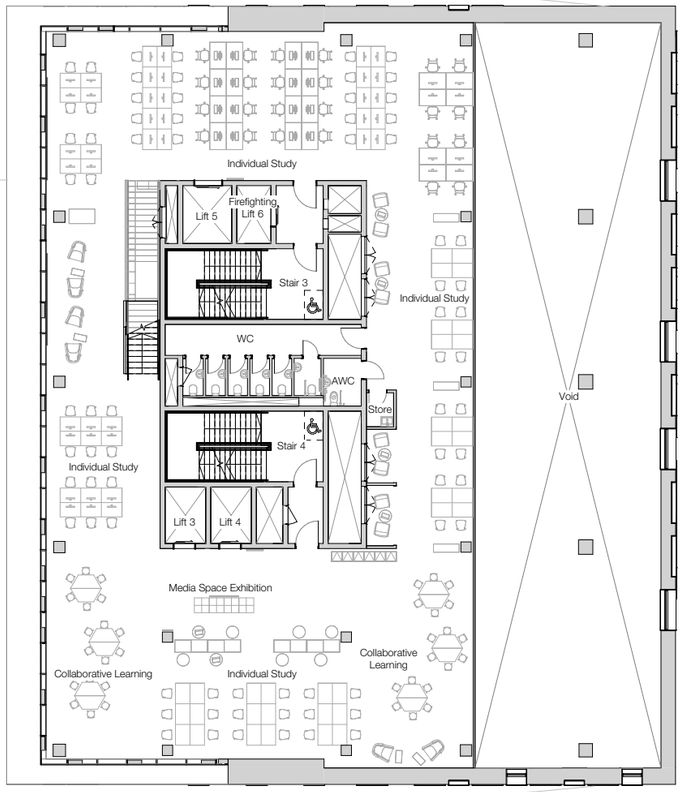
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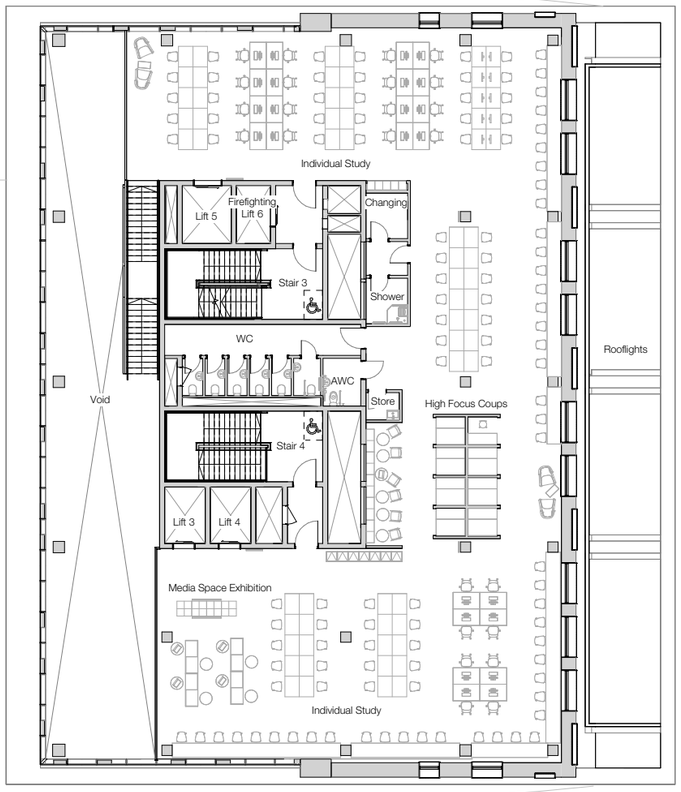
Silent, focused study, city views, glazed to city space, no short cut, focused floor plate.

3 Design Proposals
3.4 GA Plans
L10, L11 and L12 Plans









Proposed L10 plan (The Quiff)

Not to scale

A distinctly different spatial environment for the mind, body and soul of the learner. In the morning sunlight washes the floor plates - creating the perfect warm spot to make yourself at home. There are spaces to learn alone, together, or alone together. The height creates visual connections across the library landscape.

Proposed L11 plan (The Sky)

Not to scale

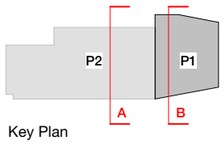
A deeply contemplative space for high focus study, but also a space where one can dream. The student is connected to the Manchester skyline, the season, the weather and the time of day. We imagine it is a space where you can ‘take a breath’ from the business of everyday life and focus on your study.

Proposed L12 plan (The Attic space)

Not to scale

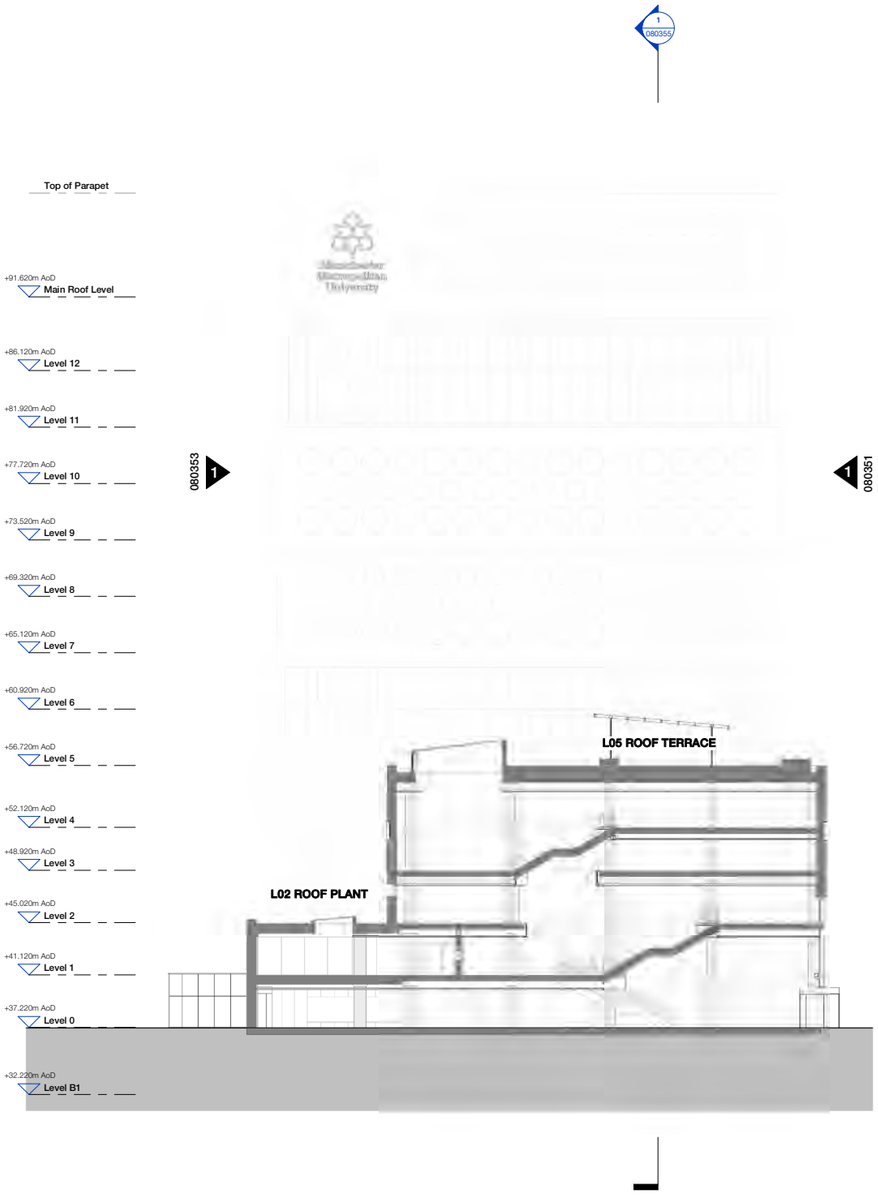
Quiet, focused study, no books, skyline views facing southwest.

3 Design Proposals
3.5 GA Sections

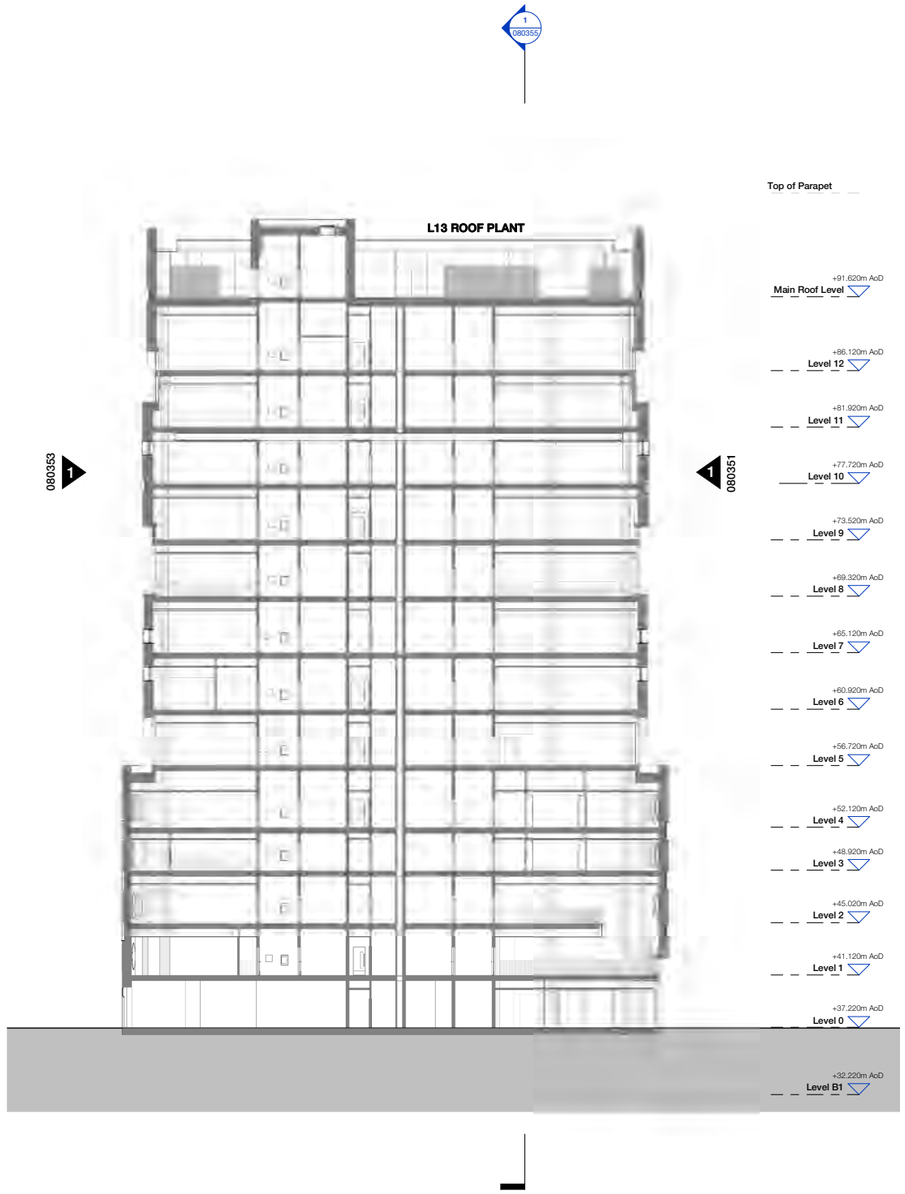


Key Plan



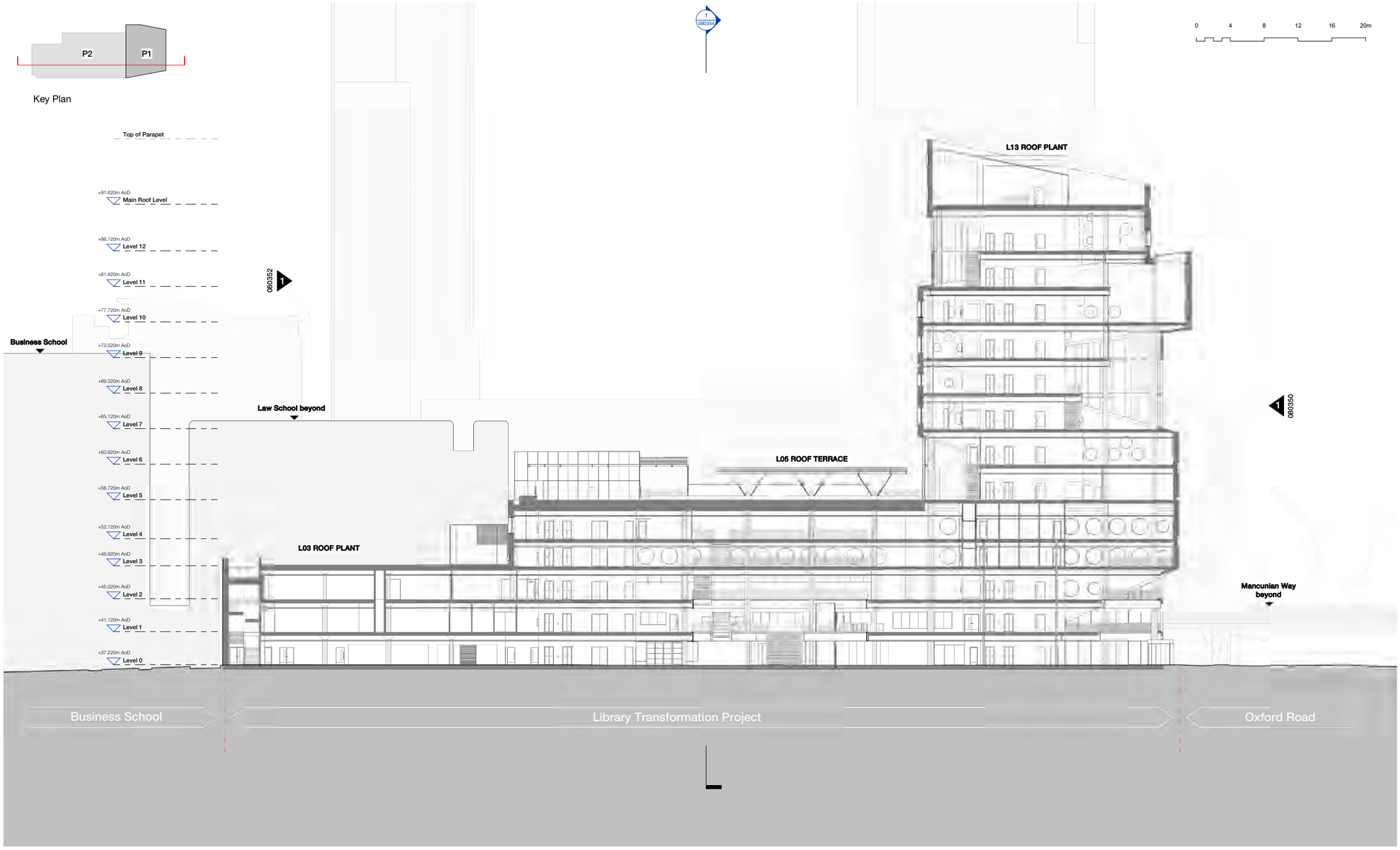


1 | Short Section AA
1 : 200



2 | Short Section BB
1 : 200

3 Design Proposals
3.5 GA Sections



3 Design Proposals
3.6 Accommodation & Area Schedules Summary

	Gross External Area (GEA)			Gross Internal Area (GIA)			Net Internal Area (NIA)		
Level	Phase 1 New Build	Phase 2 Refurb	Total	Phase 1 New Build	Phase 2 Refurb	Total	Phase 1 New Build	Phase 2 Refurb	Total
LB1	-	122 m²	122 m²	-	110 m²	110 m²	-	-	-
L00	1326 m²	2617 m²	3943 m²	1286 m²	2535 m²	3821 m²	648 m²	1850 m²	2498 m²
L01	1149 m²	2243 m²	3392 m²	1105 m²	2149 m²	3254 m²	734 m²	1563 m²	2297 m²
L02	1204 m²	1983 m²	3187 m²	1136 m²	1886 m²	3021 m²	742 m²	1341 m²	2083 m²
L03	1327 m²	1346 m²	2673 m²	1244 m²	1266 m²	2510 m²	765 m²	872 m²	1637 m²
L04	1401 m²	1138 m²	2539 m²	1319 m²	1057 m²	2376 m²	889 m²	728 m²	1617 m²
L05	1103 m²	69 m²	1172 m²	1050 m²	48 m²	1098 m²	687 m²	-	687 m²
L06	907 m²	-	907 m²	838 m²	-	838 m²	504 m²	-	504 m²
L07	1088 m²	-	1088 m²	1005 m²	-	1005 m²	625 m²	-	625 m²
L08	698 m²	-	698 m²	634 m²	-	634 m²	323 m²	-	323 m²
L09	848 m²	-	848 m²	789 m²	-	789 m²	440 m²	-	440 m²
L10	1221 m²	-	1221 m²	1119 m²	-	1119 m²	686 m²	-	686 m²
L11	899 m²	-	899 m²	751 m²	-	751 m²	399 m²	-	399 m²
L12	758 m²	-	758 m²	704 m²	-	704 m²	344 m²	-	344 m²
L13	84 m²	-	84 m²	61 m²	-	61 m²	-	-	-
Total	**14013 m²**	**9518 m²**	**23532 m²**	**13041 m²**	**9051 m²**	**22091 m²**	**7794 m²**	**6354 m²**	**14148 m²**

(Within +/- 10m²)

4 Materiality and Appearance

4.1 Design Concept
4.2 Principles
4.3 Existing Site Materiality
4.4 Proposed Materiality
4.5 North Elevation
4.6 South Elevation
4.7 East Elevation
4.8 West Elevation
4.9 Bay Studies
4.10 Colour Strategy
4.11 Visuals
4.12 Signage Strategy

4 Materiality and Appearance

4.1 Design Concept

Ethos

Façade Design Ethos

Silhouette

The form and scale of the building directly responds to the completion brief and the dialogue during the competition process.

The new library building deliberately stacks the new accommodation in a tower to create a new landmark that is a signpost, a marker for the Manchester Metropolitan University's All Saints campus.

The new tower structure four stories above street level has developed a highly distinctive silhouette, with a ribbon of solid wall, intercut with 'cuts' of glazing, running up towards the sky. This ribbon of building is 'planted' with dense walls facing the Park and link to become a continuous form until the final section of the ribbon cuts the sky.

The final ribbon of accommodation projects out over Oxford Road in a 'quiff' that creates a distinctive silhouette when seen from the City centre to the north and east.

Cuts

This solid ribbon is cut with glazed openings on to large scale (triple height) rooms that face different views of the city and advertise the activities inside. These are truly inside/out spaces where the building users are surrounded with dramatic views firstly of the sunsets to the west, over the roof garden, and then city views of the east, and finally of the sky from an attic/ reading room, as they rise up the building.

Circles

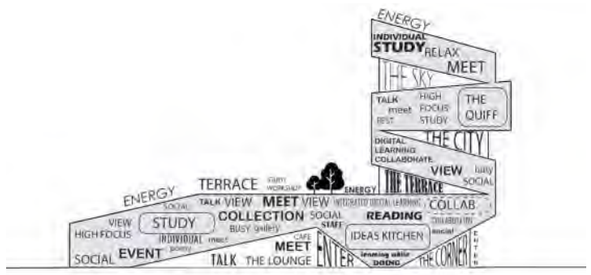
As you approach the building the elevations reveal a second level of detail so they interact with the viewer at a more directly, human level. The circular windows represent the individual students sat at their desks looking out into the city. This introduces a personal scale and more organic form, into the more geometric, dramatic forms of a landmark, institutional building. At the same time, these circular elements provide daylight into the floor plates, and further metal infill panels complete the pattern of circles across the façade.

At a more detailed level, the frames of the circular windows and metal infill panels introduce a sophisticated pattern of colour that responds to the surroundings on each side of the site.

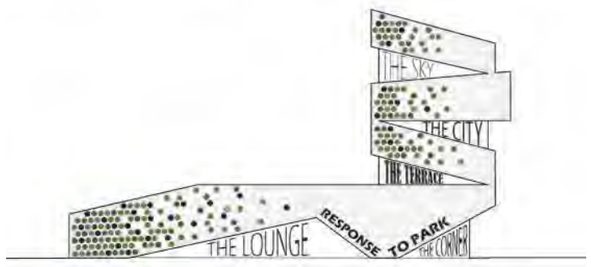
Inside/Out

The next level of consideration is how activities, layouts and density of use respond to each of these very different contexts. The lower floors in the existing building are focused on views of the Park, and the café and activities gathered around what will be the 'day to day' entrance for students. The triple height space facing Oxford Road is fully glazed to maximise its impact on the busy street and to provide an exciting & welcoming, ever-changing shopfront for all the activities of the University.

The floors in the tower, above the new roof terrace, have different interiors to reflect the nature of the views and daylight, either looking west over the garden, or east over the city or at the sky in the 'attic' of the tower. Each of the different personalities of these different spaces is reflected in the pattern of circular openings around that particular part of the tower. All of these elevational devices combine so that the building can be 'read', and easily understood, by first time visitors or long term users alike; making it accessible and a visible celebration of the activities of the University.



Façade overlay of internal programme & uses



Façade overlay of external response & colour

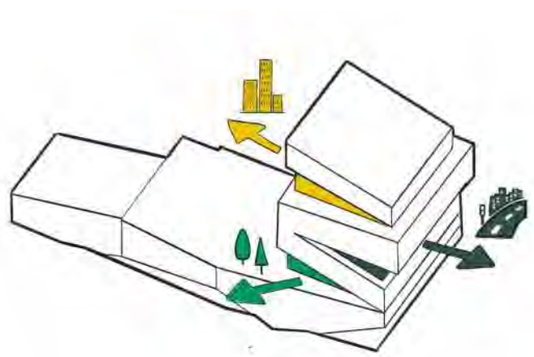


Façade Strategy - Key Principles

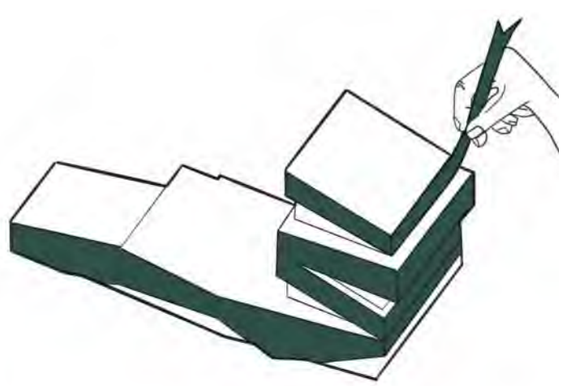
4 Materiality and Appearance
4.2 Principles

Façade Concept
A number of key principles have guided the façade design development which are summarised here.

