

7752: Manchester Metropolitan University: Geoffrey Manton Building

New Louvres to Façade and External Condensers

**DESIGN AND ACCESS STATEMENT
Rev C**

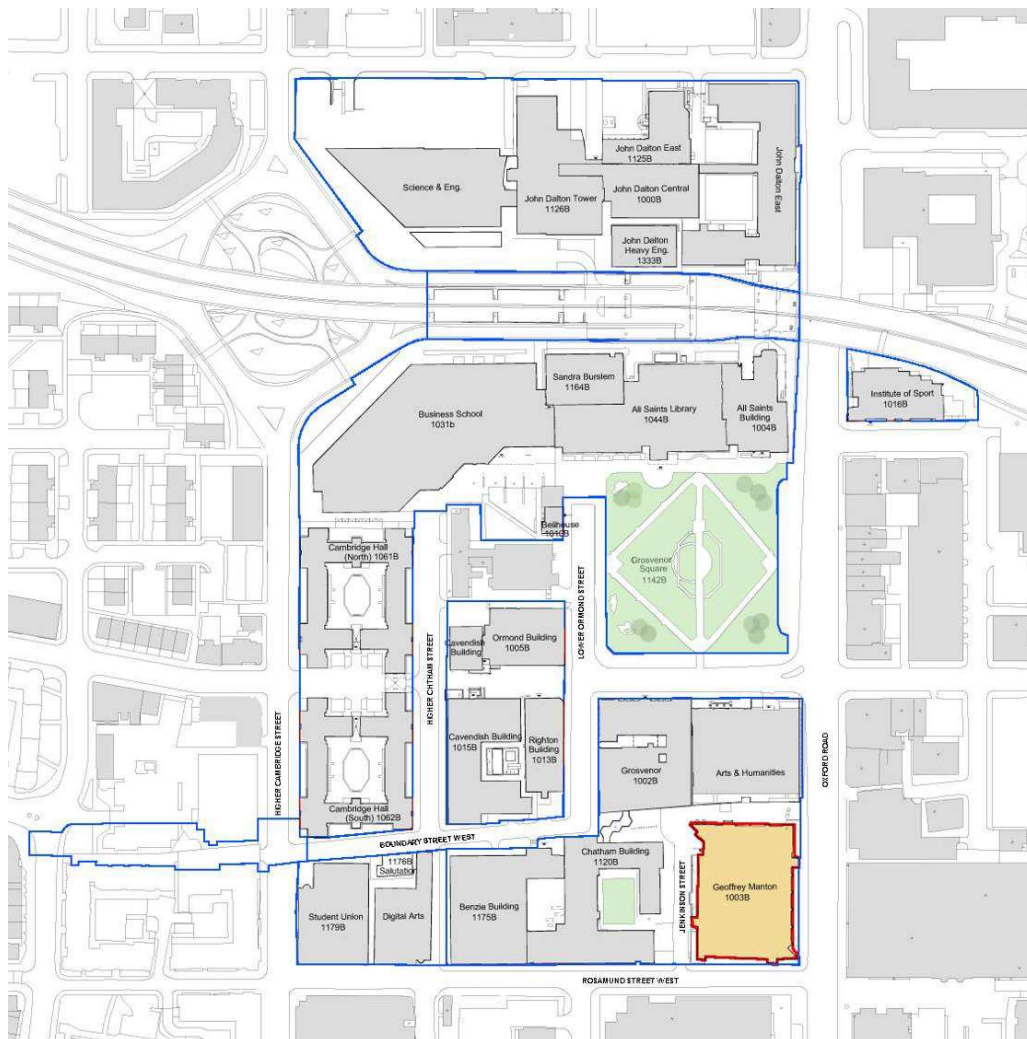


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1. MASTERPLAN CONTEXT

The Geoffrey Manton Building is set on Oxford Road and is flanked by Oxford Road and Jenkinson Street and the new Grosvenor East Arts and Humanities Building. The building sits within the Manchester Metropolitan University – Main All Saints Campus and was originally constructed during the 1990's built with distinct red brick, aluminum cladding and windows and glazed curtain wall facades.



