

THE MANCHESTER GRAMMAR SCHOOL
PAVILION & SIXTH FORM CENTRE

DESIGN AND ACCESS STATEMENT

PREPARED BY

OMIArchitects

JULY 2023

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IMAGES

Proposed Pitch View of proposal - CGI

1.0

INTRODUCTION

1.1 INTRODUCTION

- 1.1.1 This Design and Access Statement has been prepared by OMI Architects, in support of the Planning Application by The Manchester Grammar School for the demolition of an existing pavilion and small theatre building and replacing these with a new build Pavilion & Sixth Form Centre.
- 1.1.2 The proposal comprises a total of circa 1,950 sqm of accommodation over two floors and a small basement area.

1.2 SUMMARY OF SUPPORTING DOCUMENTS

- 1.2.1 The purpose of this document is to set out the design principles, concepts and strategy behind the proposals and it should be read in conjunction with the planning drawings prepared by OMI Architects, along with the following supporting documents:
- Application Forms, Certificates, Notices and Covering Letter
 - Heritage Appraisal
 - Ecology Report
 - Energy Statement
 - Drainage Strategy
 - Phase 1 + 2 Geo-Environmental Statement



IMAGE

Aerial of Manchester Grammar School Campus with local Listed Buildings*

**All other listed buildings beyond extent of image above*

2.0

CONTEXT

2.1 HISTORICAL BACKGROUND – THE SCHOOL

- 2.1.1 The Manchester Grammar School (MGS), the largest independent day school for boys in the United Kingdom, was founded by Hugh Oldham in 1515 as a free grammar school it was originally located on Long Millgate adjacent to the collegiate church (now Manchester Cathedral).
- 2.1.2 In order to expand and provide a wider range of facilities the school moved from the city centre to Rusholme in 1931 acquiring Birch Hall, Birch Hall Farm and associated in land in order to create a new-build campus.

2.2 HISTORICAL BACKGROUND – THE SITE

- 2.2.1 There are no listed buildings within the curtilage of the site and the site is not within a Conservation Area but for a commentary on the significance of the buildings reference should be made to the Heritage Appraisal that supports this application.
- 2.2.2 There are a number of heritage designated buildings or structures within relatively close proximity of the site these are listed below but none of these are deemed to be impacted by any proposed redevelopment of the pavilion building:-
- FORMER CHURCH OF ST JAMES – 1845-46, Grade II – List Entry Number 1200848
 - HOLLINS BUILDING AT MANCHESTER METROPOLITAN UNIVERSITY ('THE TOASTRACK' – 1957-60, Grade II – List Entry Number 1119722
 - APPLEBY LODGE – 1936-39, Grade II – List Entry Number 1096151
 - ASHBURNE HALL – 1910-33, Grade II – List Entry Number 1401670
 - BEHRENS HALL– 1835-38, Grade II – List Entry Number 1246273
 - UNITARIAN CHAPEL– 1790 (altered 1874), Grade II – List Entry Number 1270509
 - SECTION OF EARLY MEDIEVAL BOUNDARY 'NICO DITCH' – Scheduled Monument – List Entry Number 1015132



IMAGES

[TOP] Aerial View, *Manchester Local Image Collection*

[BOTTOM] South Frontage, *Manchester Local Image Collection*

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- 2.2.3 The school commissioned Percy Worthington (1864-1939) and Francis Jones (1876-1964) to design a series of interconnected buildings. The buildings, realised in a 'Neo-Georgian' style occupy the northeast section of the overall site leaving the south clear for playing fields and, it is assumed deliberately, allowing for future expansion to the west.
- 2.2.4 Generally arranged on a traditional collegiate arrangement of a series of courtyards, the primary elements are the orientated on a south-north axis setting up a tree-lined avenue that arrives at a large central block with a high archway leading into a courtyard and the building's main entrance.
- 2.2.5 To the north of this central range is a very large 'Memorial Hall' and the courtyard is enclosed by architecturally plainer, regularly fenestrated, classroom wings. The architectural formality of these areas is contrasted with a more free and less consistent approach to a series of typically single storey building elements containing laboratories, dining room etc.
- 2.2.6 These original buildings are carefully detailed in high-quality materials, primarily sand-faced red/ brown brick and hand-made plain tile roofs with subtly flared eaves and expressed cast-iron rainwater goods. The relatively austere architectural expression is relieved by the considered detailing expressed through classically informed recessed brick-banding and elaborately arched openings.
- 2.2.7 Over the twentieth century the school has expanded with courtyards within the original 1930s buildings being infilled and new buildings being constructed, primarily to the northwest of the site. These buildings include the pavilion and Seiff Theatre (discussed below), Physics Building (1957), the Mason Building (1965), Music Building (1975) and The English Building (1995). More recently the junior school (2009) and a rebuilt Sports Hall (2015) have been completed.