There is a hierarchy to the articulation of the façade, the order follows: banding and the cuts, then circular lenses, upon which are applied colour and signage.



Cuts



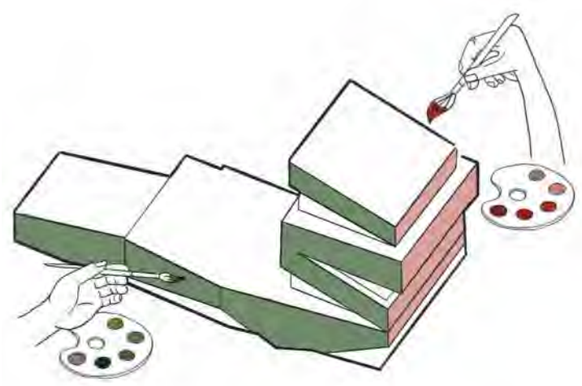
Bands



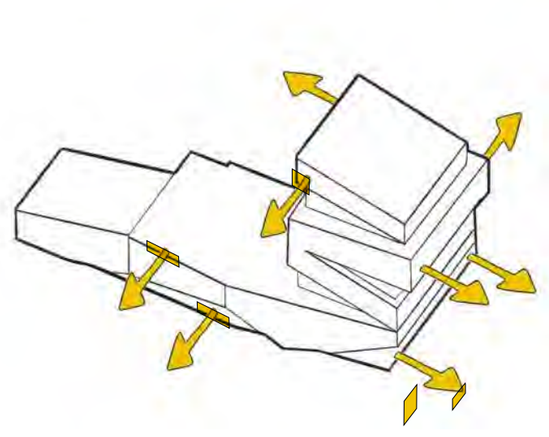
Central axis through the building



Circular Lenses



Colour Palette



Signage

4 Materiality and Appearance
4.3 Existing Site Materiality

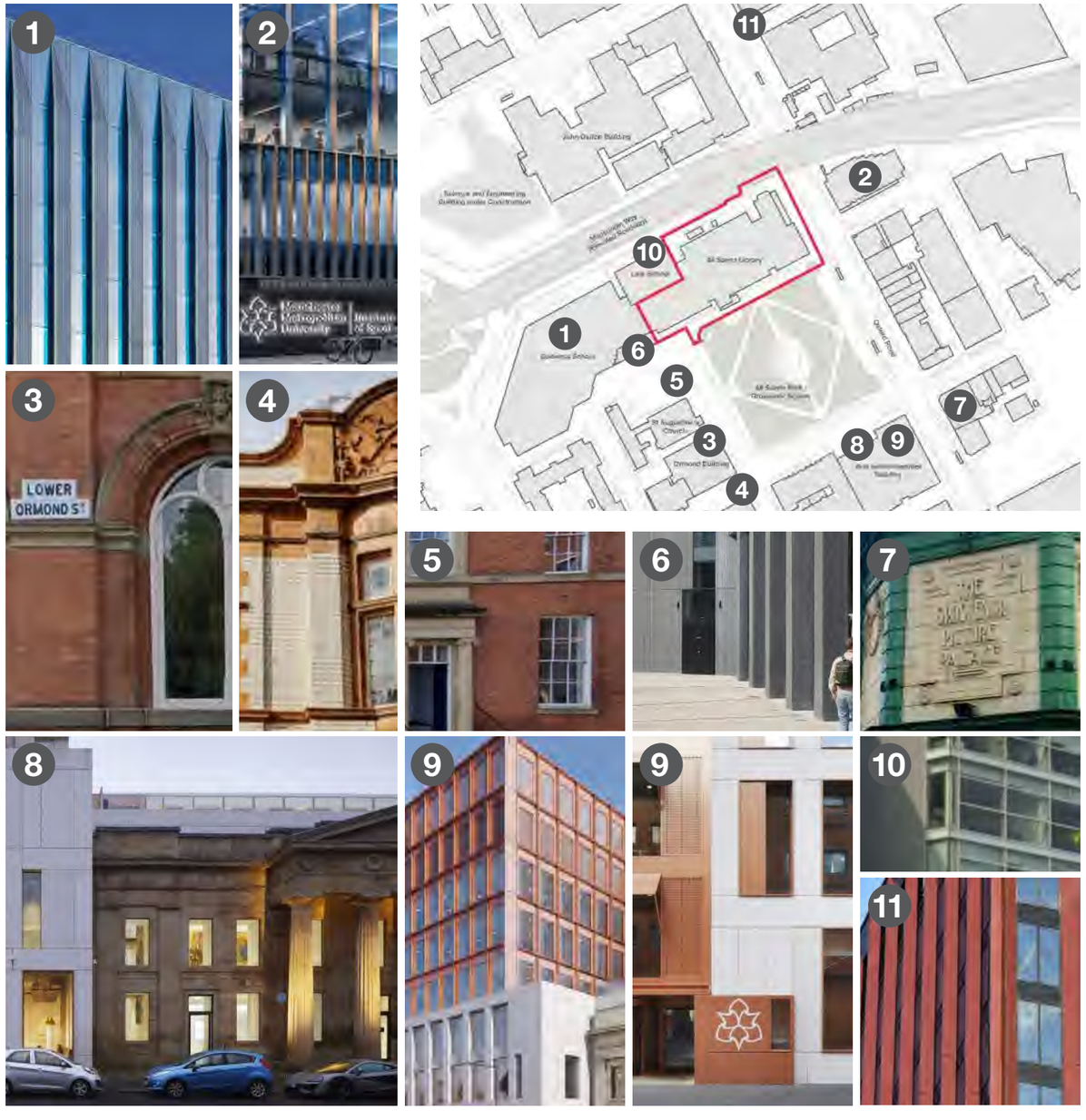
Surrounding materiality
The site is surrounded by buildings of a wide range of materials including metal, brick, stone, concrete, terracotta and glazing, creating a vivid and varied environment; This reflects the varied nature of the uses and ages of the adjacent buildings.

The majority of the surrounding 19th century buildings including the Ormond Building (3) and Bell House (5) use a traditional regional palette of red brick with accents of sandstone. Two early 20th century buildings, the former Grosvenor Picture Palace (7) and Righton building (4) both feature glazed brick and terracotta tiled façades.

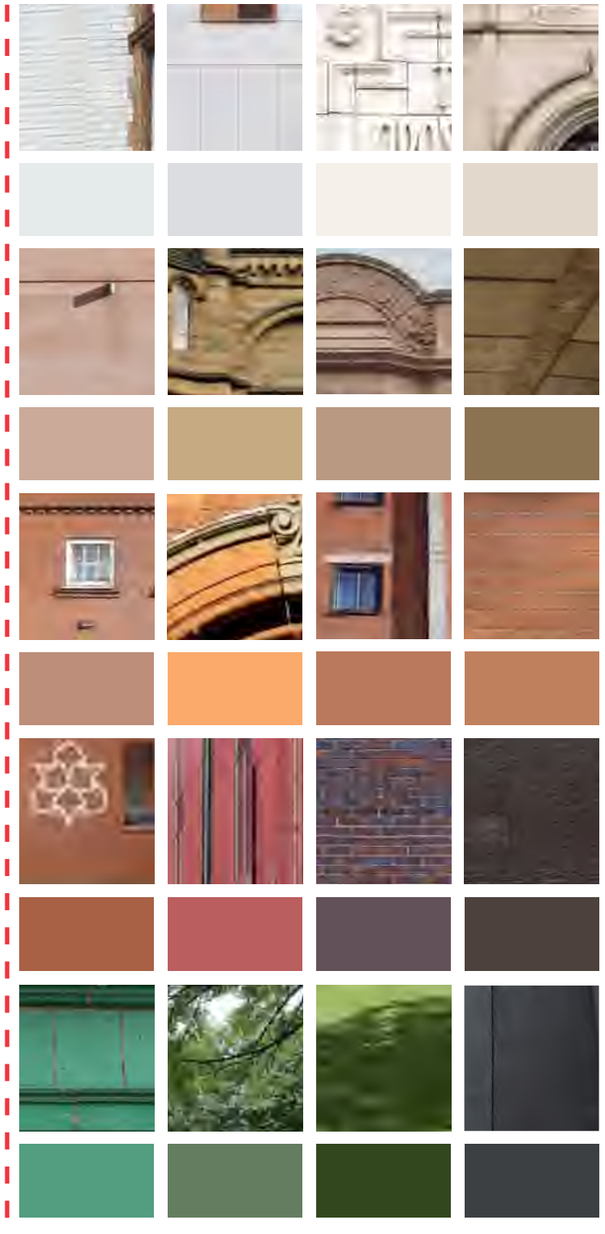
More recent developments introduce the use of metal, including the Institute of Sport (2) and Arts and Humanities building (9), and glazing, such as Sandra Burselm (10) and the Business School (1) which also features a concrete colonnade (6).

Surrounding material colour palette
The colour palette of the surrounding area reveals an emphasis on reds and oranges, as found in brickwork and on the metal façades of the Arts and Humanities building (9) and Circle Square (11), whilst All Saints Park, surrounding foliage and terracotta accents (7), add a variety of contrasting greens.

These colours are underpinned by a range of neutral tones, from white and beige, through to dark grey.



Above
Material study of adjacent buildings

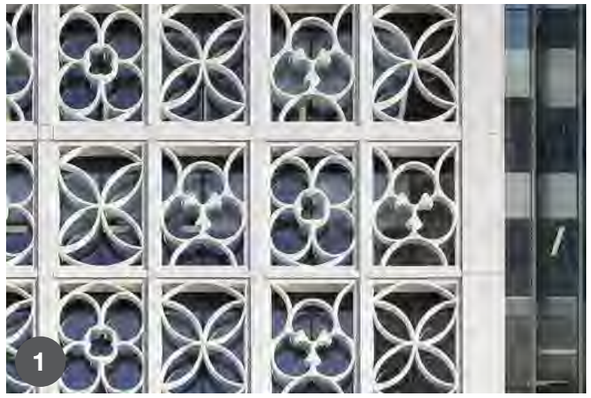


Above
Colour swatch study of surrounding materials

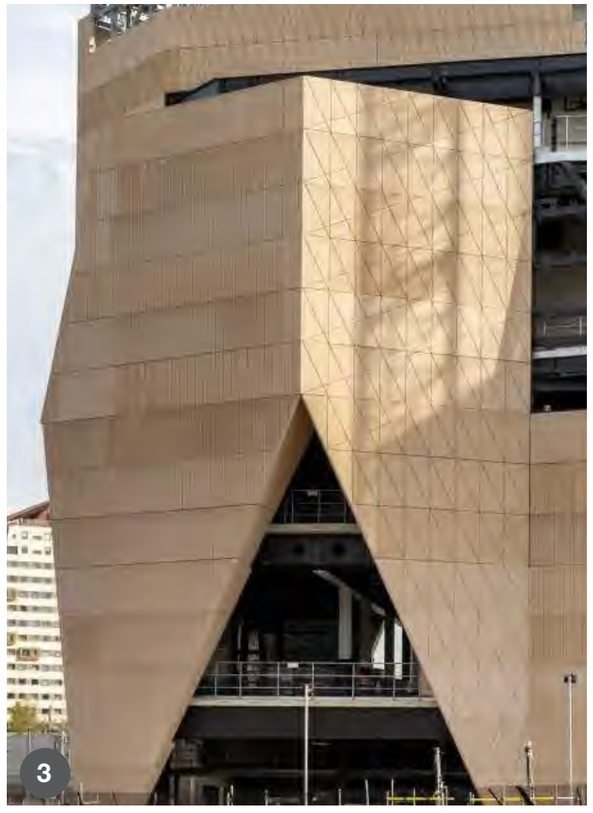
4 Materiality and Appearance
4.4 Proposed Materiality

Precast Concrete
These precedents demonstrate the façade concept of using precast concrete panels to create a solid, monolithic, sculptural appearance to the exterior of the building.

1. Two St Peter's Square, Manchester (SimpsonHaugh)
2. Swiss Life Arena, Zurich (Caruso St John)
3. V&A Museum East, London (O'Donnell + Tuomey)
4. Bruntwood School, London (Allford Hall Monaghan Morris)
5. Motel One, Manchester (Hodder + Partners)
6. ESTP University, Paris (architecturestudio)
7. Victoria Gate, Leeds (ACME)


1


2


3


4

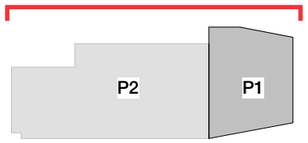

5


6

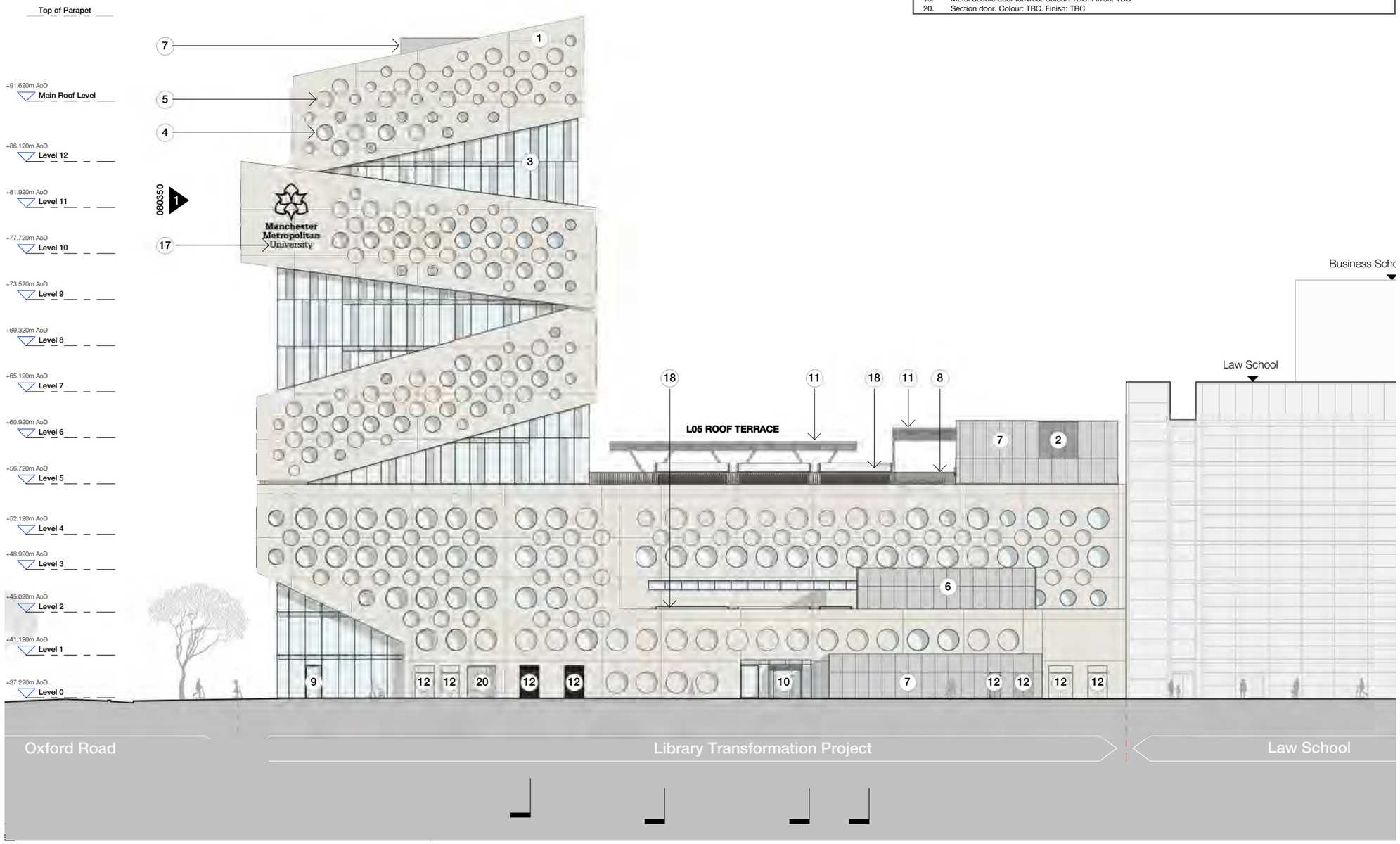

7

4 Materiality and Appearance
4.5 North Elevation

Proposed North Elevation



Key Plan



MATERIAL KEY:

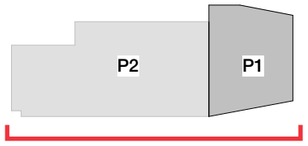
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2. Metal louvres. Colour: TBC. Finish: TBC
3. Anodised metal framed glazing system with ceramic frit, including glazed spandrel panels. Frame colour: TBC. Frit Pattern: TBC
4. Anodised metal framed circular windows. Frame colour: TBC
5. Anodised metal circular indents. Colour: TBC
6. Perforated metal panel. Colour: TBC. Profile: TBC Finish: TBC
7. Metal panel rainscreen. Colour: TBC. Profile: TBC
8. Metal railing. Colour: TBC. Finish: TBC
9. Anodised metal framed glazed door. Colour: TBC
10. Anodised metal framed revolving door. Colour TBC
11. Metal canopy frame with PV array fixed to top. Colour: TBC. Finish: TBC
12. Metal single / double door. Colour: TBC. Finish: TBC
13. Glazed railing with metal toprail. Colour: TBC. Finish: TBC
14. Anodised metal cill and flashings. Colour: TBC
15. Flat roof. Colour: TBC
16. Metal roof. Colour: TBC
17. Back illuminated building signage surface mounted. Colour: TBC. Finish: TBC
18. Glazed rooflight
19. Metal double door louvred. Colour: TBC. Finish: TBC
20. Section door. Colour: TBC. Finish: TBC

4 Materiality and Appearance
4.6 South Elevation

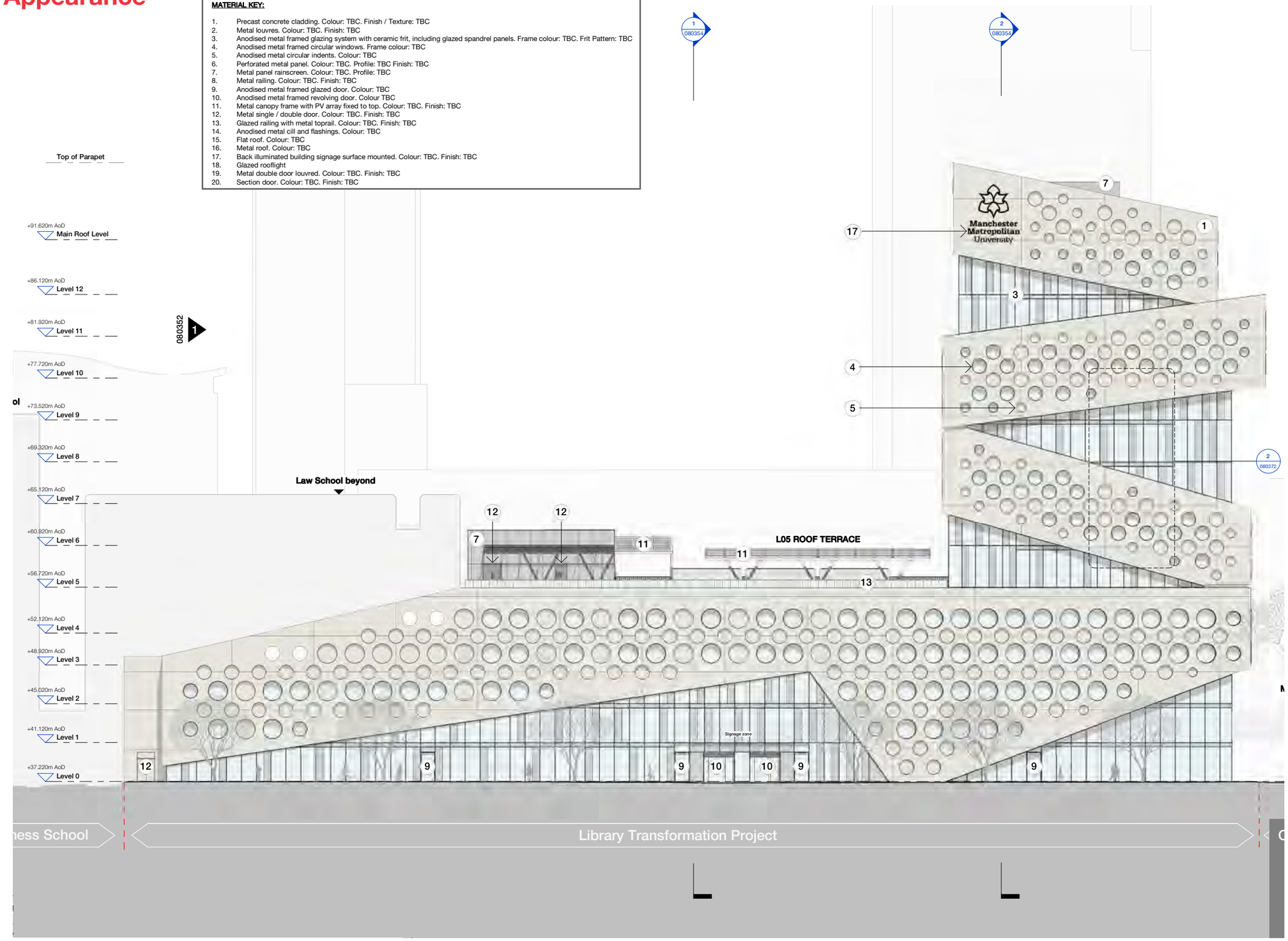
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16. Metal roof. Colour: TBC
17. Back illuminated building signage surface mounted. Colour: TBC. Finish: TBC
18. Glazed rooflight
19. Metal double door louvred. Colour: TBC. Finish: TBC
20. Section door. Colour: TBC. Finish: TBC

Proposed South Elevation



Key Plan



4 Materiality and Appearance
4.7 East Elevation



MATERIAL KEY:

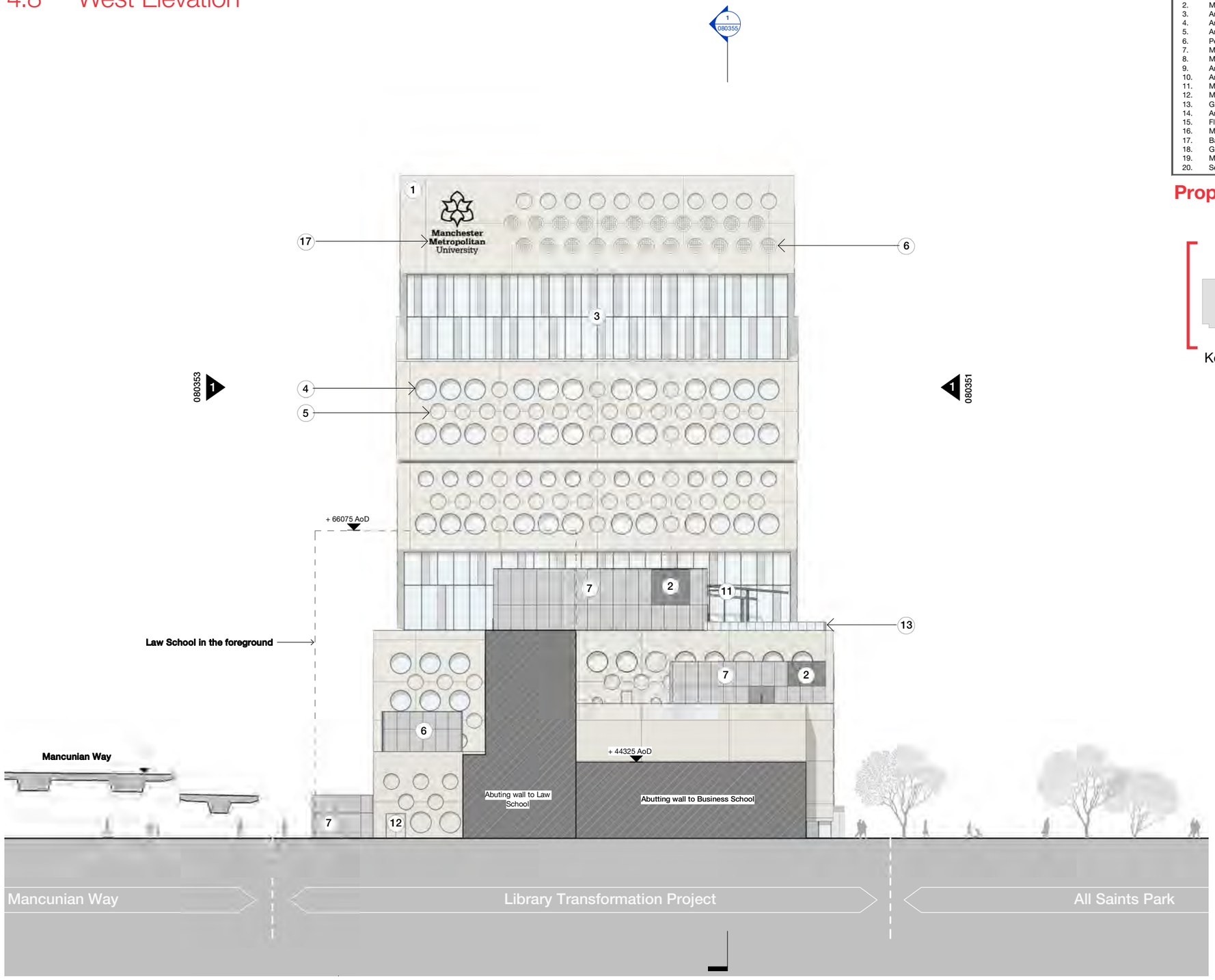
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6. Perforated metal panel. Colour: TBC. Profile: TBC Finish: TBC
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13. Glazed railing with metal toprail. Colour: TBC. Finish: TBC
14. Anodised metal cill and flashings. Colour: TBC
15. Flat roof. Colour: TBC
16. Metal roof. Colour: TBC
17. Back illuminated building signage surface mounted. Colour: TBC. Finish: TBC
18. Glazed rooflight
19. Metal double door louvred. Colour: TBC. Finish: TBC
20. Section door. Colour: TBC. Finish: TBC

Proposed East Elevation

Key Plan

4.8 West Elevation

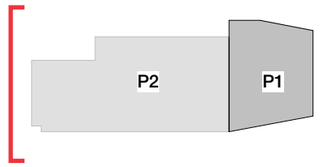
12 16 20m



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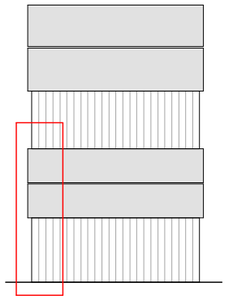
Proposed West Elevation



Key Plan

4 Materiality and Appearance
4.9 Bay Study 01

Proposed Bay Study - Base

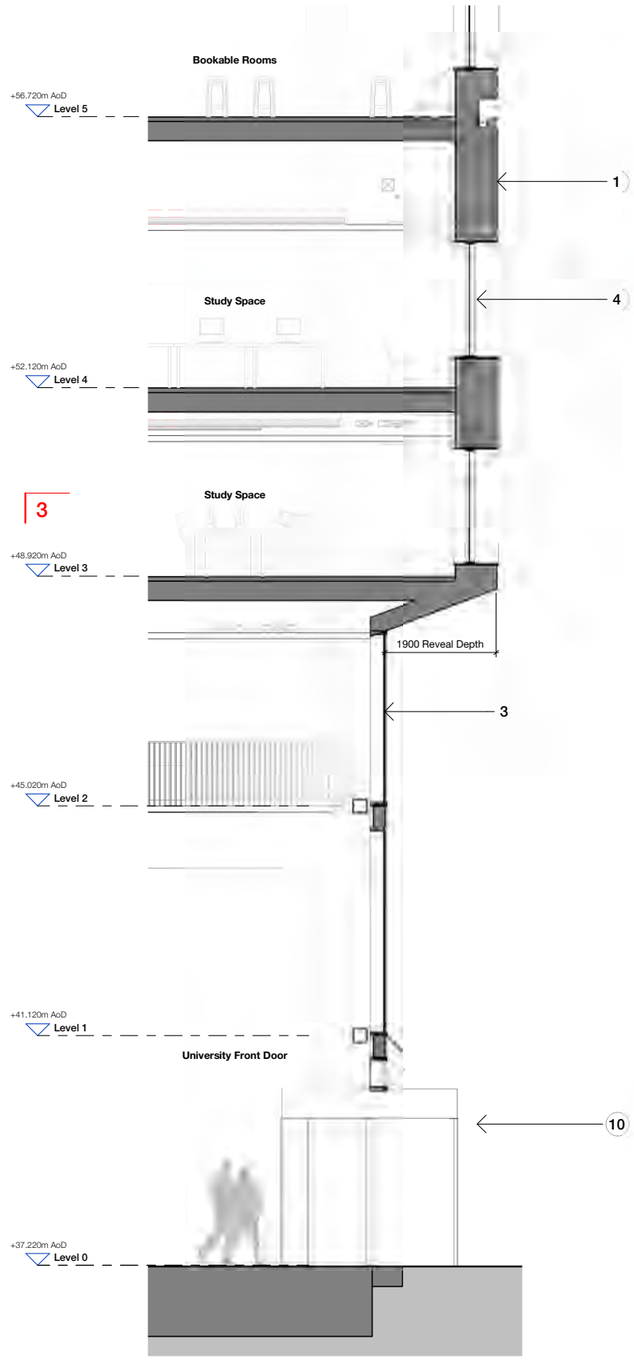


01

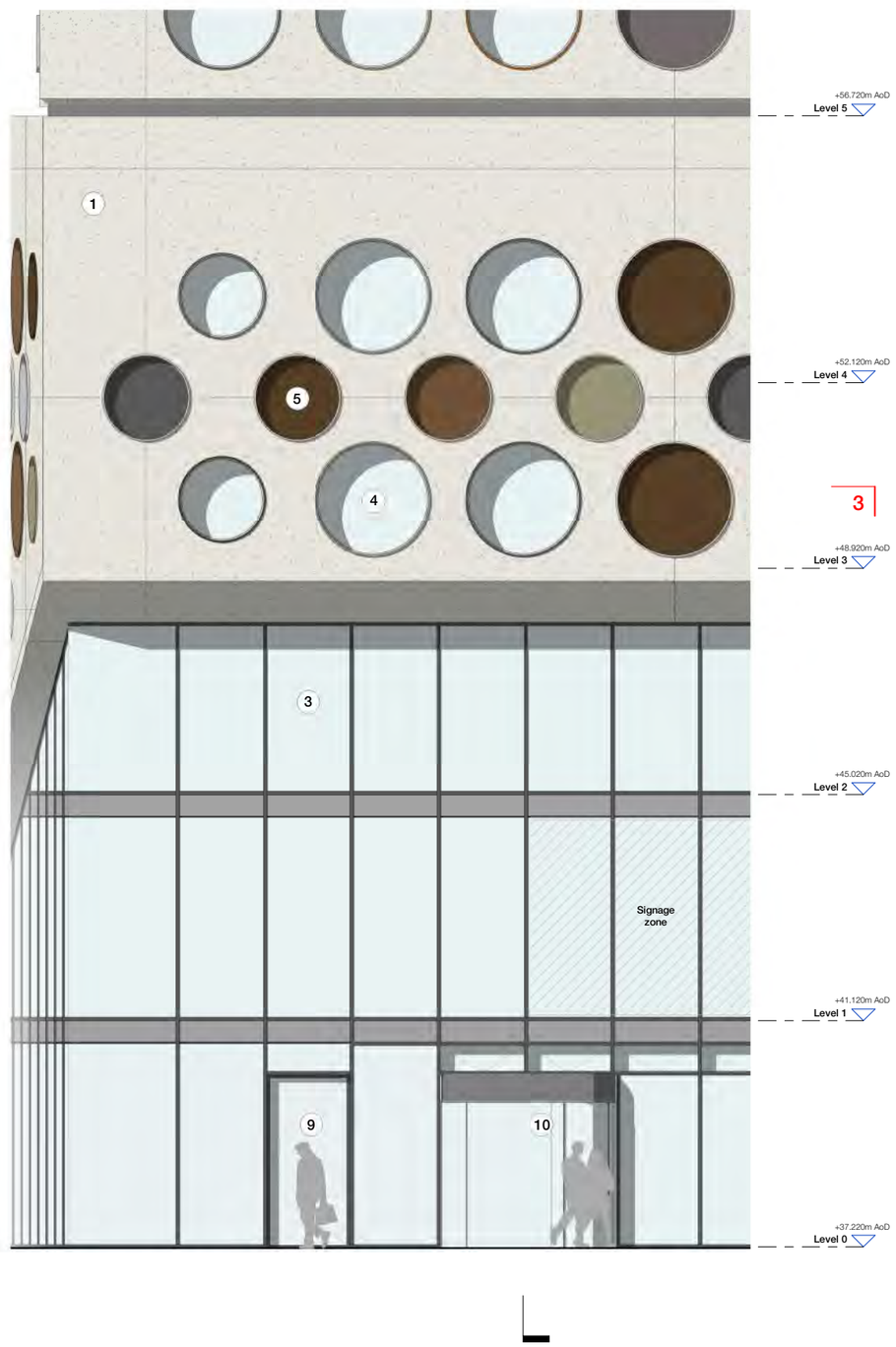
Key Elevation

MATERIAL KEY:

1. Precast concrete cladding. Colour: TBC. Finish / Texture: TBC
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13. Glazed railing with metal toprail. Colour: TBC. Finish: TBC
14. Anodised metal cill and flashings. Colour: TBC
15. Flat roof. Colour: TBC
16. Metal roof. Colour: TBC
17. Back illuminated building signage surface mounted. Colour: TBC. Finish: TBC
18. Glazed rooflight
19. Metal double door louvred. Colour: TBC. Finish: TBC
20. Section door. Colour: TBC. Finish: TBC



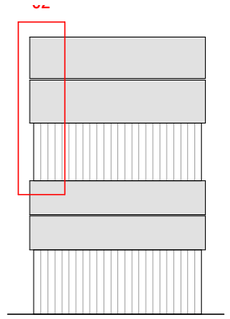
1 Bay Study 01 - Tail Section
1 : 50



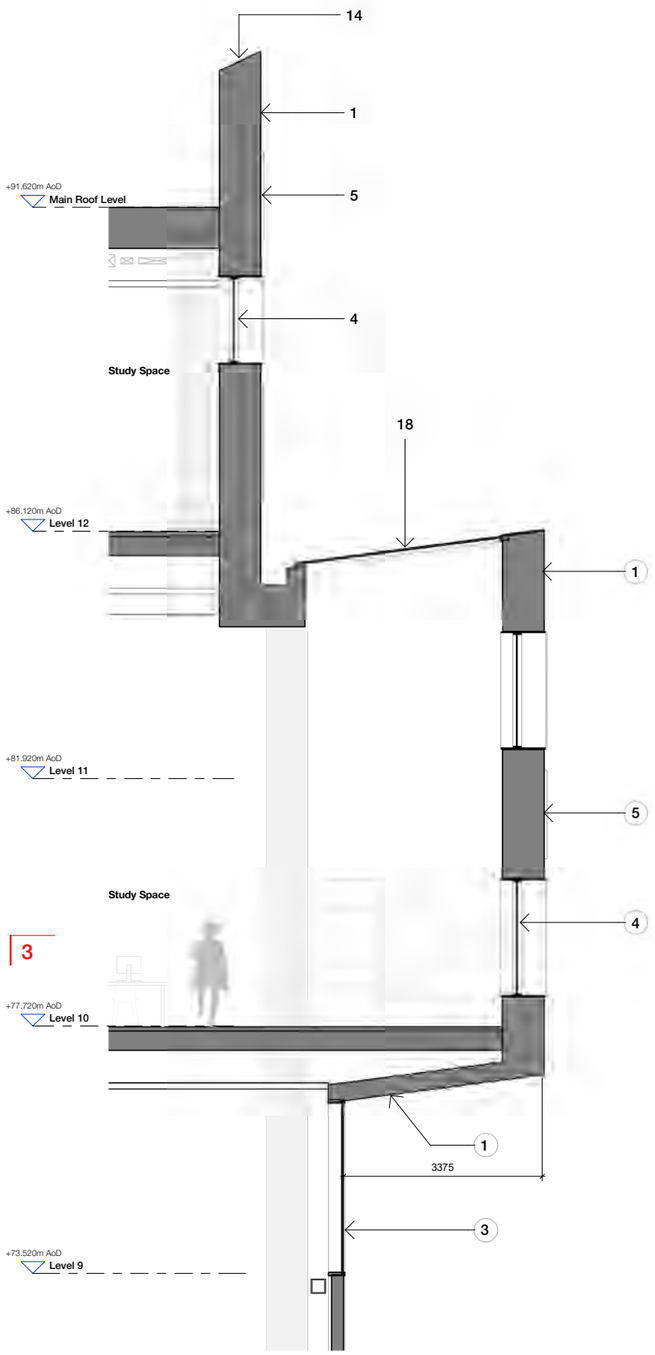
2 Bay Study 01 - Tail Elevation
1 : 50

4 Materiality and Appearance
4.9 Bay Study 02

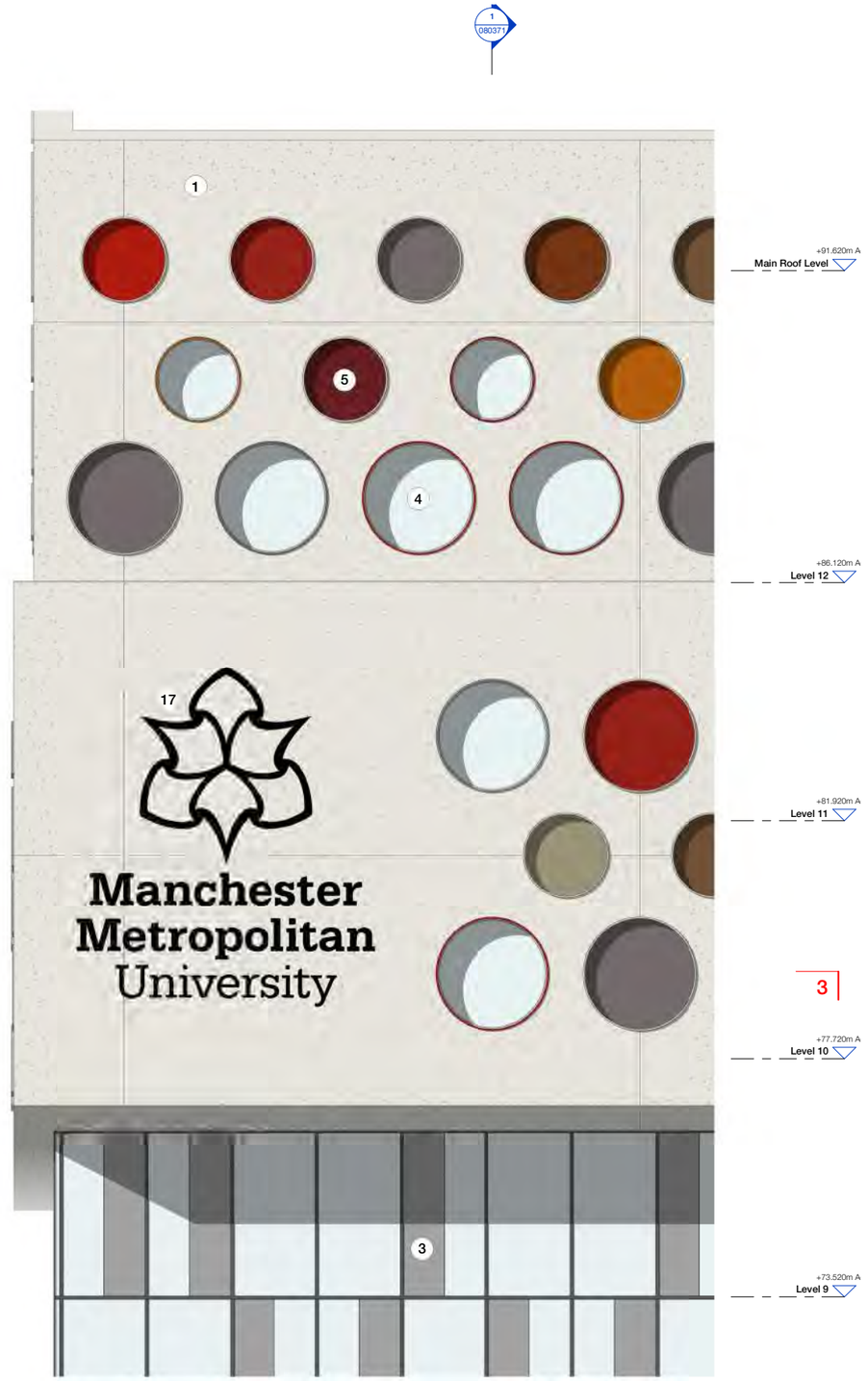
Proposed Bay Study - Top



Key Elevation



1 | Bay Study 02 - Tower Section
1 : 50



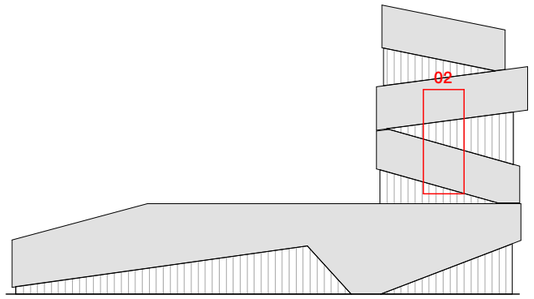
2 | Bay Study 02 - Tower Elevation
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MATERIAL KEY:

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12. Metal single / double door. Colour: TBC. Finish: TBC
13. Glazed railing with metal toprail. Colour: TBC. Finish: TBC
14. Anodised metal cill and flashings. Colour: TBC
15. Flat roof. Colour: TBC
16. Metal roof. Colour: TBC
17. Back illuminated building signage surface mounted. Colour: TBC. Finish: TBC
18. Glazed rooflight
19. Metal double door louvred. Colour: TBC. Finish: TBC
20. Section door. Colour: TBC. Finish: TBC