2. BRIEF

The main project involves the internal refurbishment of Ground Floor space within the Geoffrey Manton building to include increased student study, teaching and breakout space within existing Ground floor offices and café spaces. The client brief acknowledges the changes to the use of the building and the way that student experience, teaching methods and ancillary areas have evolved since the buildings inception. The changes in the student expectation, teaching methods / faculties within the building / space requirements along with newer facilities on campus means that the use and function of spaces within the ground floor has changed and further teaching and student break out and study space are required, along with reduced catering needs with larger facilities now available in adjacent buildings.

The new teaching spaces proposed within the existing café areas will require additional ventilation and cooling for the increased and prolonged occupancies of the space compared with the café space. This will require new plant and equipment to ensure occupant safety and comfort.

The proposals relating to this application are for a new ventilation system independent to the room located within the ceiling void internally with extract and intake direct from outside along the external façade with the aid of 6 new louvres to be carefully installed within the existing grey aluminium cladding in a colour to match and blend with the existing façade. The addition along Rosamund Street West will complement the existing façade and offer a minimal impact to the existing façade as can be seen in the photomontage image in the Elevational Treatment section.

Due to the nature of the space and required occupancy and during conference periods where the seminar rooms may be used as one large space the proposals also include for localised cooling which will be provided by 2no. external condenser units located on the ground rear service elevation to Jenkinson Street. The proposals are to locate the units on a new foundation on the ground with the units on metal leg supports and external security cage for protection at circa 1.5m overall to enable service access and access to bin store areas. The location along the service road is considered a suitable location where the units will have the least impact and have direct access to the seminar room spaces. The design has been implemented to cause the least impact to existing users and the external appearance.

Other options for the condensers to be located on Rosamund Street West were discarded due to the greater visual impact on the main highway and thoroughfare. Another option considered was at high level on Jenkinson Street to retain the MMU café staff parking bay, but this was also considered detrimental in appearance due to the external support frame that would be required.

The existing timber bin store screen is also to form part of this application and is to be continued along Jenkinson Street to further screen the condenser units noted above. Further aesthetic treatment in a coloured stain finish is also proposed to match building aesthetics.

3. EXISTING SITE

The Geoffrey Manton Building is accessed generally from the pedestrian zone off Higher Ormond Street / Boundary Street West junction, in the central area of the Campus. There is a second entrance located off Oxford Road which links the Main entrance and the Atrium space which are part of the proposed works.

4. BUILDING LOCATION

As the project is one of refurbishment, the building location remains unchanged.

5. PROPOSED BUILDING HEIGHT

The project is a refurbishment of existing Ground Floor spaces and the building height remains unchanged.

6. DISABLED ACCESS STRATEGY

The new refurbishment and design will be to DDA guidance and current Building Regulations approval, the disabled access and egress to / from the building will remain unaffected and level / ramped access is available to all entrances and exits. Internal refurbishment will not affect the current access and routes.

7. BUILDING OPERATION AND MANAGEMENT

The majority of the works for the internal refurbishment can proceed independently of the existing operation, then broken through at the appropriate juncture; therefore, the building operation and management remains unchanged. The proposal for independent ventilation and cooling to seminar spaces will allow for minimal impact on existing teaching spaces / building plant and external facades as noted.

8. SERVICING

The existing servicing aspects to the building will remain unchanged and the access to service areas, bin stores included in this application and accessible parking bays are retained by the proposals.