IMAGES

[TOP] Pavilion, circa 1960

[BOTTOM] Sieff Theatre and Physics Building, 1962, *RIBA PIX*

2.3 HISTORICAL BACKGROUND – THE PAVILION AND SIEFF THEATRE

- 2.3.1 The pavilion was opened in 1956 and was partly paid for by a fund set-up to provide a war memorial to Old Mancunians (former pupils) who were killed in World War II, a plaque recording this is still in place and will be retained and re-installed as part of the proposals outlined in this statement.
- 2.3.2 There is no record of the architect of the Pavilion but the building is broadly constructed in a style and with materials that align with those on the original buildings of 1931. The building is constructed of brick, clay plain tile roofing/timber cladding and first floor balcony railings. There is evidence that it has been extended westward to provide additional changing and plant room space.
- 2.3.3 The existing building contains changing rooms, a dining room, a small common room, staff offices and a 'Long- Room' primarily used in association with sporting events. Internally the spaces are much altered and generally of robust and simple finishes with exposed painted brickwork evident in various areas.
- 2.3.4 The pavilion forms a loosely defined courtyard with the English Building (1995) which is a large red brick and clay roof tile building. This building, on its south courtyard elevation, shows evidence a concrete frame implying the expectation of expansion.
- 2.3.5 The Sieff Theatre was completed in 1962 and was built as an extension of the Physics Building and completed in a similar pared-back modernist design with brick walling, clerestory glazing and flat roof with black painted timber fascias.

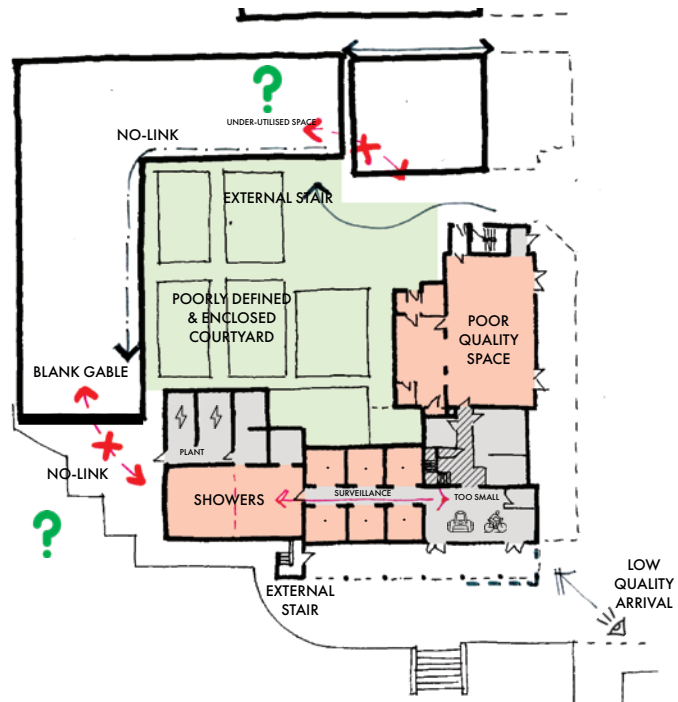
2.4 PLANNING HISTORY

2.4.1 Manchester City Council's online database shows the following planning history associated with the site subsequent to the year 2000 as follows:-