4 Materiality and Appearance
4.9 Bay Study 03

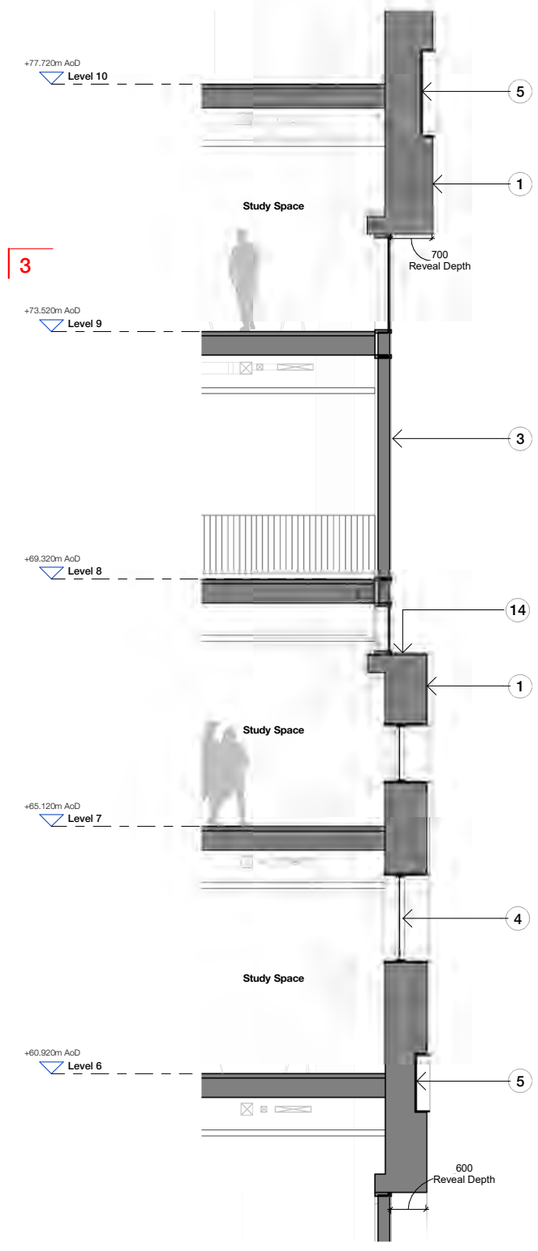
Proposed Bay Study - Middle



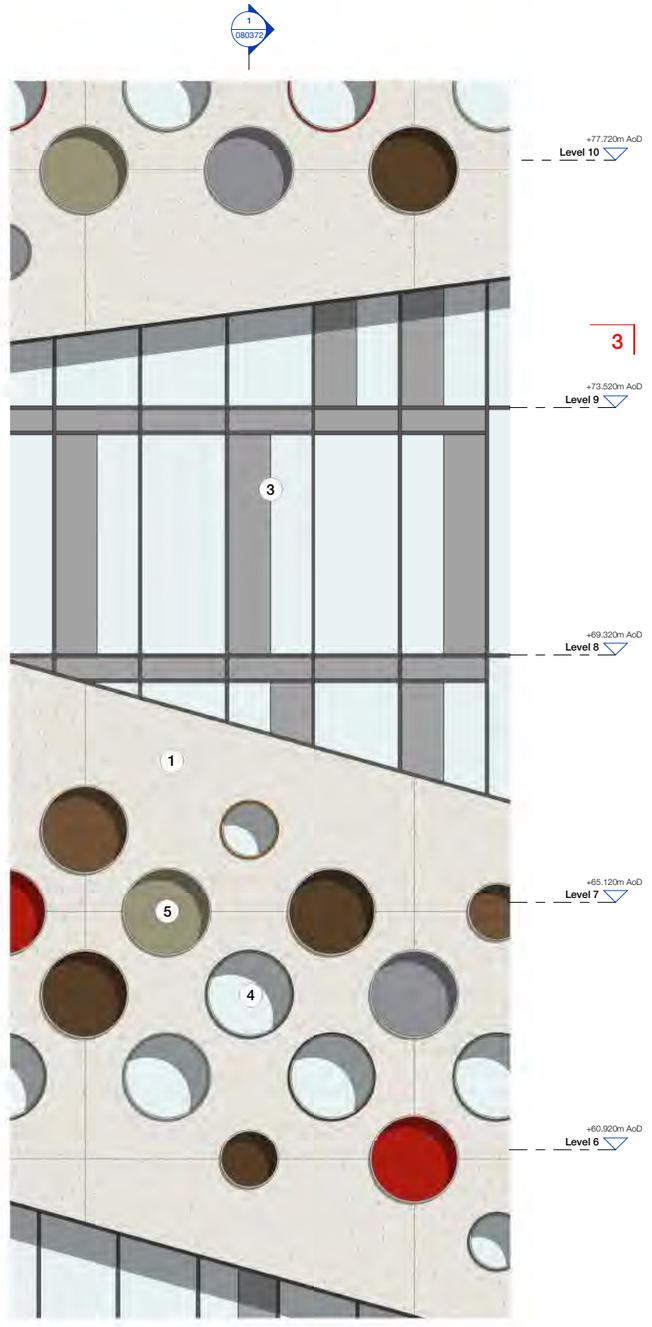
Key Elevation

MATERIAL KEY:

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3. Anodised metal framed glazing system with ceramic frit, including glazed spandrel panels. Frame colour: TBC. Frit Pattern: TBC
4. Anodised metal framed circular windows. Frame colour: TBC
5. Anodised metal circular indents. Colour: TBC
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8. Metal railing. Colour: TBC. Finish: TBC
9. Anodised metal framed glazed door. Colour: TBC
10. Anodised metal framed revolving door. Colour TBC
11. Metal canopy frame with PV array fixed to top. Colour: TBC. Finish: TBC
12. Metal single / double door. Colour: TBC. Finish: TBC
13. Glazed railing with metal toprail. Colour: TBC. Finish: TBC
14. Anodised metal cill and flashings. Colour: TBC
15. Flat roof. Colour: TBC
16. Metal roof. Colour: TBC
17. Back illuminated building signage surface mounted. Colour: TBC. Finish: TBC
18. Glazed rooflight
19. Metal double door louvred. Colour: TBC. Finish: TBC
20. Section door. Colour: TBC. Finish: TBC



1 Bay Study 03 - South Section
1 : 50



2 Bay Study 03 - South Elevation
1 : 50

4 Materiality and Appearance
4.10 Colour Strategy

Colour Strategy
The colour palette is inspired by the site: hues drawn out from All Saints Park and the vibrant Manchester skyline are echoed into the reveals of the windows, dancing across all four elevations.

The perception of colour can be affected by a number of variables, achieving the 'right' tones, palette and finishes will require extensive development and testing – and we have a collaborative process to developing a successful colour strategy.

- The RAL colour palette of bronzes, neutral and reds was refined through a series of colour testing workshops
- The general application of these colours was tested, including applying the colour in a gradient horizontally, vertically, randomly and in response to various contextual factors
- The percentage of each colour was tested, across each of the four elevations, in response to external and internal factors
- The individual placement of specifically coloured reveals and indents was refined in response to visual impact and the building's interior strategy



David Batchelor, Reef - façade concept inspiration



View to All Saints Park



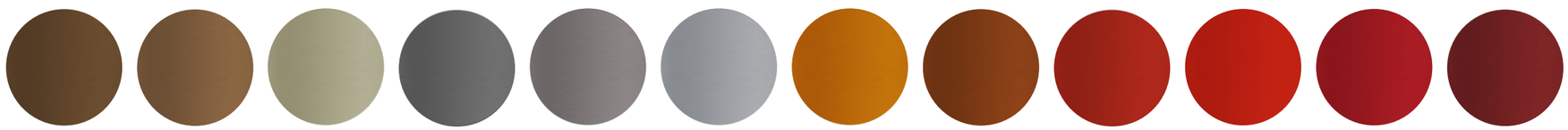
View to Mancunian Way











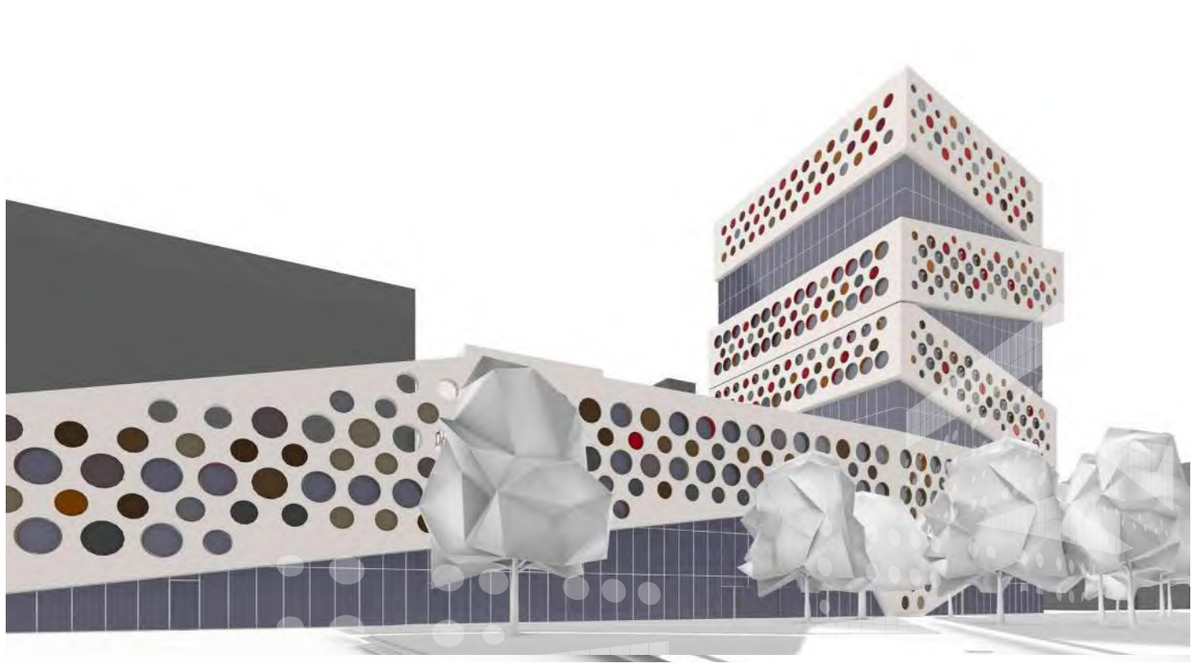
Gradient of base colours that respond to All Saints Park and City context

Top
Façade concept images from competition stage

Bottom
Refined RAL colour palette developed in response to site context

4 Materiality and Appearance
4.10 Colour Strategy

Note
Colour strategy development.
Building signage and other elements not shown.



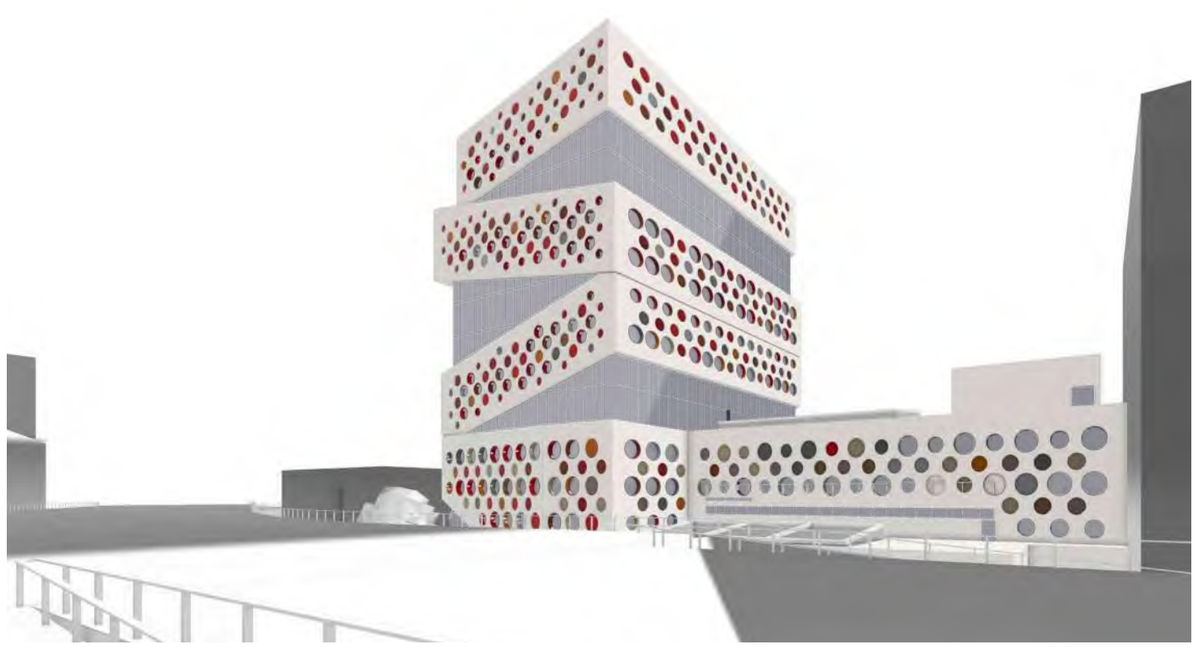
All Saints Park View



Oxford Road View



City Centre Approach View



Mancunian Way View

4 Materiality and Appearance

4.11 Visuals

View from Oxford Road approach



4 Materiality and Appearance

4.11 Visuals

View from All Saints Park



4 Materiality and Appearance

4.11 Visuals

View of All Saints Campus



4 Materiality and Appearance

4.11 Visuals

View from Mancunian Way



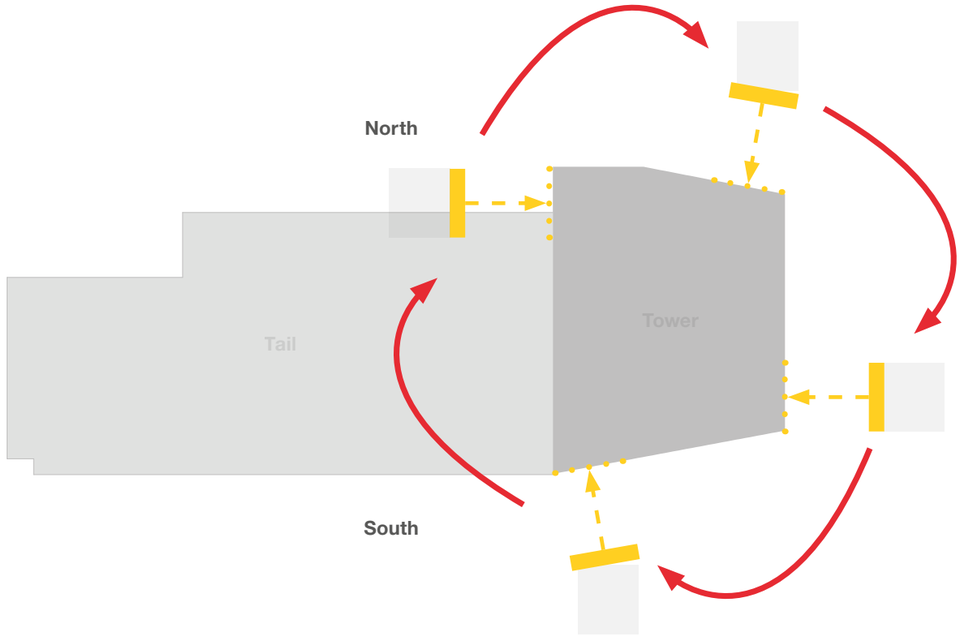
4 Materiality and Appearance
4.12 Signage Strategy

Manchester Metropolitan University

Primary Branding

Manchester Metropolitan University

Secondary Branding



Where a Manchester Metropolitan University logo appears on a building corner, it will never occur on the return of that same corner. Achieving a continuous 360 degree signage coverage around the entirety of the building and its frontages.



North Elevation | **East Elevation** | **South Elevation** | **West Elevation**

Branding to Façade

Branding to Glazing

5 Landscape Proposals

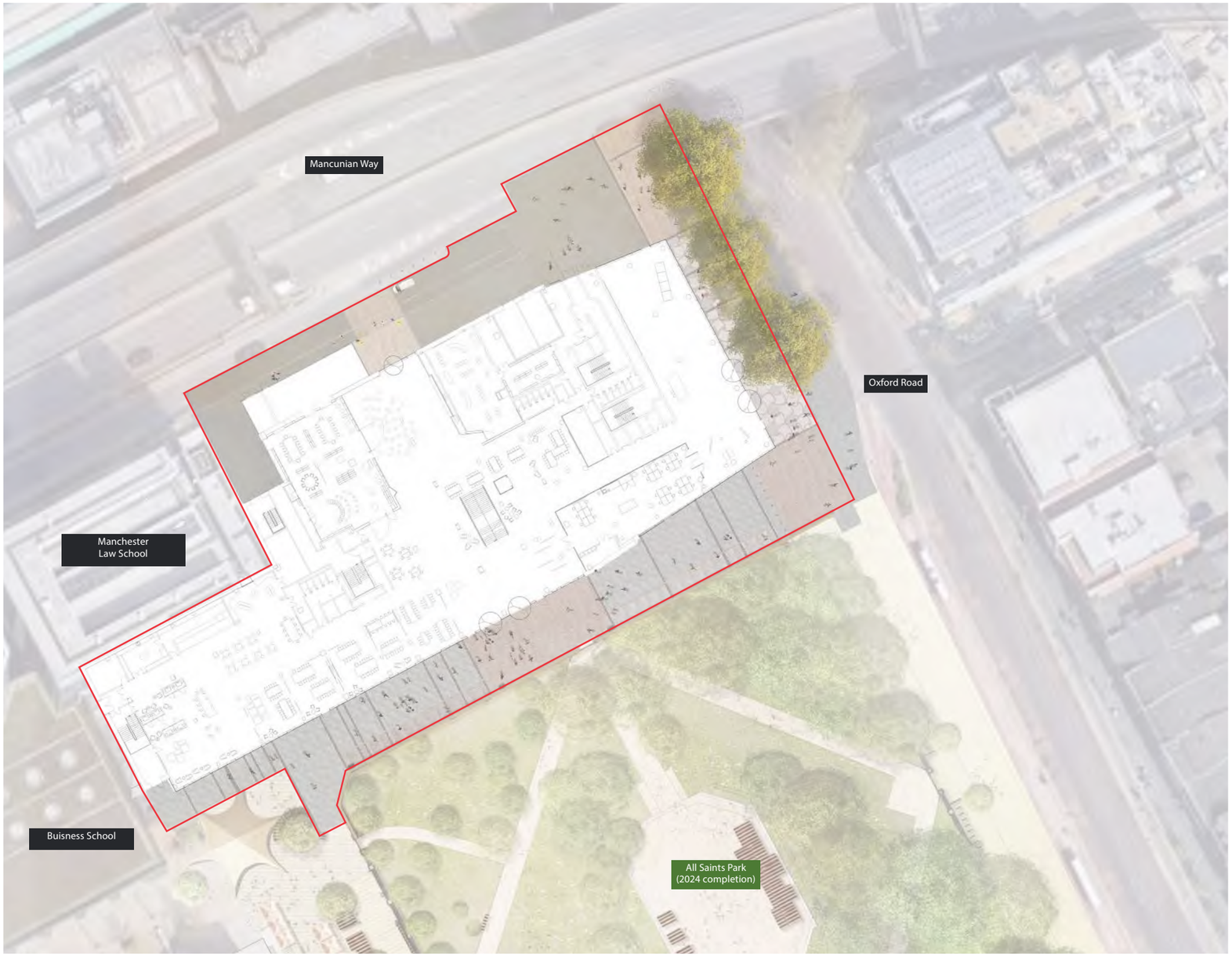
5.1 Introduction
5.2 Ground Floor Proposals
5.3 L05 Roof Terrace Proposals

5 Landscape Proposals
5.1 Introduction

The Library site is located on Oxford Road between Mancunian Way to the north, and All Saints Park to the south.

The site boundary skirts around the proposed building and includes the circulation route between the park and the library to the south, the footpath with five large existing trees along Oxford Road, and the northern service area with bin store. It also includes the roof terrace, a significant outdoor space on the fifth floor.

The landscape strategy chapter is therefore broken down into two main sections:
- Ground Floor Design Proposals
- L5 Roof Terrace Design Proposals



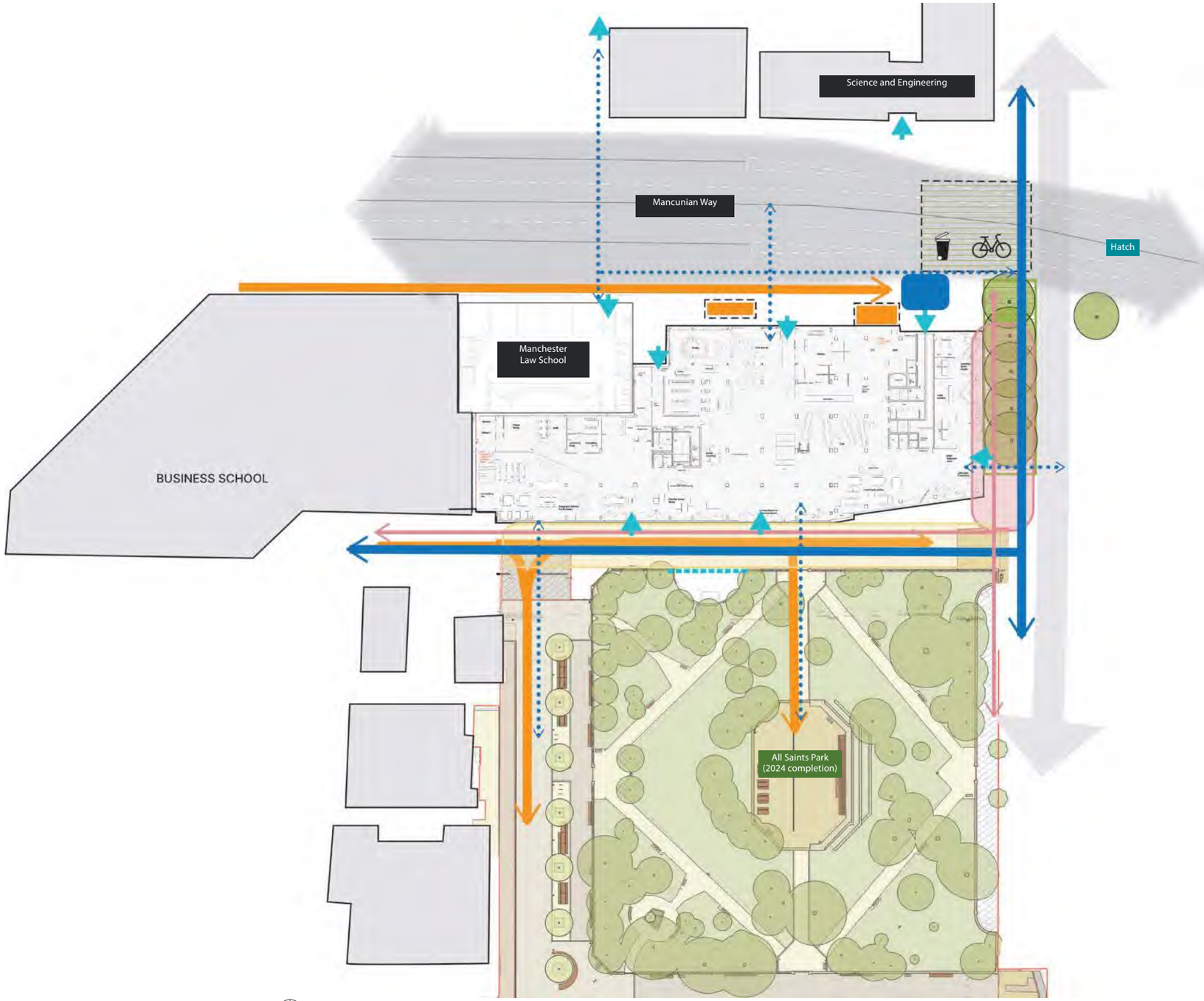
Site Boundary Plan

5.2 Ground Floor Proposals

5.2.1 Opportunities and Constraints

Key

- Emergency access required
- Improved key pedestrian routes
- Improved routes to and around the library
- New section of park wall (part of park works)
- Welcoming new Oxford Road frontage to create the 'WOW' and kerb side appeal
- Opportunity to extend wider campus material palette to create a cohesive approach to the public realm
- Assess the quality and condition of the existing Oxford Road trees and establish long term maintenance regime to reduce shade and increase permeability
- Building access location
- External plant/substation relocation to be considered
- Existing trees RPA and effect on levels
- Existing cycle/bin store
- Underground utilities/drainage
- Loading bay access to be considered