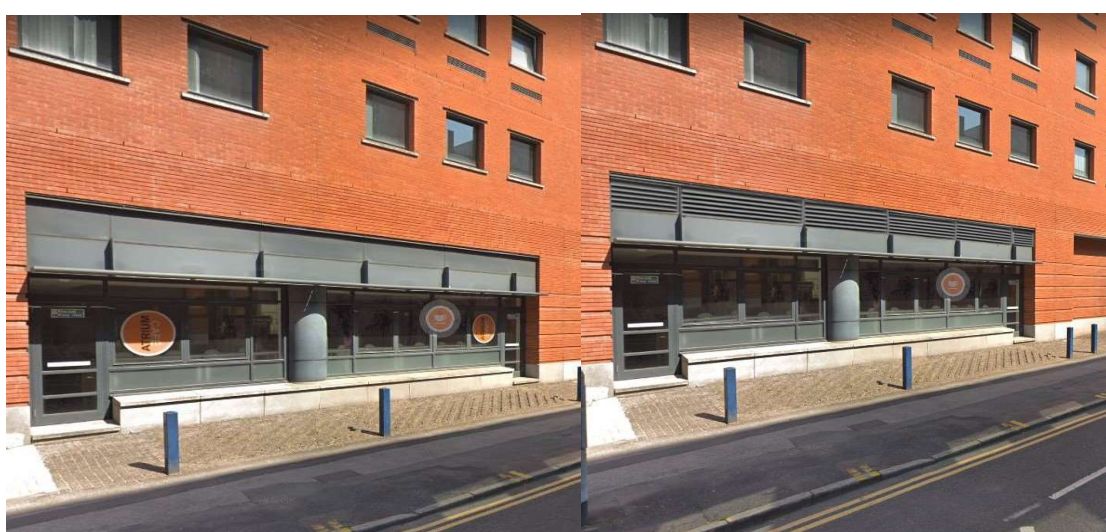
9. SECURITY

The security of the building will be unaffected by the works. A security cage has been proposed around the external condensers to protect them from damage or vandalism. Along with a timber fence screen to further conceal the units and tie in with the bin store.

10. ELEVATIONAL TREATMENT

The proposals include for 3 elements of work to elevations as outlined in the briefing section.

Firstly, replacement of 6no. flat cladding panels (top level) above curtain wall glazing on Rosamund Street West to louvered panels. The louvres would be installed within the existing panel joints to match the existing façade pattern and would be colour matched to the relevant RAL 7016 so that they appear to blend into the elevation as part of the original design. The photo montage below shows the intended appearance before and after installation. Graphics relating to the café will be removed as part of the proposed works.



Existing

Proposed with Louvres

Rosamund Street West Elevation Existing Café / Future Seminar Space Views

Secondly, there will be an external condenser requirement, to be located within the service zone at ground level to the Jenkinson Street Elevation. The units have been sized to be as compact as possible with 2 units required for the 2 seminar spaces. These will be mounted side by side at around 200mm from GFL on a new solid concrete foundation and supported on a steel framework / feet to allow for drainage under. The units will be enclosed in a mesh security cage in natural or painted finish with access doors for servicing and maintenance. The elevation drawings show the existing and proposed appearance.

The option for a raised wall location of units has been considered but the requirement for extensive structural support fixed through the external brickwork was seen as intrusive along with being more visually apparent.

The location proposed will be largely hidden from view along the main footpath on Rosamund Street due to the bin store and low-level position close to the service doors.

The units proposed are noted below along with an illustration of the security cage proposed and additional timber fence screen and access gate to match with the existing bin stores to be stained in a dark grey finish.



Security Cage example



Condenser Unit

Thirdly the existing bin store is also to be part of the application and is shown on both the Existing and Proposed Elevations. A timber vertical lap fence with wide gates for large Euro Bins has already been installed to screen the bins that were located kerbside along Jenkinson Street and provide a more aesthetic screen and stop the bins being visible and potentially left accessible and untidy on the street frontage. Given the 'Rear' location it is considered acceptable for a timber screen as shown to be retained but stained in a colour to match in with the building appearance. It is proposed to stain the existing and new fences in a dark grey timber stain to tie in with the aluminium panels.



Existing Timber Bin Store



Proposed Bin Store and Condenser Fence Grey Stain

SUSTAINABILITY

Materials are to be from a sustainable source whenever / wherever practical. The re-use of existing space and building enhancing student facilities and teaching is inherent within this proposal and sustainable principles. SKA rating of Silver has been targeted for the works proposed.