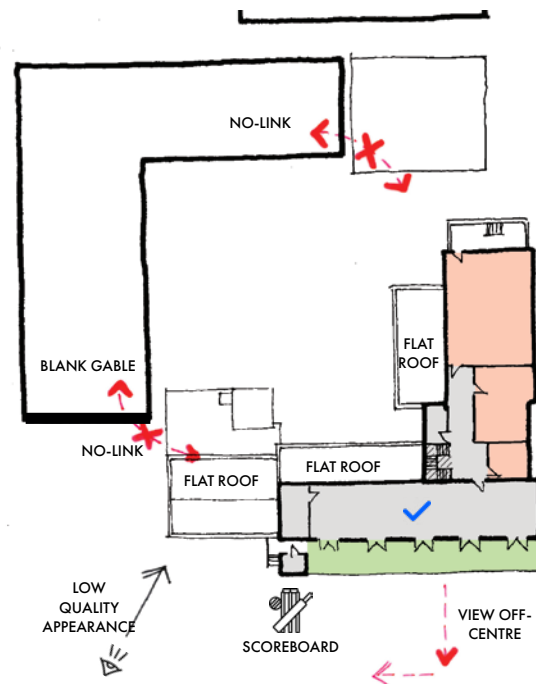
- PLANNING CONSENT - First floor extension to existing biology teaching block to provide prep room and office accommodation. Ref. No: 075763/FO/2005/N2
- PLANNING CONSENT - Erection of part two/part three storey extensions including balcony area to existing school theatre to provide additional drama studio accommodation. Ref. No: 080149/FO/2006/N2
- PLANNING CONSENT - Erection of a single storey, prefabricated timber building to accommodate junior department, comprising 5 classrooms, staff accommodation, facilities and storage. Ref. No: 085770/FO/2008/N2
- PLANNING CONSENT (temporary) - Erection of single storey modular classroom with associated access ramp for a temporary period of 5 years. Ref. No: 087095/FO/2008/N2
- PLANNING CONSENT - Demolition of existing theatre building and erection of new three storey building to form new theatre with ancillary accommodation, including dance and drama studios. Ref. No: 086857/FO/2008/N2
- PLANNING CONSENT - Creation of new bus park in connection with existing school including formation of new vehicle access point and erection of 1.7m high sliding gates and fencing and erection of 4 new 8 metre high external lighting columns. Ref. No: 086823/FO/2008/N2
- PLANNING CONSENT - Erection of two storey cricket pavilion and refectory following demolition of existing two storey cricket pavilion and refectory, including performance area and conference facilities.

Ref. No: 088653/FO/2008/S1

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- PLANNING CONSENT - Erection of 12.3 metre roof extension to form new fly tower to existing theatre together with elevational alterations to the front façade. Ref. No: 089351/FO/2009/S1
 - PLANNING CONSENT (temporary) - Installation of a single storey modular building for additional office space for a temporary period of 2 years. Ref. No: 093743/FO/2010/S1
 - PLANNING CONSENT - Erection of new single storey timber 'log' cabin teaching block comprising 6 classrooms, 1 multi use space, administration areas, ancillary spaces to match adjacent teaching block (Bexwyke Lodge) - totalling circa 850 sq.m gross internal area. Ref. No: 095274/FO/2011/S1
 - PLANNING CONSENT (temporary) - Temporary use of playing fields as training venue for the London 2012 Olympics, between June and August, including the erection of security fencing and the installation of associated temporary administration buildings. Ref. No: 098613/FO/2012/S1
 - PLANNING CONSENT - Application of render to all elevations and replacement of glass balustrade to balcony together with elevational alterations to side. Ref. No: 104934/FO/2014/S1
 - PLANNING CONSENT - Erection of replacement sports hall. Ref. No: 106405/FO/2014/S1
 - PLANNING CONSENT - Creation of a new external water-based artificial grass pitch with perimeter ball-stop fencing (maximum height 6 metres), 8no. 15 metre high floodlights, installation of storage container and 3m high water storage tank, together with the refurbishment of the existing tennis courts. Ref. No: 116407/FO/2017
 - PLANNING CONSENT - Erection of a single story extension to the music block. Ref. No: 119751/FO/2018



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR

IMAGES

[TOP] Ground floor issues diagram

[BOTTOM] First floor issues diagram

3.0

DESIGN

3.1 EXISTING BUILDING - ISSUES

- 3.1.1 The existing buildings have significant issues related to their age but, more pressingly, the accommodation they deliver is no longer fit-for-purpose and is deficient in a number of regards as outlined below:-

GROUND FLOOR

- Existing changing rooms are small, antiquated and lack integrated washrooms or showers.
- Shower areas are not sub-divided into cubicles and therefore not appropriate for contemporary expectations.
- The entrance space becomes over-crowded at busy times and doesn't provide sufficient bag storage.
- The dining room (known as the 'Butty Bar') is popular and well used but is cramped and low quality and the kitchen areas are inadequate.
- Plant rooms are now redundant and represent a poor use of space.