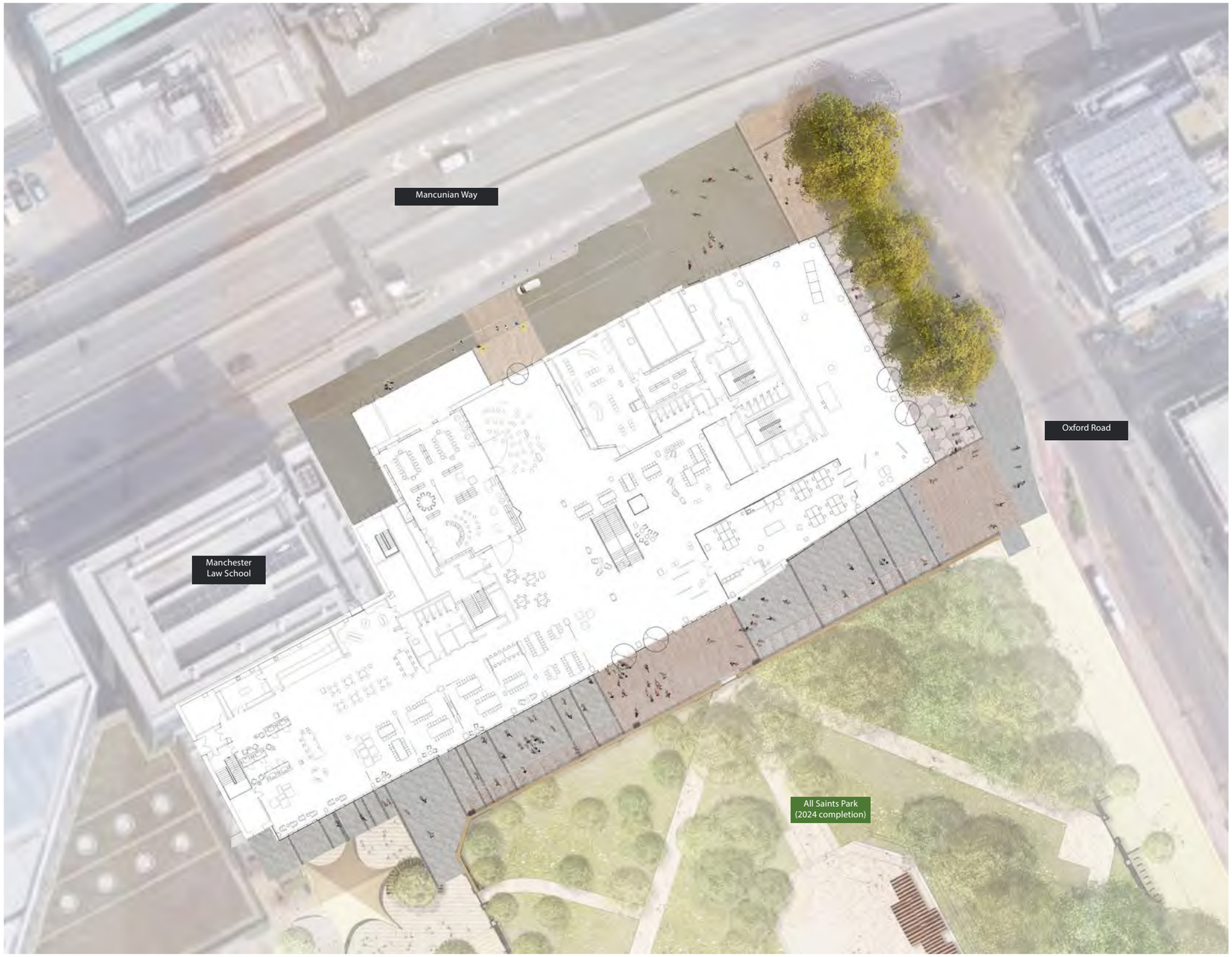


Ground Floor Opportunities & Constraints Plan

5.2 Ground Floor Proposals
5.2.2 Design Proposals

The key objectives of the landscape proposals at ground floor are to:

- Create a sense of place and enhanced experience for students, staff and visitors which is cohesive with the surrounding campus streets and spaces;
- Take into consideration the surrounding public realm works and proposals including the space outside the Business School, and the All Saints Park improvements due to complete in spring 2024;
- Improve pedestrian circulation and car-free spaces around the library and consider new and existing routes around the Site;
- Create opportunities to sit, relax and meet outdoors, and create a cohesive public realm by considering the wider street furniture proposals;
- Retain and manage existing on-site trees to create a welcoming new entrance to the library;
- Maintain all facilities management and maintenance access requirements around the library and to the northern service area.



Ground Floor Landscape Masterplan

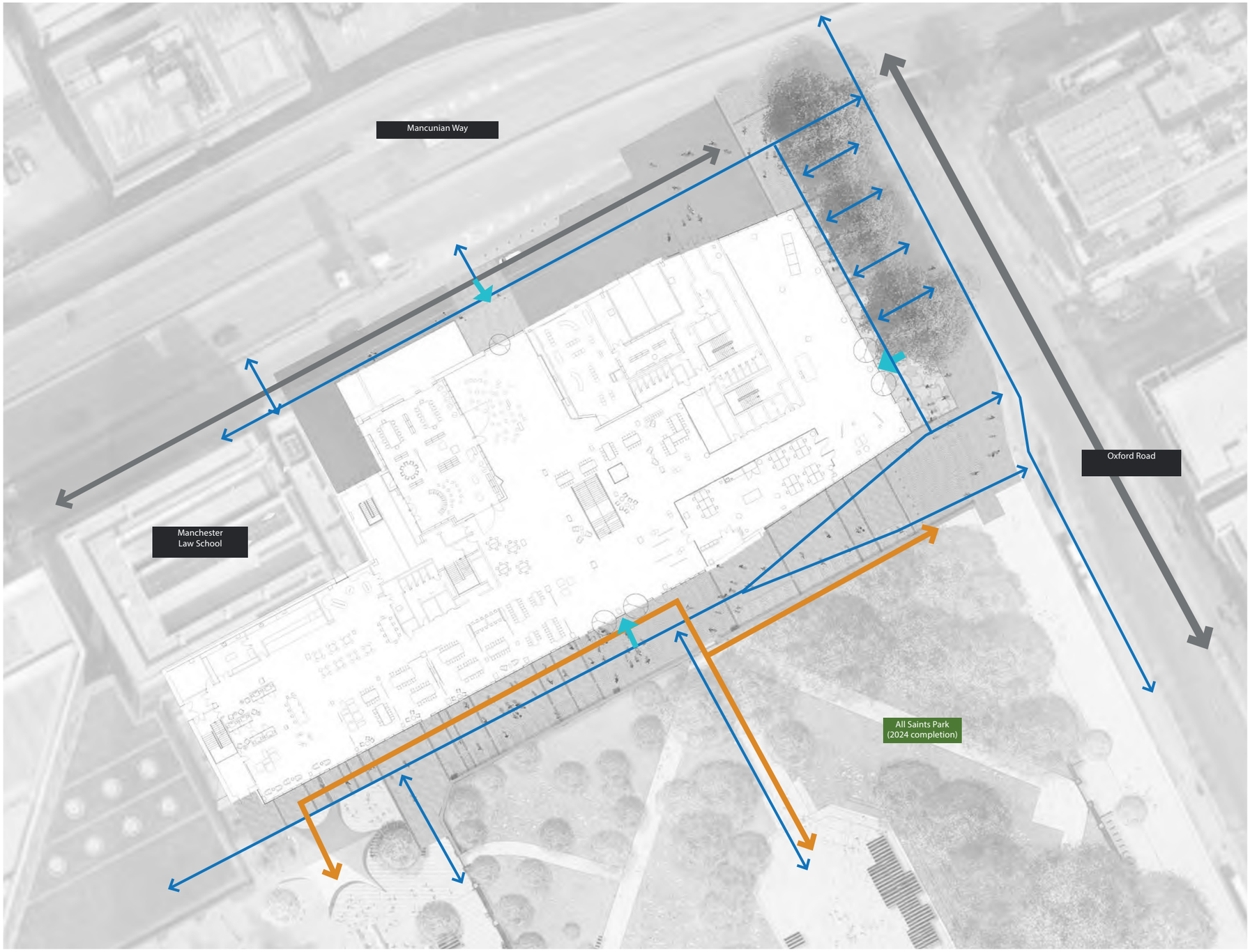
5.2 Ground Floor Proposals
5.2.3 Access & Circulation

The landscape proposals consider new and existing circulation routes in and around the library.

The south of the library is a key thoroughfare between the Business School and Oxford Road, and will be maintained as a car free environment except for emergency/maintenance vehicles. The space will be de-cluttered and widened to aid pedestrian flow and access between the library and All Saints Park.

The busy footway along Oxford Road will be maintained and simplified with the removal of steps and ramps to access the library, improving accessiblility around the Site. New routes below the existing trees are proposed to increase permeability around the main entrance,

The northern service area will be predominantly used by service and delivery vehicles. Existing pedestrian access has also been considered to create safe routes under Mancunian Way and future-proof the space to any future development around the Site.



Access & Circulation Plan

5.2 Ground Floor Proposals
5.2.4 Northern Service Area

The space to the north of the site will be treated predominantly as a service area for refuse collection and deliveries. It also includes the proposed substation, generator and pump room next to the existing retained compound. Landscaping proposals include:

- New bitmac surfacing which will be durable with a number of turning vehicles in this area;
- Raised table across the service road which will enable pedestrians to easily access the car park and routes under Mancunian Way;
- Lighting stacks to help visibility and safety in this area. The stacks are to be consistent with those used in the All Saints Park scheme for a co-ordinated approach
- Secure fence line and new pedestrian gate aligned with existing vehicular gates to allow for turning vehicles.



Indicative view towards Oxford Road from the service road

5.2 Ground Floor Proposals
5.2.5 Oxford Road Boundary

The Oxford Road boundary creates an improved, welcoming approach to the new library by:

- Retaining the five existing mature plane trees between the library and the road and carrying out a long-term management regime to help reduce the crown size, open up views and ensure the good health of the trees for years to come;
- Low maintenance soft planting with access paths under the existing retained trees to help protect the root protection area, increase biodiversity value and create a welcoming approach to the library main entrance;
- High quality granite paving to highlight the new library entrance. The granite mix will consist of stone types used around All Saints Park;
- Removal of the existing steps and ramps at the library entrance to improve accessibility and permeability between the library and the external landscape.



Indicative view of the new entrance on Oxford Road

5.2 Ground Floor Proposals
5.2.6 All Saints Park Boundary

The boundary which adjoins All Saints Park to the south is an important space and thoroughfare for site users to circulate around the library. Landscape proposals include:

- Existing shrub planting removed along building edge to form a seamless approach between the library and All Saints Park;
- Opportunities to dwell, sit and relax along the park wall, keeping the circulation route free. Street furniture will include bins and linear benches to match those used around the rest of the park;
- Paving layout updated taking into account the levels and existing paving used around the business school for a co-ordinated hard landscaping palette;
- Bollards to restrict vehicular movement from Oxford Road.



Indicative view towards Oxford Road along the park boundary

5.2 Ground Floor Proposals
5.2.7 Hardworks

The material palette has been selected for co-ordination with the works being carried out around All Saints Park and the existing paving around the business school. This will result in the same maintenance regime, which will be high quality and durable.

- The existing yorkstone setts with feature banding will be extended down the south of the library to merge with the older yorkstone slabs along Oxford Road. This will replace the existing clay paviours to create a consistent main thoroughfare;
- Granite feature banding and dwell/seating edges to reflect the material palette used around All Saints Park;
- Larger granite unit mix to define the main entrances;
- Tarmac surfacing to the north of the library with spill-out space highlighted in granite paving;
- Metal grating footpaths where there are desire lines under the existing trees;
- Existing yorkstone flags along Oxford Road retained and new flags added to match
- Outside the main library entrance along Oxford Road there will be bespoke granite paving wita tessellating Manchester Metropolitan University logo. This will be a durable,high quality finish to the main entrance.

.



Hardworks Plan

5.2 Ground Floor Proposals
5.2.8 Hardworks



NATURAL STONE PAVING MIX 1

Location: To entrances

Product:	Portuguese Granite
Size:	W: 250 x L: 500mm x D: 50mm
Colour:	50% Cathedral 50% Figueiredo
Pattern/ Method:	Stretcher Bond
Finish:	Brush Hammered

Hardscape

T: 01204 565 500

W: https://hardscape.co.uk/contact/



NATURAL STONE PAVING MIX 2

Location: East & south footpaths

Product:	Portuguese Granite
Size:	W: 125 x L: 250 mm x D: 80mm
Colour:	33%Cathedral(Brush Hammered), 33% Figueiredo(Brush Hammered), 33% Figueiredo (Flamed)
Pattern/ Method:	Stretcher Bond
Finish:	Brush Hammered, Flamed

Hardscape

T: 01204 565 500

W: https://hardscape.co.uk/contact/



BESPOKE PAVING PATTERN

Location: East & south footpaths

Product:	Portuguese Granite
Size:	TBC
Colour:	33%Cathedral(Brush Hammered), 33% Figueiredo(Brush Hammered), 33% Figueiredo (Flamed)
Pattern/ Method:	Bespoke
Finish:	Brush Hammered, Flamed

Hardscape

T: 01204 565 500

W: https://hardscape.co.uk/contact/



YORKSTONE SLABS TO MATCH EXISTING

Location: Oxford Road entrance

Product:	Scoutmoor (to match existing)
Size:	W: 600 x RL (600-900) x 65mm
Colour:	Natural
Pattern/ Method:	Stretcher Bond
Finish:	Diamond Sawn (to match existing)

Hardscape

T: 01204 565 500

W: https://hardscape.co.uk/contact/



VEHICULAR TARMAC

Location: Service yard

Product:	Asphalt surfacing
Size:	Depth to engineer's design and specification
Colour:	Grey
Pattern/ Method:	/
Finish:	/

TARMAC

Supplier TBC



YORKSTONE SETTS

Location: East & south footpaths

Product:	Holcombe Sandstone (to match existing)
Size:	W: 100 x L: 200 mm x D: 80mm
Colour:	Natural
Pattern/ Method:	Stretcher Bond
Finish:	Flamed, sawn sides

Hardscape

T: 01204 565 500

W: https://hardscape.co.uk/contact/



METAL GRATING

Location: Under existing trees

Product:	Light footbridge
Size:	1000 x 1000 x 33mm panels
Colour:	Natural galvanised finish
Pattern/ Method:	/
Finish:	Galvanised

Green Grid Systems

T: +44 (0)1962 433 460

E: sales@greengridsystems.com

W: www.greengridsystems.com



NATURAL STONE BANDING

Location: East & south footpaths

Product:	Portuguese Granite
Size:	W: 100 x L: 200 mm x D: 80mm
Colour:	Silva Preta venato
Pattern/ Method:	Stretcher Bond
Finish:	Bush hammered

Hardscape

T: 01204 565 500

W: https://hardscape.co.uk/contact/



NATURAL STONE KERB EDGE

Location: East & south footpaths

Product:	Portuguese Granite
Size:	W: 200 x L: 1000 mm x D: 150mm
Colour:	Silva Preta venato
Pattern/ Method:	Flush
Finish:	Brush Hammered

Hardscape

T: 01204 565 500

W: https://hardscape.co.uk/contact/



PRE-CAST CONCRETE ROAD KERB

Location: Service yard

Product:	Pre-cast concrete
Size:	W: 125 x L: 915 mm x D: 255mm
Colour:	/
Pattern/ Method:	125mm upstand/flush
Finish:	/

Marshalls

T: 0345 302 0600

E: comm.sales@marshalls.co.uk

W: https://www.marshalls.co.uk/commercial/contact

5.2 Ground Floor Proposals
5.2.9 Softworks

Soft landscaping at ground floor includes:

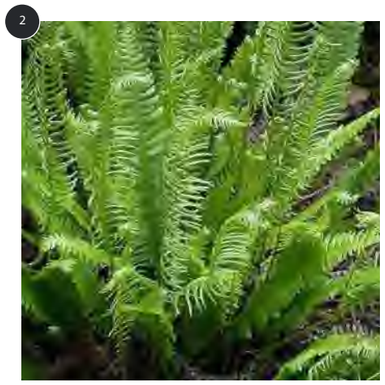
- Existing plane trees along Oxford Road retained and managed over time to increase permeability and views to/ from the library;
- Low maintenance, low-growing ornamental planting below the existing trees suitable for dry shade;
- Proposed tree with underplanting integrated into the bench at the main library entrance on Oxford Road;
- Species will be selected for their low maintenance, biodiversity and seasonal value and include native species. They will also be in keeping with planting across the wider campus.

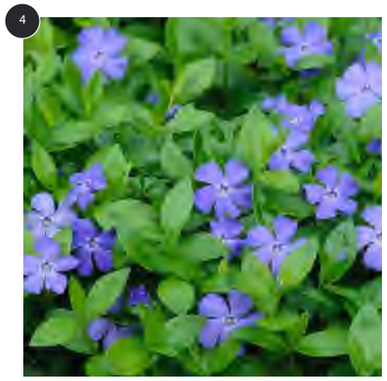
Key

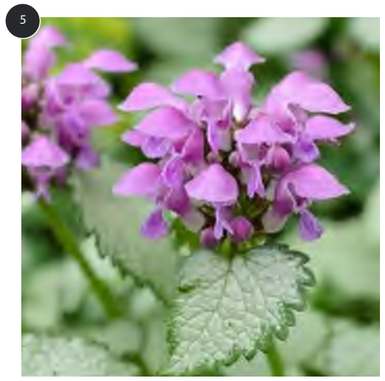
1. Prunus padus 'Albertii'
2. Pachysandra terminalis
3. Blechnum spicant
4.. Vinca minor
5.. Lamium maculatum
6.. Liriope muscari
7. Narcissus cvs.
8. Crocus vernus

1

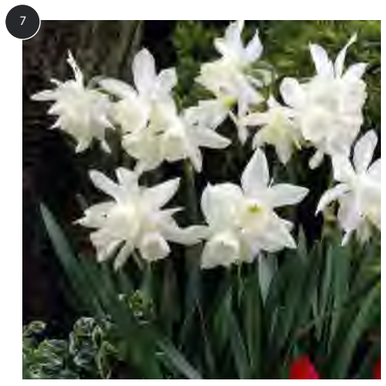

2

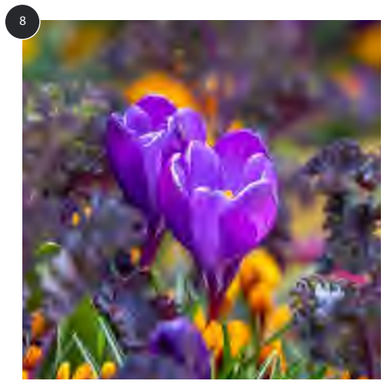

2


4


5


6


7


8


5.2 Ground Floor Proposals
5.2.10 Existing Tree Summary

As part of the tree survey, a total of 48 individual trees and 16 groups were surveyed, including those in All Saints Park. Implications on the Library Transformation Project include:

- 5no. large Category A plane trees along Oxford Road. These are trees of high quality with an estimated age of 80-90 years. Plane trees can have a life expectancy of up to 250 years;
- A number of trees with an RPA within the site boundary to the south of the library (G11, G13, G13, G1, T7);
- T10 will be removed as part of the All Saints Park project, due to be completed in spring 2024.



Tree Retention Plan

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years

Trees that are particularly good example of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)

Tree No.	Common Name	Life Stage	Diameter (mm)	Stems	Height (m)	Crown Height 9m)	North (m)	South (m)	East (m)	West (m)	Retention Category	Estimated Remaining Life Expectant (yrs)	RPA-R	RPA-Sqm
T44	London Plane	M	750	1	22	9	6	9	10	6	A1	40+	9	254
T45	London Plane	M	555	1	22	9	5	4	9	6	A1	40+	6.7	139
T46	London Plane	M	680	1	22	9	6	5	10	6	A1	40+	8.2	209
T47	London Plane	M	505	1	22	9	5	5	9	6	A1	40+	6.1	115
T48	London Plane	M	715	1	22	9	8	5	9	7	A1	40+	8.6	231

Tree Constraints Plan (Refer to drawing 0004) & extract from Tree Survey and Constraints Report by Amenity Tree

5.2 Ground Floor Proposals

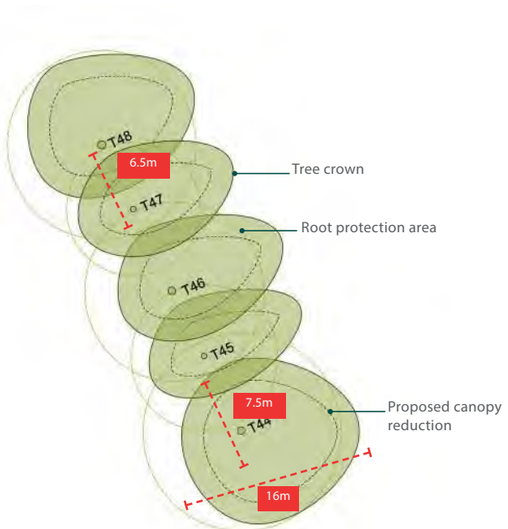
5.2.11 Existing Trees - Proposed Management Strategy

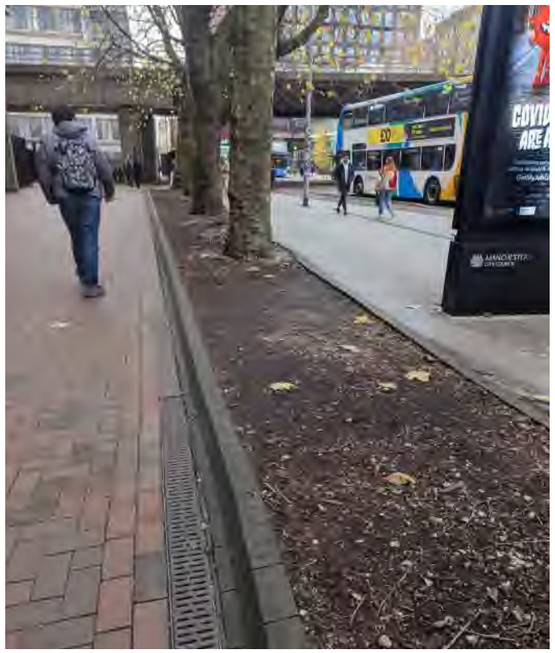
Aims of Management Strategy

- Retain trees and carry out a long-term management plan to reduce crowns whilst considering the health and safety of the trees;
- Create space around the trees and allow more light through the canopy over time, creating a more welcoming entrance to the library.

Proposed Management Strategy

- Consider the natural characteristics of each tree when undertaking pruning works;
- Canopy reduction should be undertaken in accordance with BS3998:2012;
- Minor pruning of 2-3m lateral branch reduction off existing branch length for sufficient construction space and building clearance;
- Health and safety checks should be carried out and trees to be cyclically pruned back to the established pollard points, repeating every 3 years;
- Regular clearance of fallen leaves and twigs to be carried out during autumn and winter as part of the on-going maintenance regime, co-ordinated with wider campus management.





Desire lines below existing trees



Existing trees in leaf provide a lot of shade outside the library

5.2 Ground Floor Proposals
5.2.12 Street Furniture

Ground floor street furniture has been selected to reflect the style and materials used on the wider Manchester Metropolitan University campus:

- Existing recycling/litter bins with Manchester Metropolitan University logo re-used and relocated along main east-west thoroughfare;
- Brushed stainless steel bollards to match existing;
- Timber and PPC steel benches along the All Saints Park wall which will match those used around the rest of the park. The benches will allow library users to meet, take a break and gather away from the entrances and off the main thoroughfare;
- Lighting stack along northern boundary to increase visibility and sense of safety when it's dark.

Indicative view of feature bench at the Oxford Road entrance



BENCH - LOW BACK

Location: Along park wall

Material:	Timber:FSC certified 'Cumaru' hardwood slats Steel: Hot dipped galvanized steel frame, powder coated
Size:	L: 2500mm x W:697mm x H: 960mm
Colour:	Futura Mars 2525 Sable YX355F

Woodscape
T: 01254 685185
E:sales@woodscape.co.uk..
W: https://woodscape.co.uk/



DROP BOLLARD

Location: Oxford Road entrance

Product:	114 1000 Semi-Automatic Bollard
Size:	Diameter: 114mm Height:1000mm
Finish:	Brushed stainless steel

Hardscape
T: 0345 3503799
E:sales@atgaccess.com
W: https://atgaccess.com/contact-us/



LITTER BIN

Location: Along park wall

Product:	Existing Derby Quad Recycling Bin with Manchester Metropolitan University branding relocated on site
Size:	H: 1000 x W:1830 x D: 535 mm
Colour:	Grey-Black (to match existing)

Supplier
N/A



LIGHTING STACK

Location: Next to Mancunian Way

Product:	Elo Lightstack
Size:	2000mm high x D160mm
Colour:	Futura Mars 2525 Sable

Selux
T: 01926 833 455
E: enquire@selux.co.uk

5.3 L05 Roof Terrace Proposals
5.3.1 Opportunities and Constraints

Key

1. Core
2. Roof light
3. External store
4. Plant location
5. Connection to interior

View out

Potential maintenance zone & edge consideration

Noisy edge condition due to Mancunian Way

Prevailing wind

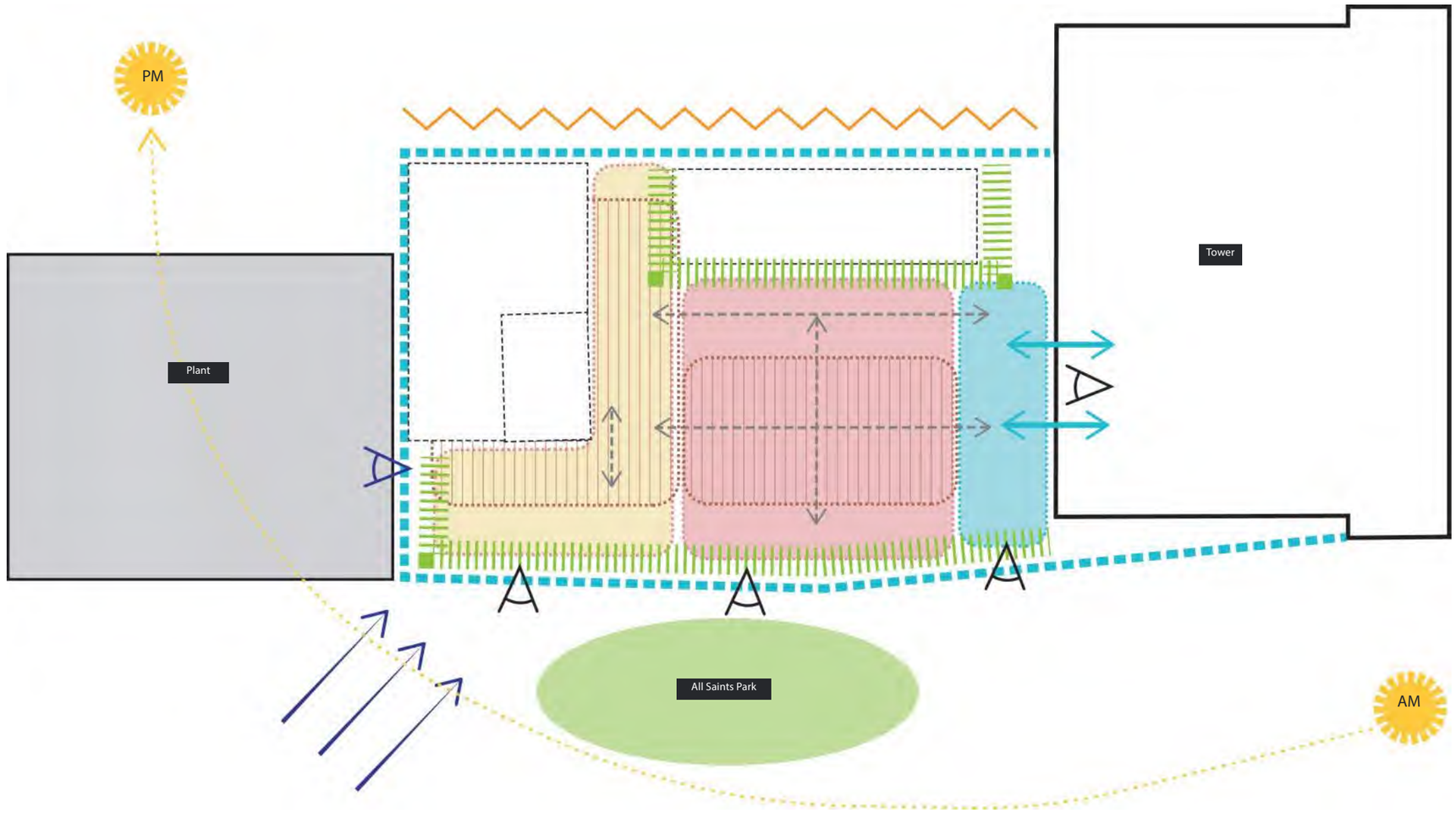
Potential greening

Potential spill-out zone

Central active/events zone

Smaller gathering spaces

Potential central canopy location with PVs



L05 Roof Terrace Opportunities & Constraints Plan

5.3 L05 Roof Terrace Proposals
5.3.2 Design Proposals

The key objectives of the landscape proposals for the L05 roof terrace are to:

- Create a year-round all day multi-functional space with opportunities for study, relaxation, small events and gathering and socialising;
- Include a mixture of durable hard landscaping and soft planted edges which give a sense of protection and refuge in the City, as well as a connection will All Saints Park;
- Help increase on-site biodiversity value with BNG value of at least 10%;
- Consider the terrace microclimate with high rainfall levels and wind;
- Create a range of space types to facilitate a range of different activities for students, staff and visitors;
- Consider on-going maintenance of the space and incorportated plant area through the design proposals.

note. on roof terrace design full detailed design to be confirmed



L03 Roof Terrace Plan

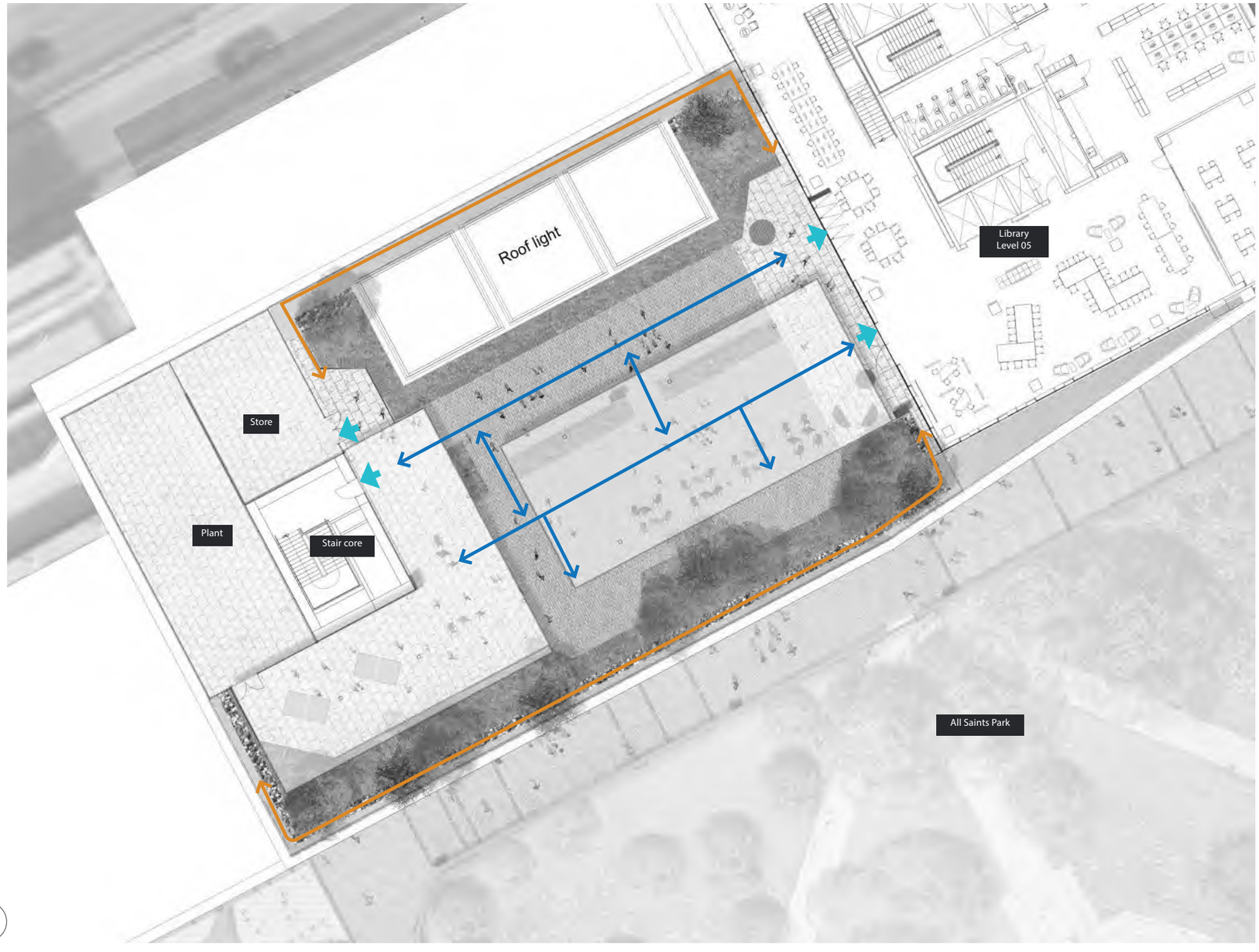
5.3 L05 Roof Terrace Proposals
5.3.3 Access & Circulation

The L05 roof terrace is designed for flexibility of use and circulation. Key access points include the door locations to the tower, as well as the stair core. A main clear route between the two has been ensured which will also be partly covered with a canopy to provide a degree of protection from the elements.

Other access points include the storage area and plant space. The proposals include a 1m (minimum) wide maintenance access path around the perimeter to which public access will be mitigated.

note. on roof terrace design full
detailed design to be confirmed

Key
- Maintenance Route
- Key Library Access Points
- Pedestrian Routes



L03 Roof Terrace Access & Circulation Plan

5.3 L05 Roof Terrace Proposals
5.3.4 Flexible Spill-Out Space

The spill-out space from the tower has been designed as a flexible area for day-to-day use and small events. It includes:

- Smooth concrete paving to form a seamless transition from the the internal Sunset Space;
- Moveable furniture to facilitate day to day use and events;
- Fixed planters with integrated seating to the edges to give a sense of refuge in the city;
- Partly covered with an overhead canopy to encourage use throughout the year.

note. on roof terrace design full
detailed design to be confirmed



Indicative view of L05 spill-out space

5.3 L05 Roof Terrace Proposals
5.3.5 Central Group Space & Smaller Gathering Spaces

The central space includes a large roof light to the northern edge helping to give a sense of protection from Mancunian Way. The landscape proposals include:

- Central canopy walkway to connect the two ends of the roof terrace which will offer protection from the elements;
- High quality moveable furniture which can be reconfigured for a range of event types;
- Sedum edge around the roof light and a raised planter to the park edge helping to boost biodiversity and add a soft edge to the space.

note. on roof terrace design full
detailed design to be confirmed



Indicative view of the central group space

5.3 L05 Roof Terrace Proposals
5.3.6 Hardworks

There is the potential to extend the internal surfaces outside to create a more seamless link between building and landscape. The palette has been selected for durability and appropriateness to the roof terrace location:

- High quality smooth concrete paving units with small aggregate across the roof terrace and maintenance strip areas;
- Concrete plank pavers to delineate the central dwell space/events zone;
- Concrete paving to the maintenance strip to the edges of the terrace. This area will be for general maintenance only;
- Raised metal edging to the planters and seating, powdercoated in Futura Mars 2525 Sable which will work well with the red tones of the canopy and street furniture. It is also the colour used in the street furniture at ground floor.

  As the proposals develop there will be continued considerations around sustainability and carbon to ensure the scheme meets required standards.

note. on roof terrace design full detailed design to be confirmed



L05 Roof Terrace Hardworks Plan



CONCRETE PAVING

Location: To spill-out space and around core

Product:	Kellen
Size:	W: 500 x 500 x 80mm (depth TBC by engineer)
Colour:	Argulla 200
Pattern/ Method:	Stretcher Bond
Finish:	Liscio



CONCRETE PLANK PAVING

Location: To spill-out space and around core

Product:	Kellen
Size:	W: 600 x 200 x 80mm (depth TBC by engineer)
Colour:	Alpi
Pattern/ Method:	Stretcher Bond
Finish:	50% Liscio, 50% Breccia



METAL EDGING

Location: Planters/ Seating

Product:	Raaft planter
Size:	450-500mm high (E1) 900-1000mm (E2) 100mm (E3)
Colour:	Futura Mars 2525 Sable
Pattern/ Method:	N/A
Finish:	PCC

5.3 L05 Roof Terrace Proposals
5.3.7 Softworks

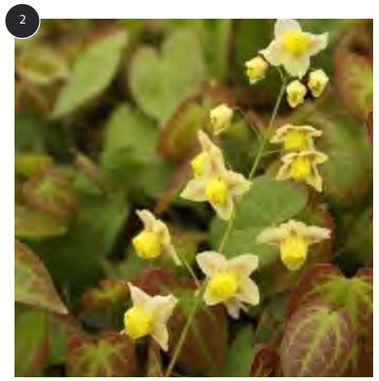
The planting palette will be selected for its tolerance to roof terrace conditions and will be made up of:

- A combination of evergreen and herbaceous perennials and grasses which promote biodiversity value. The colour palette takes inspiration from the warm red tones of the canopy/seating, and species will be selected for their sensory value with natural sounds to help mask the traffic along Mancunian Way;
- A mixture of native and non-native tree species selected for their wind tolerance, form, seasonal and biodiversity value;
- Structural hedge planting to help buffer/frame views and create a sense of refuge in the city;
- Low-growing seasonal bulb planting to help extend the planting season of the terrace when it will be most used by students and staff;
- Use of a light weight soil for intensive roof terraces to reduce loading whilst providing necessary nutrients;
- Inclusion of watering points and basic timed irrigation system to maintain the landscape as needed.

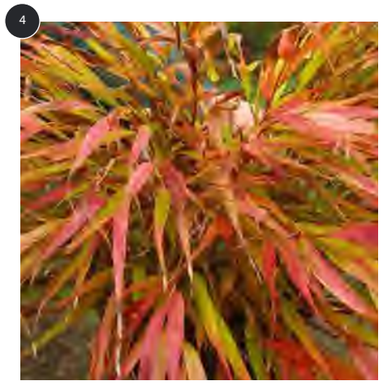
note. on roof terrace design full
detailed design to be confirmed

Key
1. Euonymus 'Emerald Gaiety'
2. Epimedium vericolor
3. Anemanthele lessoniana
4. Hakonechloa macra 'Nicolas'
5. Narcissus 'Toto'
6. Bergenia spp.
7. Miscanthus sinensis
8. Cornus 'Midwinter Fire'
9. Geranium spp.

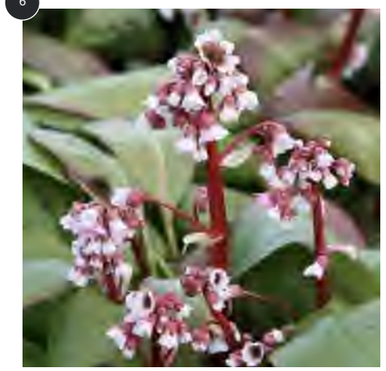
1


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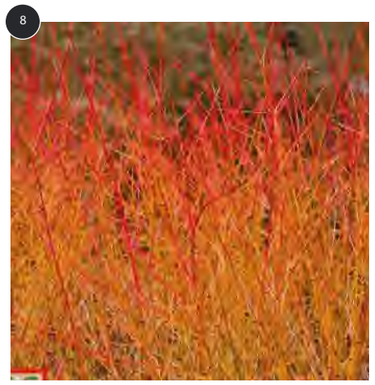
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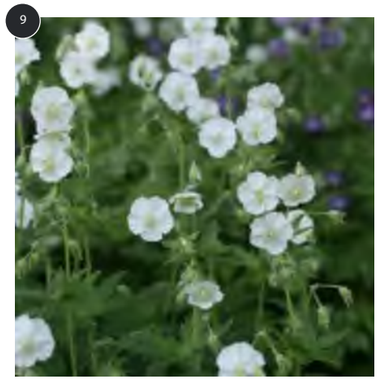

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5.3 L05 Roof Terrace Proposals
5.3.8 Furniture

Roof Terrace furniture will include a combination of fixed and moveable elements. The fixed furniture will help to form the basic structure and spaces of the terrace. Additional moveable furniture will help to create flexibility of use within the spaces, allowing the terrace to be used for everyday study, events and performances. The proposals include:

- Moveable pallisade tables and chairs in colours which coordinate with the internal spaces;
- Metal canopy and walkway with solar panels which will provide a degree of protection from the elements.

note. on roof terrace design full
detailed design to be confirmed









Indicative view of the moveable furniture on the L05 roof terrace

6 Access Statement

6.1 Site Access & Movement
6.2 Equality, Diversity and Inclusion
6.3 Security Strategy
6.4 Cleaning & Maintenance Strategy
6.5 Operations & Waste Management
6.6 WC Strategy

6 Access Statement
6.1 Site Access & Movement

Vehicle Routes
Oxford Road is a busy vehicular route, providing a key transport link in and out of the city. It is closed to cars between 6am - 9pm. Regular bus services operate on the road.

Mancunian Way is a busy raised section of motorway that forms part of the City's ring road. It lies directly to the north of the site, but is not directly accessible.

The area to the south of the site, adjoining All Saints Park is pedestrianised, is not accessible to vehicles, except for emergency and maintenance vehicles.

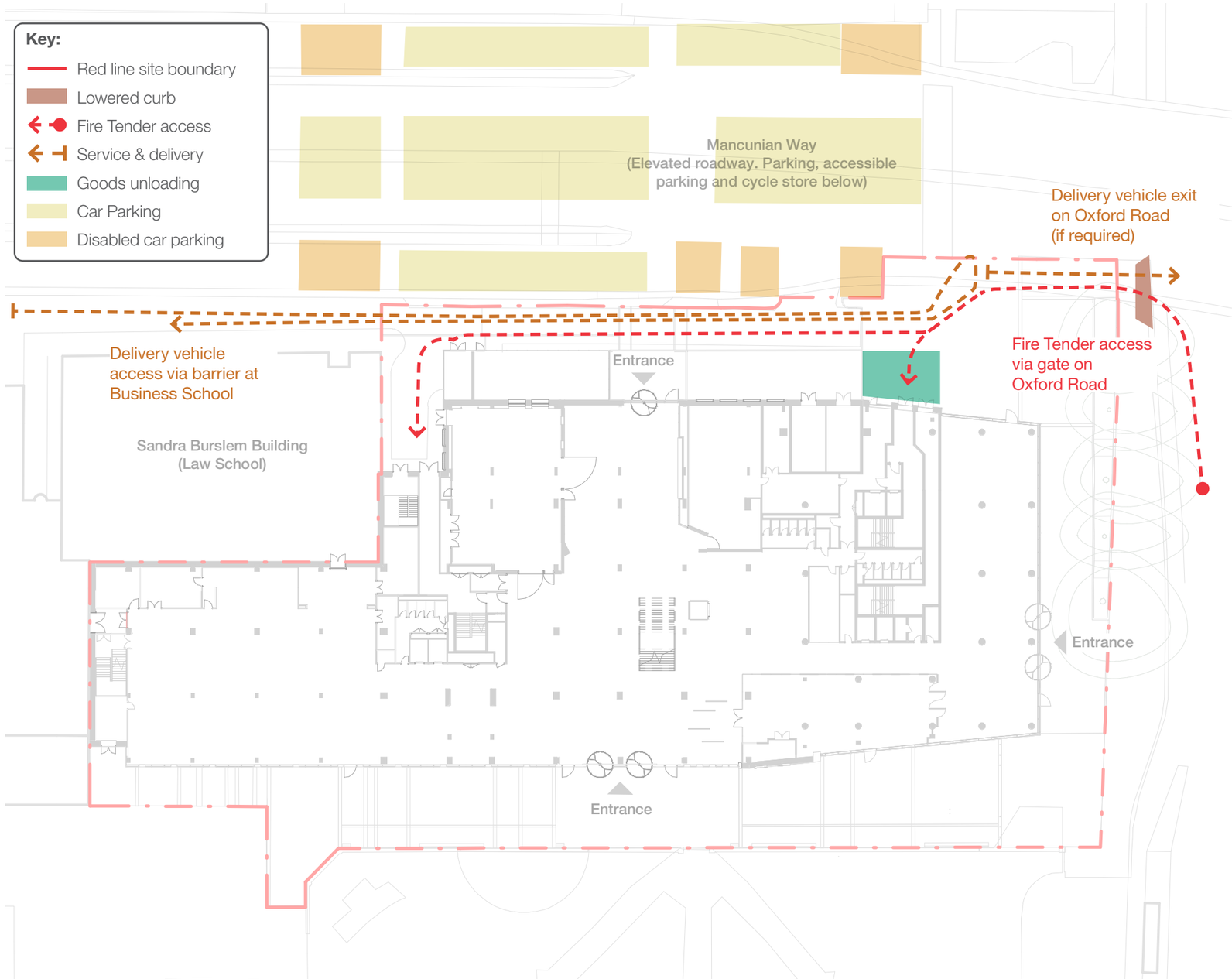
Fire Tender
Fire Tender access to the building is from Oxford Road and through the gate separating Oxford Road and the service road to the north of the building. The building has two fire fighting cores, which are both accessed off the service road, one located adjacent to the loading bay, and one adjacent to Sandra Burselm.