FIRST FLOOR

- The Common Room is a low-quality space well below the expectations of a dedicated Sixth Form space and is therefore under utilised.
- The Long Room is too small and of low quality and is therefore underutilised.
- The external south-facing balcony has structural issues limiting its usage.
- There is no level access to the upper level of the building and to significant areas of the ground floor.



ENTRANCE LOBBY



DINING ROOM



CHANGING ROOM LOBBY



SIXTH FORM STUDY SPACE

IMAGES

Existing building internal photographs

- 3.1.2 In addition to the above the existing building provides no dedicated classroom space and therefore there is a significant challenge in accommodating all Sixth Form students who, instead, become dispersed across any available classroom space whether appropriate or not.
- 3.1.3 Externally the building has been modified over time and there a number of flat roof and plant room areas that are redundant and unsightly. The buildings do not sufficiently enclose the courtyard and, as a result, it is not a successful or well used space.
- 3.1.4 The south gable of the English Building is large and reasonably unsightly presenting a relatively blank elevation, containing an escape stair to what is considered to be the key elevation for the reading of the original 1931 buildings in context.

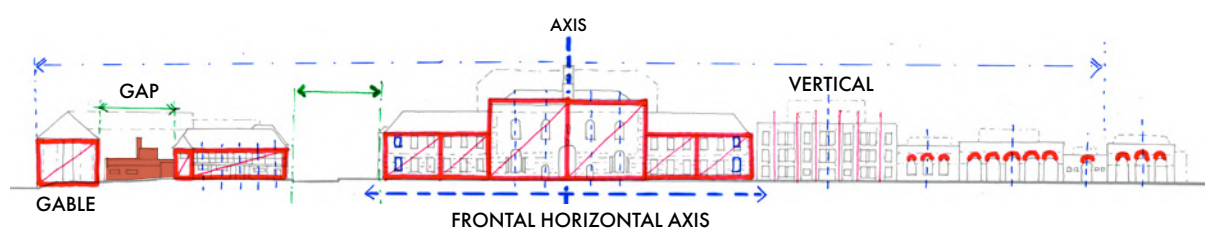
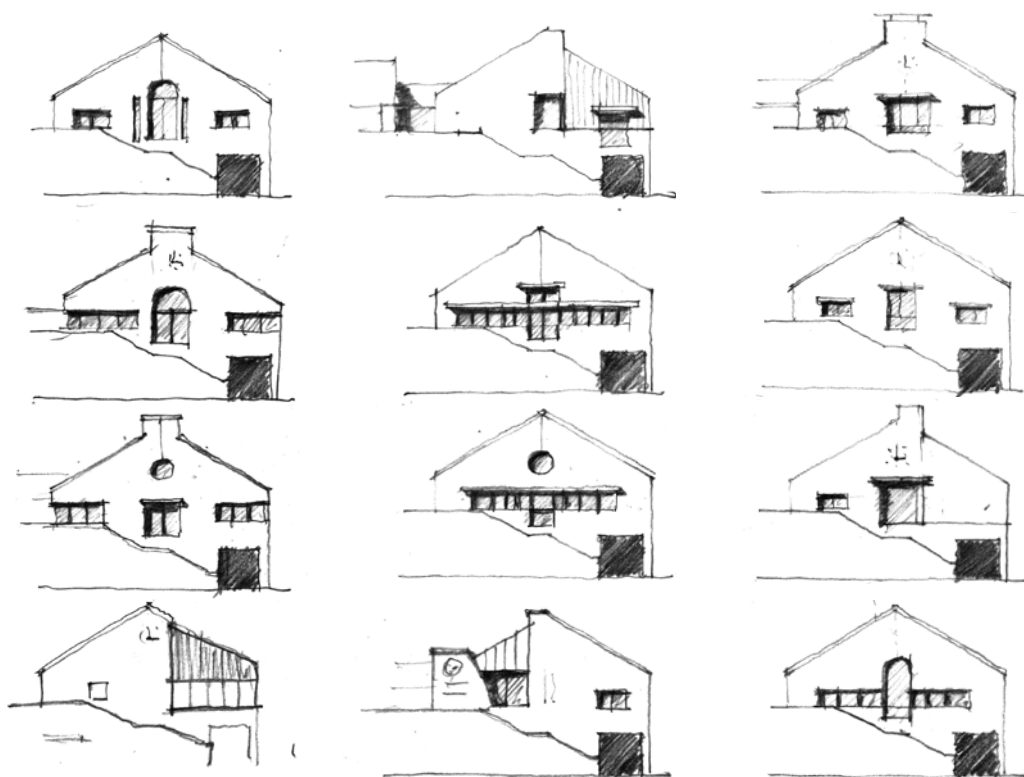