Parking
Car parking is provided for staff via the University permit system (which is restricted) and a car share scheme is in place on campus.

There is a University Car Park to the north, under Mancunian Way, which is used by staff and visitors. The entrance is located on Chester Street. There are a number of disabled parking bays provided.

Car parking is assess by the University on a campus wide basis and not parking spaces are proposed as part of the proposed Library development.

Service / Delivery & Goods
Goods will be delivered to the site via the access road, which runs to the rear of the Business School. The loading bay is located to the north of the building, towards Oxford Road, near to the vehicle turning space.



6 Access Statement
6.1 Site Access & Movement

Public Transport & Pedestrian Access
The site is well connected with public transport links; Oxford Road Station is the closest train station, which is a 6-minute walk away along Oxford Road, and provides services to the North-West and Scotland, including Liverpool and Edinburgh.

Manchester Piccadilly Station is a 14-minute walk from the site and provides national train links.

Regular bus services run along Oxford Road both towards the City Centre and South Manchester, and there are a number of bus stops located nearby the site, the closest of which are at the Oxford Road entrance of All Saints Park.

Pedestrian Approach
Oxford Road forms a key pedestrian route to the site, as well as the area to the south of the site, adjoining All Saints Park, which is pedestrianised.

Improvement works to All Saints Park, which are currently in construction and are due to be completed in 2024 will see further pedestrianisation along Lower Ormond Street and Cavendish Street.

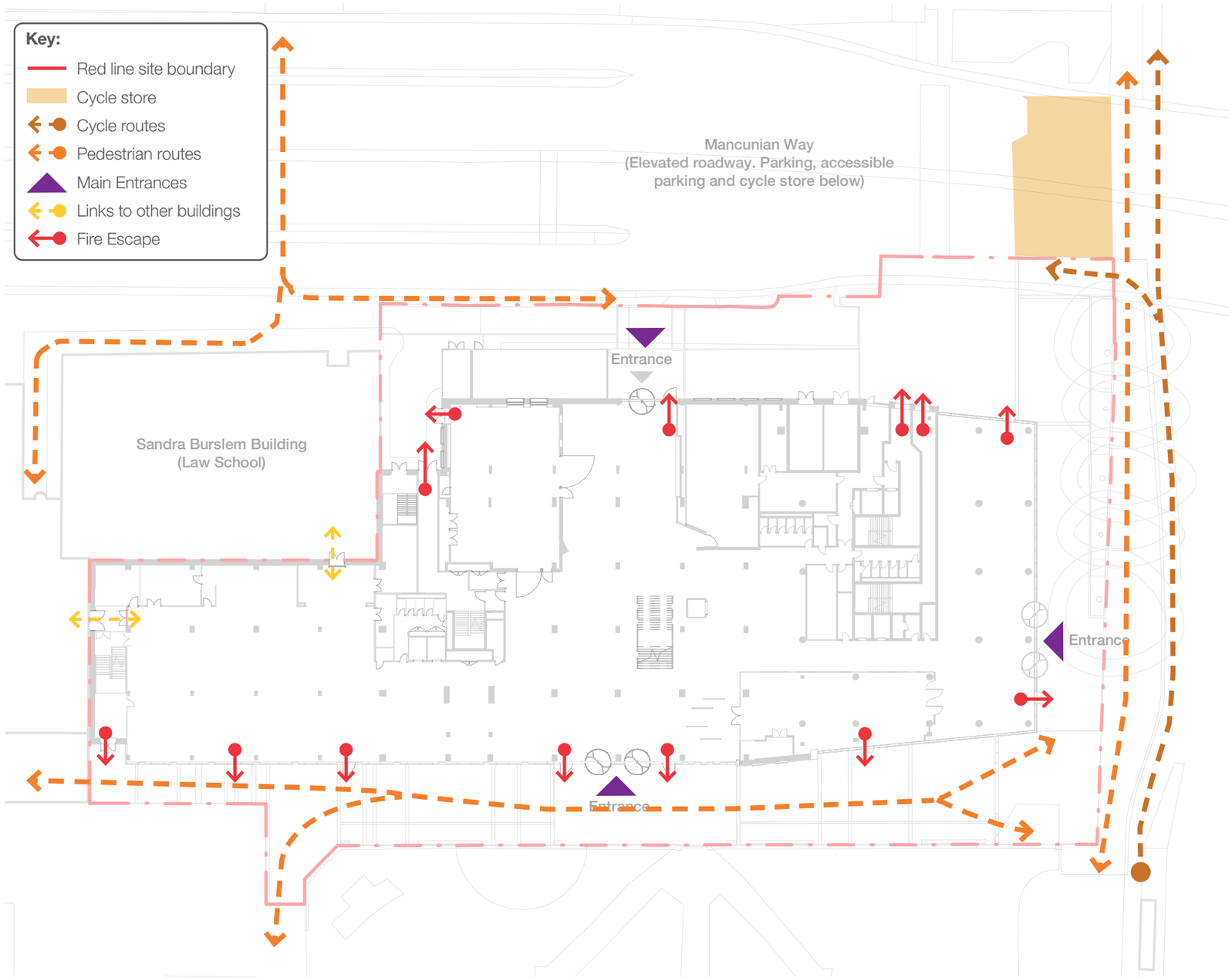
Pedestrian links to the north of the site, under Mancunian Way, provide access to the wider Manchester Metropolitan University campus, including John Dalton buildings.

There are three main entrances proposed for the building, one opposite All Saints Park, one on Oxford Road, and one to the north, facing Mancunian Way.

Cycle Routes
There are designated cycle lanes provided along Oxford Road, which form part of Manchester's proposed Bee Network.

Cycle Storage
There is an existing Cycle Hub immediately the north of the Library located below the Mancunian Way undercroft - which is part of the University's campus wide cycle strategy.

Transport for Greater Manchester's Bee Active Scheme provides pedal and e-bikes available to hire via an App from docks located throughout the city. 17 Bee Active docks are located on Oxford Road outside of All Saints Park, with a further 4 docks outside of the Institute of Sport.



6 Access Statement
6.2 Equality, Diversity and Inclusion

Overview
This EDI update provides the project requirements to assist Manchester Metropolitan University meet the needs of the Equality Act 2010, notably Parts III (Goods & Services), IV (Education) and V (Employment), along with the requirements of the Building Regulations 2000 - Part M: Approved Document M – Access to and Use of Building (2004 Edition), notably:

Access & Use (M1): Reasonable provision shall be made for people to:
- Gain access to; and use the building and its facilities.

Manchester Metropolitan University understands that university life can bring particular challenges which can have an impact on your wellbeing and ability to study. As such, it is the intention of University that the development captures social and educational opportunities: To achieve this, it is recognised that an inclusive approach is fundamental to the ethos of the development so to ensure an environment which is accessible and usable, where all building users can utilise the full range (as applicable) of facilities and services without any detriment.

Therefore, design and solutions for the scheme aim to meet what could be considered 'reasonable' under the Equality Act 2010.

As such consideration has been given (but not limited) to the following:
- Provision of a range of accessible accommodation to cover multiple needs
- Generous space centres
- Fluid access for all, including wheelchair users
- Suitable sanitary provision
- Features to assist people with visual, hearing and cognitive difficulties find their way easily and safely.

Access Consultant & Standards
Access Consultant
Manchester Metropolitan University have appointed a project Access Consultant, Richard Dryden PG Dip [Merit], NRAC Consultant (of GRD:EDI) who is providing advice on EDI issues to the project and design team.

The remit of the Access Consultant is to assist with providing a scheme that 'reasonably' meets the requirements of the Equality Act 2010, while providing a commercially aware scheme regarding both build and operation.

Standards
Requirements to meet the needs of people with disabilities will be extracted from the sources listed below (which this report must be read in conjunction with):
1. The Building Regulations: Approved Document M (ADM)
2. British Standard (BS)8300 - 2018: Design of an accessible and inclusive built environment
3. Manchester City Council 'Design for Access 2' Part M: Approved Document M (ADM) – Access to and Use of Buildings

This addendum document acknowledges that the Building Regulations are mandatory, but it is noted in sections 0.20 – 0.28 of the ADM: "guidance contained in ADM is designed to indicate one way in which the Requirements may be met. There may be other, equally satisfactory, ways of meeting the Requirements." As such, this addendum Specification puts forward, via this report, other ways of meeting the Regulations, in the form of alternative solutions and/or standards.

In the context of this Project, ADM allows departure from its guidance, either to achieve a better solution or to provide a more convenient solution.

BS8300: 2018 'Design of an accessible and inclusive built environment – Code of Practice'
Much of ADM is based on BS8300. It is therefore by derivation based largely on the ergonomic studies carried out to support the British Standard.

BS8300 is also a more comprehensive document and covers items not typically covered by Building Regulations as such many items addressed in this report will refer directly to BS8300 for access solutions.

Where alternative guidance is to be utilised, it must be agreed with University and/or the Access Consultant.

Manchester City Council 'Design for Access 2'
This is design guidance specifically developed for use on all buildings and projects on which Manchester City Council lead or is the client. While that does not cover this project, reference may be made where these standards could enhance the project at no additional cost.

EDI Provision
In February 2023 the Access Consultant and Project & Design Team commenced project life consultation with Manchester Metropolitan University interested user groups to feed into the project and end-user requirements. User groups to be consulted with include:
- Disabled Staff Forum
- Gender Staff Forum
- Rainbow Network (formerly LGBTA+ Forum)
- Race Staff Forum
- Working Parents & Carers Staff Forum

Consultation and detail development will continue to follow through the RIBA stages, with focus on (but not limited to):
- Users and use
- Externals
- Main entrances
- Reception and common areas
- Sanitary provision for all:
  - General provision
  - Gender neutral
  - Ambulant
  - Accessible
  - Changing Places (+ first aid)
  - Wudu
- Changing facilities
- Vertical circulation
- Multi-Function requirements
- Teaching, learning and study spaces
- Serveries, canteens and kitchenettes
- Neurodiversity:
  - Autism Spectrum Disorder
  - ADHD
  - Bipolar Disorder
  - Dyslexia,
  - Dysplasia
  - Dementia
  - Etc.
- Hearing enhancement facilities
- Shelving & distribution
- Means of Escape

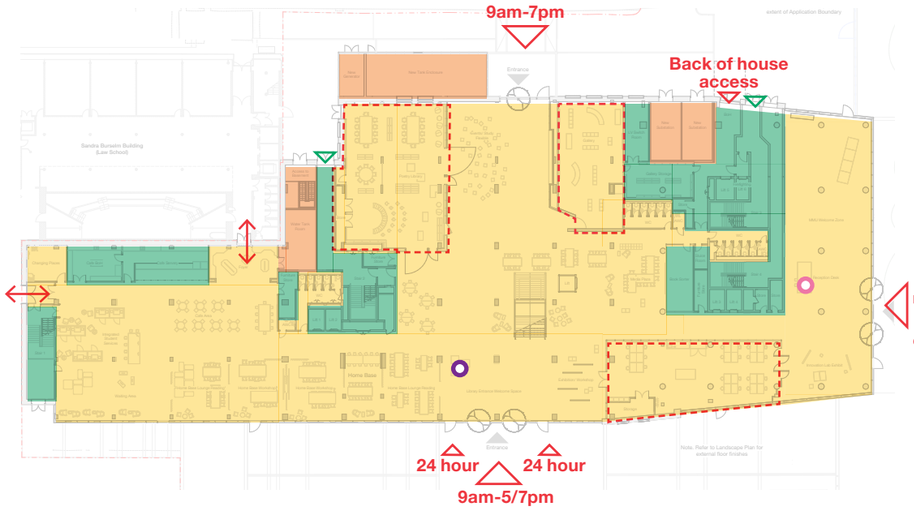
6 Access Statement
6.3 Security Strategy

Security Strategy
The following diagrams explain the various levels of security that should be considered by Manchester Metropolitan University in relation to their security strategy for the building. The strategy reflects the need to use different areas of the building independently and some areas which are to be 'out-of-hours'.

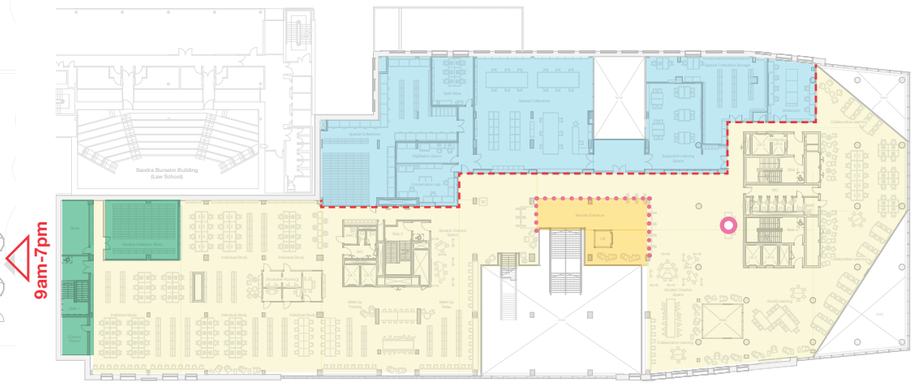
Further dialogue with the University's Security Officer will be required during Stage 4 to establish the strategy and develop the approach to CCTV, Access Control Devices, Surveillance Monitoring etc. and its integration with current systems and policies.

Whilst the Library will operate as a 24hour building in-use (during term time), the security strategy for the two main entrances responds to the different adjacent conditions of the building. The Oxford Road entrance will operate during standard hours of operation (9-7pm) and be closed out-of-hours. Whilst the All Saints Park entrance will continue to operate during a 24 hour period in terms time. An option to close down some of the upper floors of the Tower for sustainability + security considerations is to be further explored at Stage 4 with the University.

- General public: 9am-5 or 7pm access
  Students/ staff: 24-hour (term time), 9am-10pm (summer)
- Students/ staff: 24-hour (term time), 9am-10pm (summer)
  (behind secure line on L01)
- 24-hour access by statutory stakeholders / university
- Back-of-house areas secured by lockable / access control doors
- 9am-8pm access by students/ staff and secured/locked down out of hours
- Entrances
- Fire fighting access point
- Can be secured via lockable doors/ partitions
- Link to other building
- Speed gate secure line
- Manned security point
- Reception / info desk



L00



L01



L05



L08 **Note. Upper Floor Levels to be 'locked down' out of hours - to be agreed**

6 Access Statement
6.4 Cleaning & Maintenance Strategy

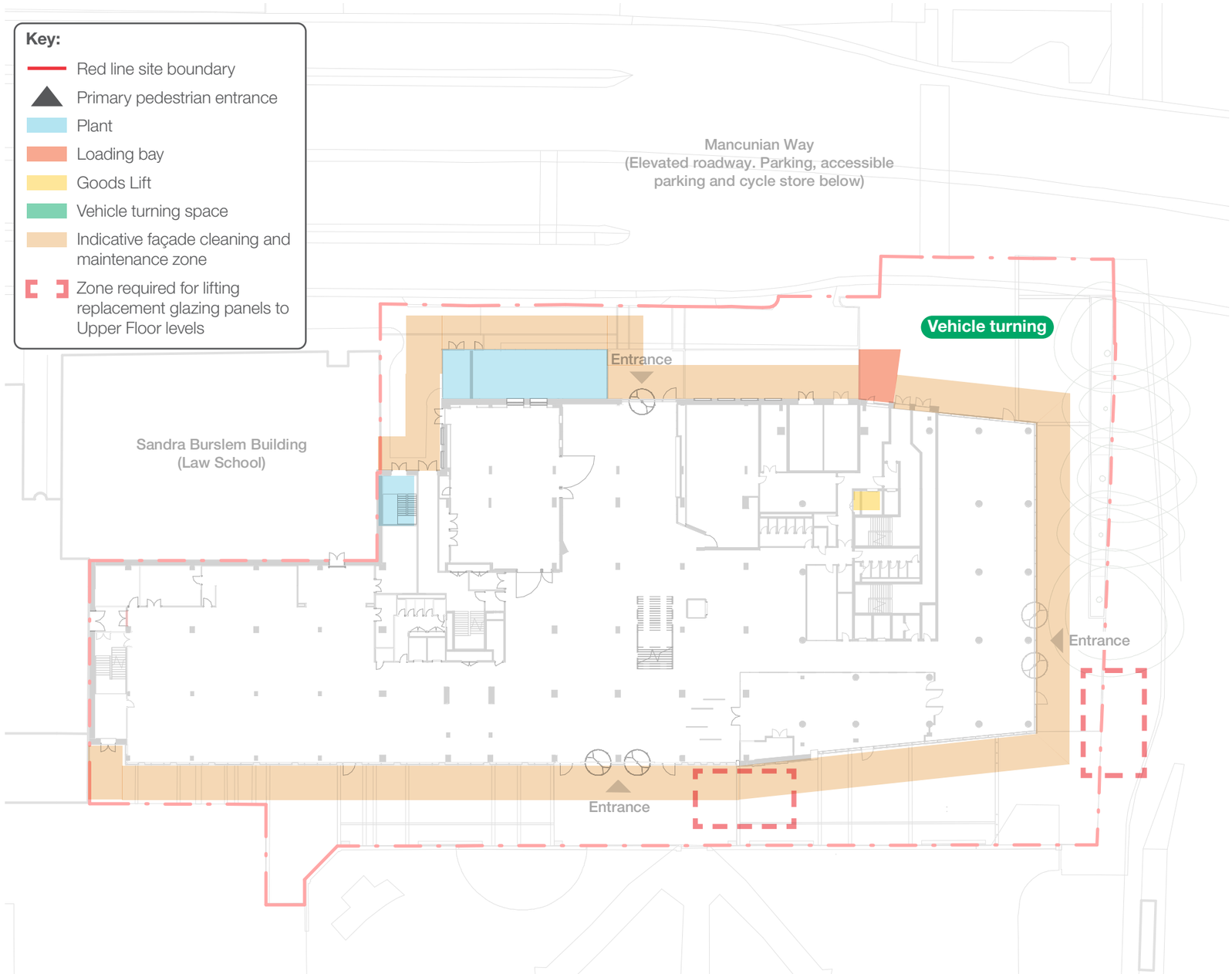
The strategies for delivery, waste management and servicing access to the building are summarised in the adjacent diagram.

The cleaning and maintenance of the building is set out within the Façade Report. A clear zone around the building has been identified for undertaking façade cleaning and maintenance.

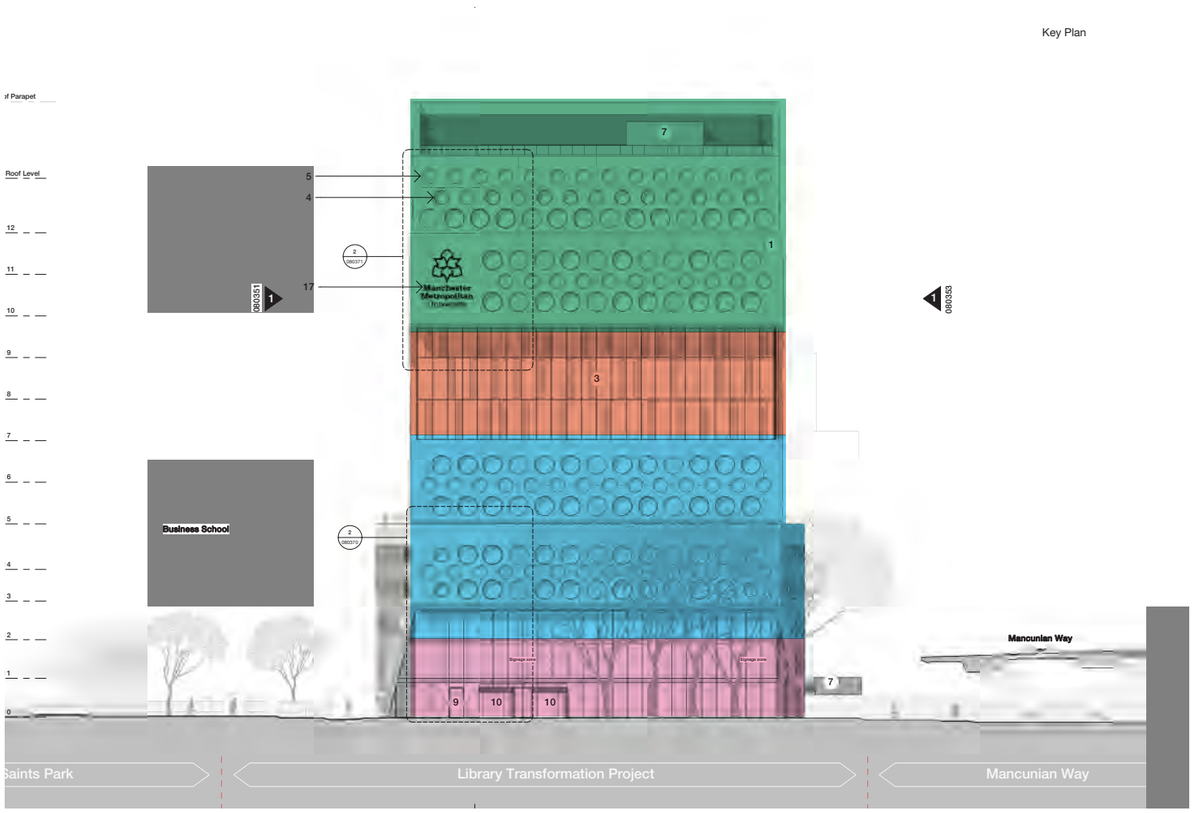
Roof access to the level 05 roof terrace and level 13 roof is accessed from the goods lift and associated staircase.