IMAGE
Elevational analysis diagram



IMAGES
Sketch design drawings

3.2 THE BRIEF

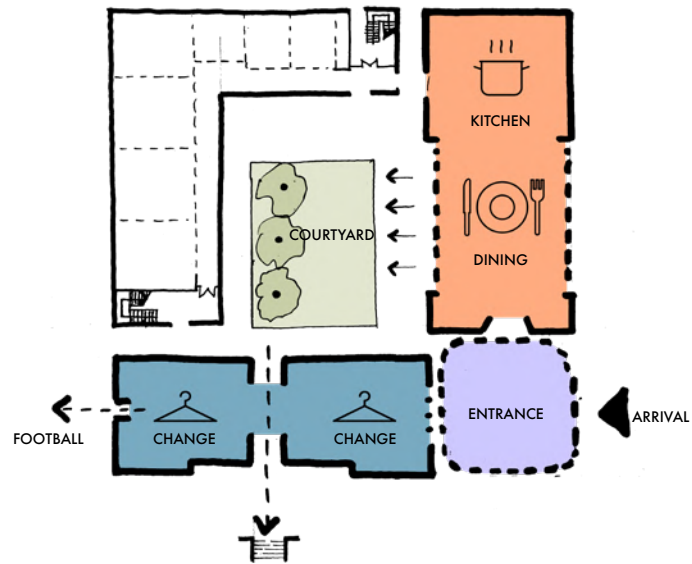
3.2.1 The brief was developed in light of the analysis of the building issues outlined above as well as the requirements of the client. Reference should be made to the Statement of Need provided by the school that supports this application.

3.2.2. The primary elements of the brief were defined as follows:-

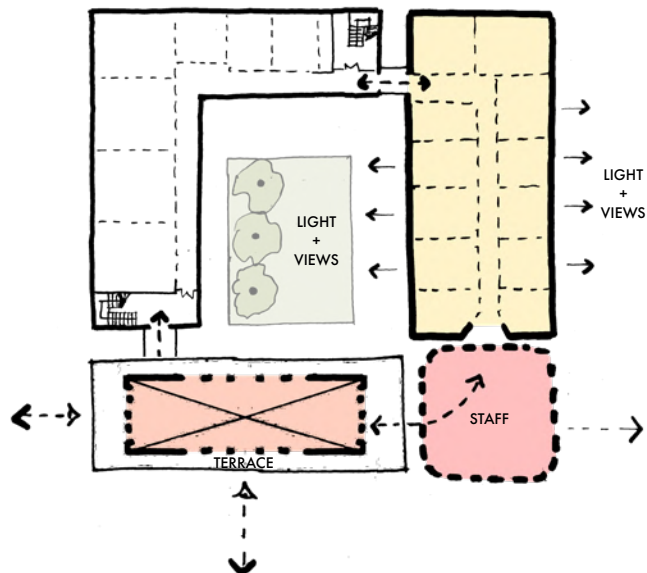
- Replace existing changing rooms with equivalent number but in line with contemporary expectations and to include integrated WCs and appropriate shower provision.
- Staff and medical facilities to support sporting activities.
- A new dining room large enough to cater for the whole Sixth Form (across multiple sittings) in order to relieve pressure from the main Dining Room
- 10 No. classrooms in order to provide a dedicated Sixth Form environment.
- Staff accommodation to support and manage the Sixth Form
- A large Common Room for quiet and group study
- Provide level access throughout.
- Create an energy efficient, sustainable, all electric building that will reduce running costs and contribute to the future sustainability aims of the school.

3.2.3 In addition to the above, there are a number secondary elements that developed alongside the primary design drivers:-

- Create a defined, attractive and activated courtyard space in the tradition of the original 1931 buildings.
- Fully Integrate the proposals with the existing English Building.
- Provide necessary kitchen, food and refuse stores to support the dining room.
- Create a multi-purpose Common Room that can host sporting events out of school hours.
- Provide a south facing terrace for viewing sports.
- Create a design that sits comfortably with the existing 1931 buildings and addresses the importance, and existing deficiencies with the south 'site elevation'.



CONCEPT - GROUND FLOOR



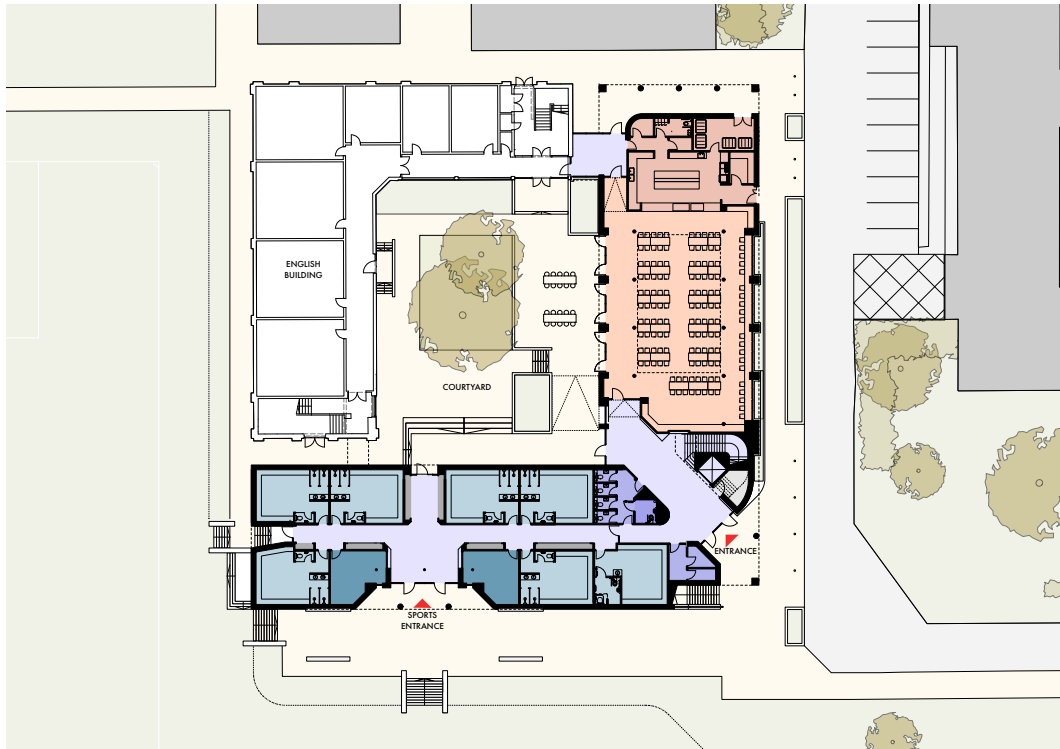
CONCEPT - FIRST FLOOR

IMAGES

Concept Plan Diagrams

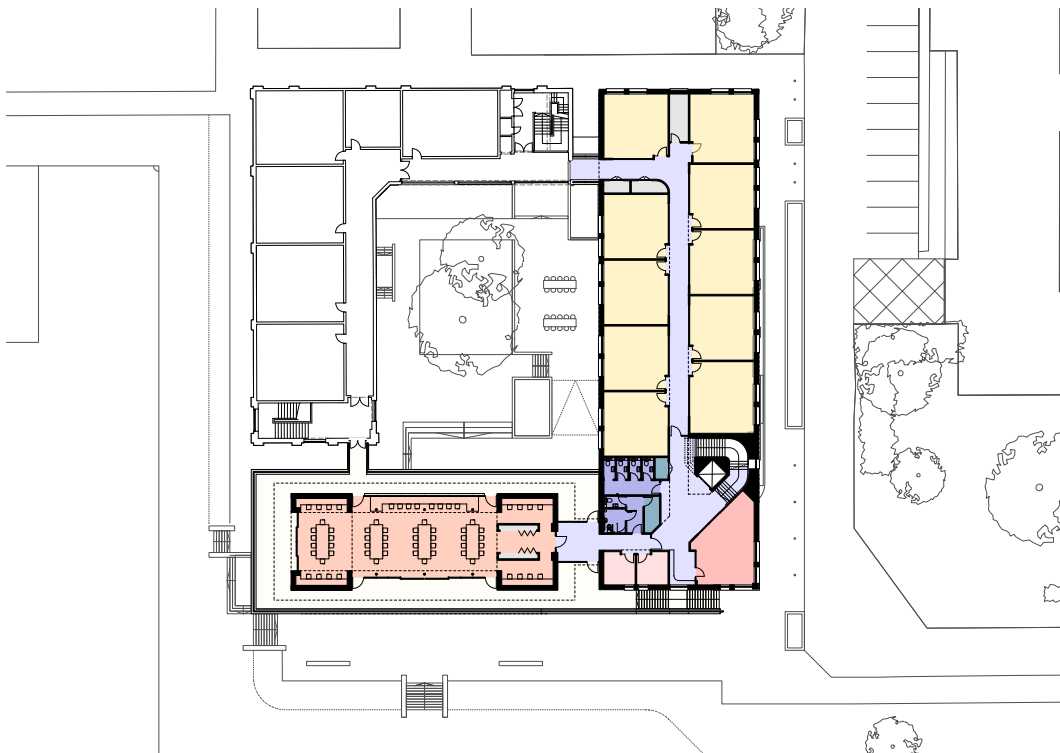
3.3 CONCEPT

- 3.3.1 The initial response to the brief and the site was arrange the proposed spaces around a clearly defined courtyard. In line with the arrangement of the majority of other buildings on site a north-south oriented plan is proposed that both enclosed the courtyard and completes the 'ring' shape implied by the footprint of the existing English Building.
- 3.3.2 A careful analysis of the axis and hierarchy of the site demonstrated that there was a primary south elevation and a strong axial arrangement that addressed the frontage as well as engaging with the cricket field and accounting for the apparent westward shift of the cricket square since the original pavilion was constructed.