The roof at level 13 has restricted access and contains plant space. Additional plant is provided on the level 2 and 3 roof.

A loading bay will be maintained for service vehicles. Unloading will take place in the adjacent back-of-house areas and goods can be transported using the goods lift.

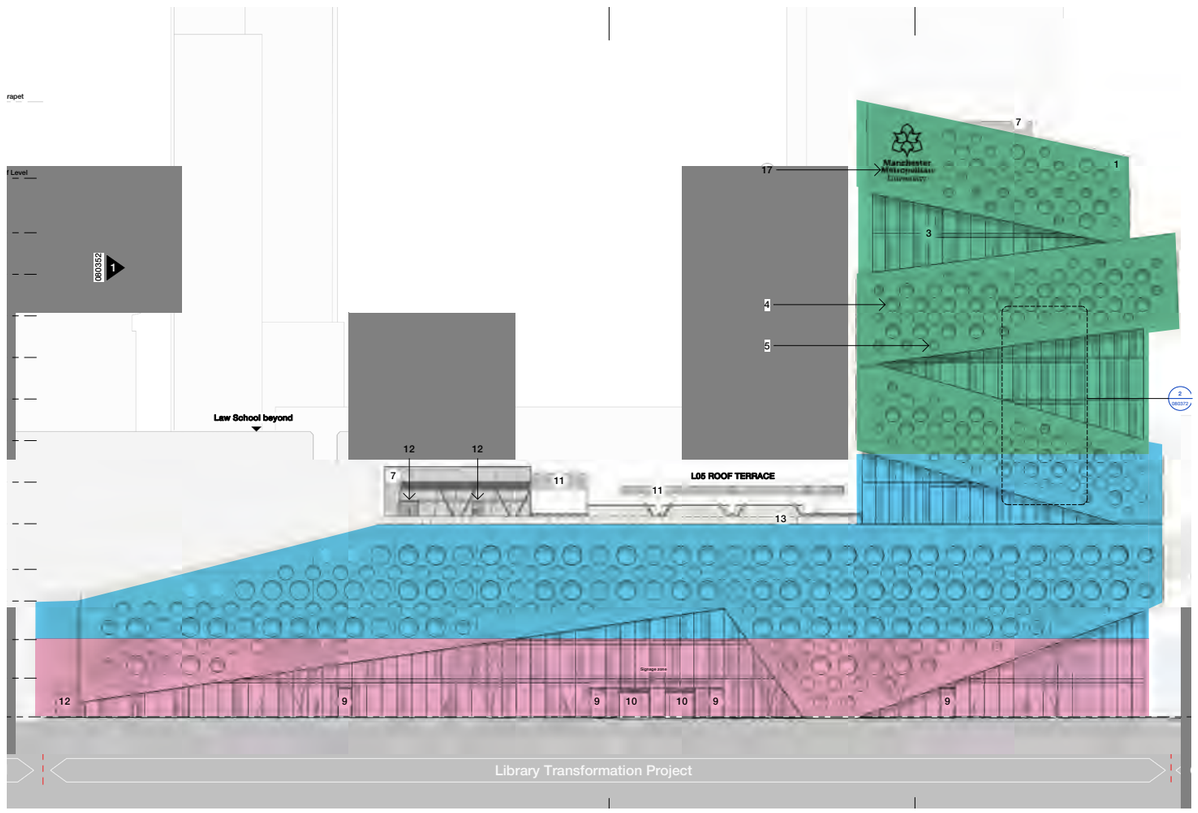


6 Access Statement
6.4 Cleaning & Maintenance Strategy



East elevation

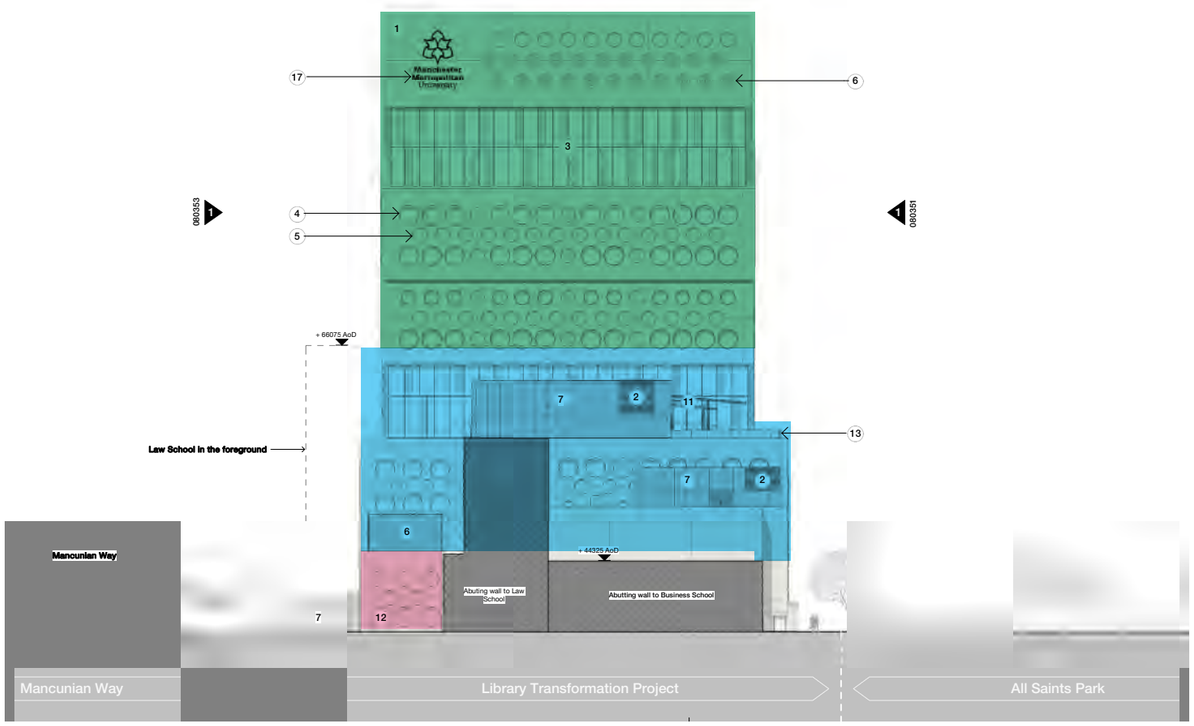
Key Plan



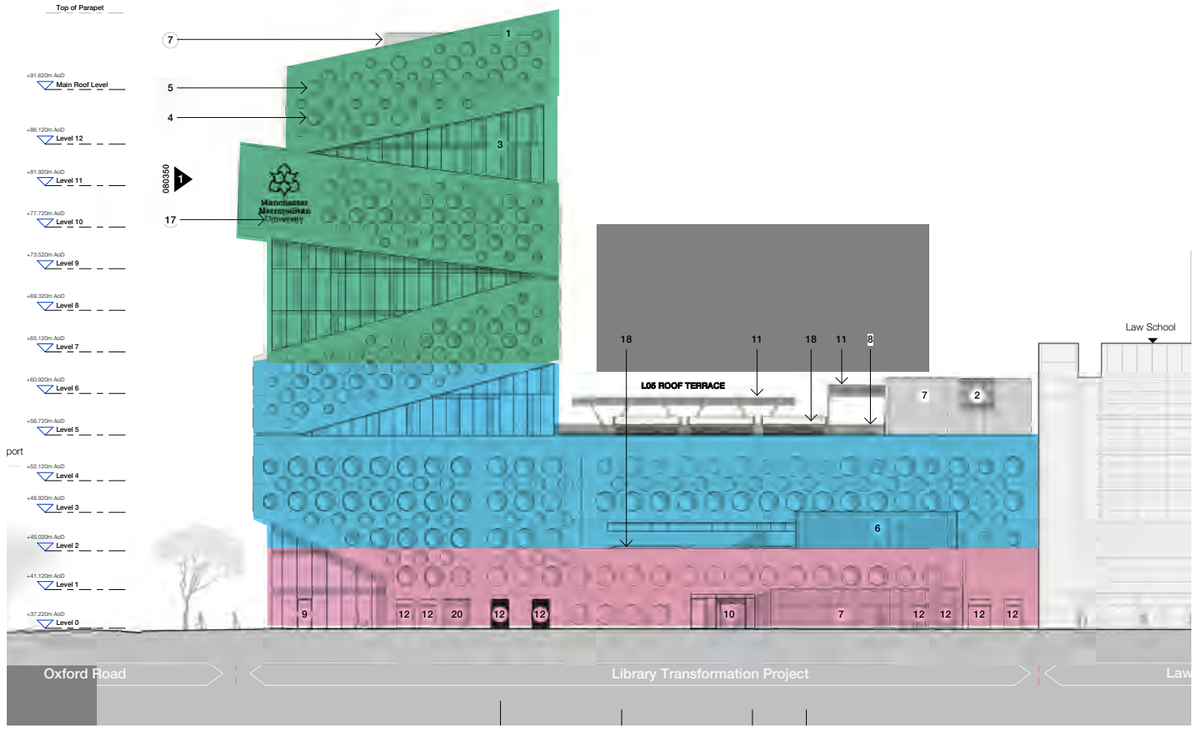
South elevation

The access and maintenance strategy for the façade has been developed by Access Advisors, and is summarised here.

- Pole cleaning from ground
- MEWP access from ground
- Rope access from anchor points on L13
- Rope access from soffit monorail



West elevation



North elevation

The access and maintenance strategy for the façade has been developed by Access Advisors, and is summarised here.

- Pole cleaning from ground
- MEWP access from ground
- Rope access from anchor points on L13
- Rope access from soffit monorail

6 Access Statement
6.5 Operations and Waste Management

Refuse & Recycling
A dedicated refuse and recycling store is proposed directly to the north of the Library, located below the Mancunian Way. The existing bin store is used by the Library and John Dalton Building to the north. The proposed layout and management system allows necessary access for refuse vehicle collections from the service road.

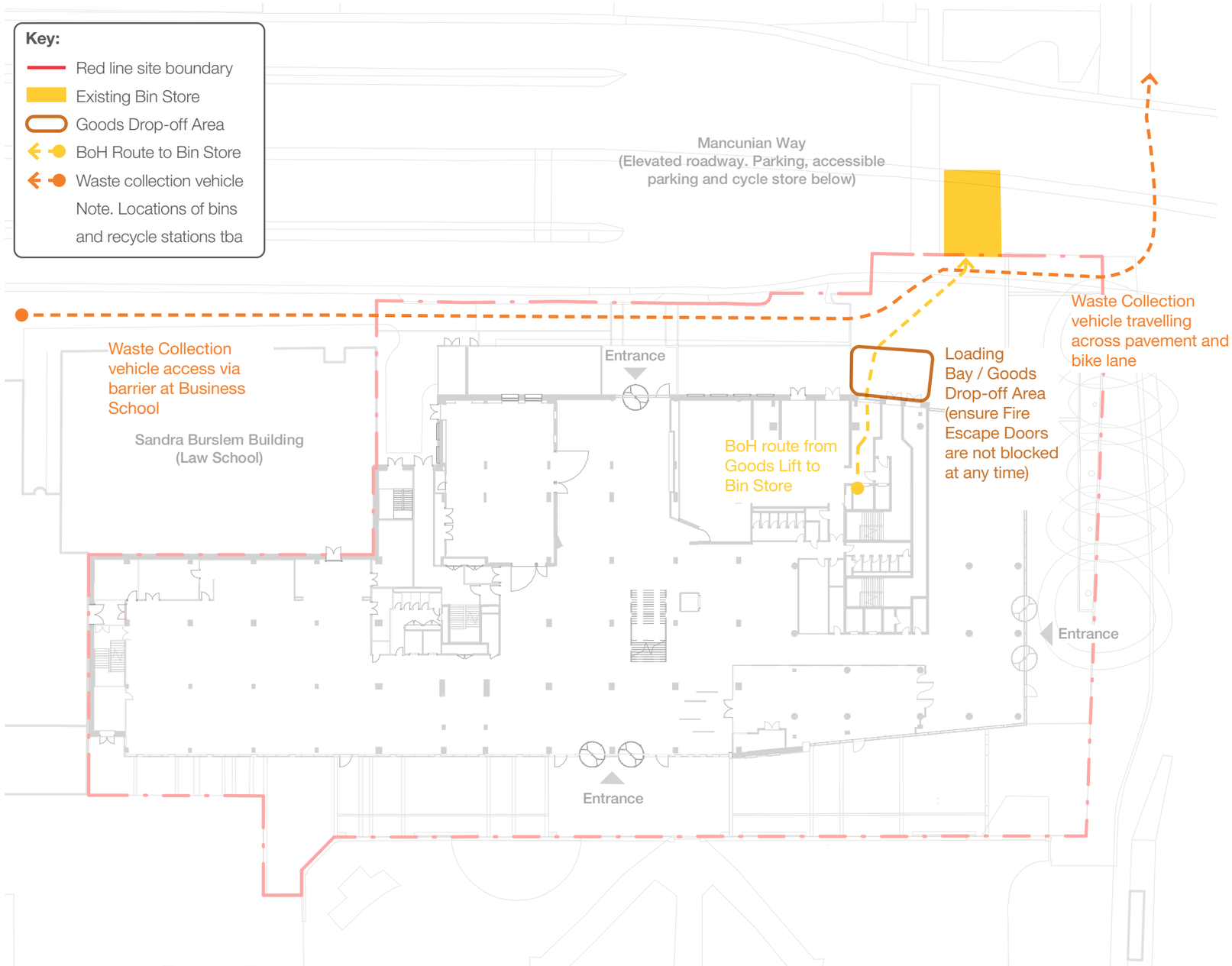
Please refer to separate Waste Calculation and Proforma submitted as part of this application.

Bins & Recycling Stations
The building will follow the University's standard approach to waste streams. Internally, bins will be provided for waste in three separate streams:
- Cans and bottles
- Paper and cardboard
- General waste

The same approach is replicated in the bins in the bin store.

The primary route for transporting waste to the bin store will be via the goods lift and the loading bay.

Waste Collection Vehicles
Vehicle Tracking has been undertaken by Buro Happold Transport Engineering - please refer to the Transport report for further information.



7 Planning Appendices

7.1 Architectural Drawing Register

7 Planning Appendices
7.1 Architectural Drawing Register

Architectural Drawing Register
The below drawings are submitted in support of this application:

1044B-HBA-YY-XX-DR-A-80010 Site Location Plan
1044B-HBA-YY-XX-DR-A-80020 Site Constraints Plan
1044B-HBA-YY-00-DR-A-80030 Proposed Site Plan
1044B-HBA-YY-XX-DR-A-80040 Existing Site Plan
1044B-HBA-YY-00-DR-A-80050 Existing Long Building Elevations
1044B-HBA-ZZ-00-DR-A-80100 L00 - Existing Plan
1044B-HBA-ZZ-01-DR-A-80101 L01 - Existing Plan
1044B-HBA-ZZ-02-DR-A-80102 L02 - Existing Plan
1044B-HBA-ZZ-03-DR-A-80103 L03 - Existing Plan
1044B-HBA-ZZ-04-DR-A-80104 L04 - Existing Plan
1044B-HBA-ZZ-05-DR-A-80105 L05 - Existing Plan
1044B-HBA-ZZ-06-DR-A-80106 L06 - Existing Plan
1044B-HBA-ZZ-07-DR-A-80107 L07 - Existing Plan
1044B-HBA-ZZ-B1-DR-A-80108 B1 - Existing Plan
1044B-HBA-ZZ-ZZ-DR-A-80150 Existing Building Elevations - South
1044B-HBA-ZZ-ZZ-DR-A-80151 Existing Building Elevations - East & North
1044B-HBA-ZZ-ZZ-DR-A-80152 Existing Long Building Sections
1044B-HBA-ZZ-ZZ-DR-A-80153 Existing Short Building Sections
1044B-HBA-ZZ-00-DR-A-80200 L00 - Strip Out
1044B-HBA-ZZ-01-DR-A-80201 L01 - Strip Out
1044B-HBA-ZZ-02-DR-A-80202 L02 - Strip Out
1044B-HBA-ZZ-03-DR-A-80203 L03 - Strip Out
1044B-HBA-ZZ-04-DR-A-80204 L04 - Strip Out
1044B-HBA-ZZ-05-DR-A-80205 L05 - Strip Out
1044B-HBA-ZZ-06-DR-A-80206 L06 - Strip Out
1044B-HBA-ZZ-07-DR-A-80207 L07 - Strip Out
1044B-HBA-ZZ-B1-DR-A-80208 LB1 - Strip Out
1044B-HBA-ZZ-ZZ-DR-A-80250 Strip Out Long Building Sections
1044B-HBA-ZZ-ZZ-DR-A-80251 Strip Out Short Building Sections
1044B-HBA-ZZ-ZZ-DR-A-80252 Strip Out Building Elevations - South
1044B-HBA-ZZ-ZZ-DR-A-80253 Strip Out Building Elevations - East & North
1044B-HBA-ZZ-00-DR-A-80300 L00 - General Arrangement - Proposed
1044B-HBA-ZZ-01-DR-A-80301 L01 - General Arrangement - Proposed
1044B-HBA-ZZ-02-DR-A-80302 L02 - General Arrangement - Proposed
1044B-HBA-ZZ-03-DR-A-80303 L03 - General Arrangement - Proposed
1044B-HBA-ZZ-04-DR-A-80304 L04 - General Arrangement - Proposed
1044B-HBA-ZZ-05-DR-A-80305 L05 - General Arrangement - Proposed
1044B-HBA-ZZ-06-DR-A-80306 L06 - General Arrangement - Proposed
1044B-HBA-ZZ-07-DR-A-80307 L07 - General Arrangement - Proposed
1044B-HBA-ZZ-08-DR-A-80308 L08 - General Arrangement - Proposed
1044B-HBA-ZZ-09-DR-A-80309 L09 - General Arrangement - Proposed
1044B-HBA-ZZ-10-DR-A-80310 L10 - General Arrangement - Proposed
1044B-HBA-ZZ-11-DR-A-80311 L11 - General Arrangement - Proposed
1044B-HBA-ZZ-12-DR-A-80312 L12 - General Arrangement - Proposed
1044B-HBA-ZZ-13-DR-A-80313 L13 - General Arrangement - Proposed
1044B-HBA-ZZ-B1-DR-A-80314 B1 - General Arrangement - Proposed
1044B-HBA-ZZ-ZZ-DR-A-80350 East Elevation - Proposed
1044B-HBA-ZZ-ZZ-DR-A-80351 South Elevation - Proposed
1044B-HBA-ZZ-ZZ-DR-A-80352 West Elevation - Proposed
1044B-HBA-ZZ-ZZ-DR-A-80353 North Elevation - Proposed
1044B-HBA-ZZ-ZZ-DR-A-80354 GA Short Section - Proposed
1044B-HBA-ZZ-ZZ-DR-A-80355 GA Long Section - Proposed
1044B-HBA-ZZ-ZZ-DR-A-80370 Bay Study 01
1044B-HBA-ZZ-ZZ-DR-A-80371 Bay Study 02
1044B-HBA-ZZ-ZZ-DR-A-80372 Bay Study 03
1044B-HBA-YY-XX-DR-A-80390 CGI - View from Oxford Road
1044B-HBA-YY-XX-DR-A-80391 CGI - View from All Saints Park
1044B-HBA-YY-XX-DR-A-80392 CGI - View of All Saints Park/ Grosvenor Square
1044B-HBA-YY-XX-DR-A-80393 CGI - View from Mancunian Way

Landscape Drawings:

1044B-PLA-ZZ-00-DR-L-000007 Landscape General Arrangement Ground Floor
1044B-PLA-ZZ-00-DR-L-002005 Tree Constraints
1044B-PLA-ZZ-00-DR-L-001002 Ground Floor - Hardworks
1044B-PLA-ZZ-00-DR-L-001003 Ground Floor - Kerbs & Edgings
1044B-PLA-ZZ-00-DR-L-002003 Ground Floor - Softworks
1044B-PLA-ZZ-00-DR-L-004002 Ground Floor - Furniture & Lighting
1044B-PLA-ZZ-00-DR-L-003004 Ground Floor - Levels Plan
1044B-PLA-ZZ-00-DR-L-002004 Ground Floor - Tree Retention & Removal Plan
1044B-PLA-ZZ-05-DR-L-000008 Landscape General Arrangement - Level 05 Roof Terrace
1044B-PLA-ZZ-05-DR-L-001004 Level 05 Roof Terrace- Hardworks
1044B-PLA-ZZ-05-DR-L-002005 Level 05 Roof Terrace - Softworks
1044B-PLA-ZZ-05-DR-L-004003 Level 05 Roof Terrace - Furniture & Lighting
1044B-PLA-ZZ-05-DR-L-003005 Level 05 Roof Terrace - Levels Plan
1044B-PLA-ZZ-00-DR-L-003006 Landscape Sections - Ground Floor
1044B-PLA-ZZ-05-DR-L-003007 Landscape Sections - Roof Terrace
1044B-PLA-ZZ-XX-RP-L-000004 Landscape Management & Maintenance Plan

Manchester Metropolitan University

October 2023

1044B-HBA-ZZ-XX-RP-A-080400

Library Transformation Project

Design & Access Statement

S02

Hawkins\
Brown

SCHMIDT
HAMMER
LASSEN