- 3.3.3 As result of the brief, there was a clear need to create a more mature series of spaces that reflected the developing maturity of the Sixth Formers and to combine this with a space and an architecture that also reflects the character of the school and the traditional importance of sport for the school.
- 3.3.4 A corner entrance would allow a clearly defined spot of the buildings functions to be formed. The resulting concept plan allows for various areas to be separated and controlled independently



GROUND FLOOR PLAN (PROPOSED)

■ Changing Room	■ Dining Hall	■ Circulation	■ Store
■ Medical Room/Sport Staff Room	■ Kitchen + Deliveries	■ WC	■ Bag Storage



FIRST FLOOR PLAN (PROPOSED)

■ Classroom	■ Meeting Room	■ Circulation	■ Store
■ Sixth Form Staff Office	■ Study Space	■ WC	■ Bag Storage

IMAGES

[TOP] Ground floor plan
[BOTTOM] First floor plan

3.4 PLAN ARRANGEMENTS

- 3.4.1 The brief set out a quantum of accommodation that defined the overall footprint, however, the positioning of the various spaces was critical to balance the various requirements of access, adjacencies, optimum orientation, views out etc. The plan developed as follows:-

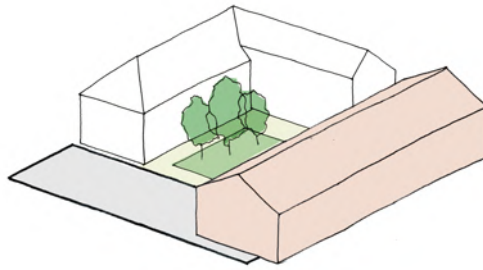
GROUND FLOOR

- An entrance on the southeast corner addressing the driveway and the primary direction of approach.
- Changing rooms placed in a south wing with a central axis defined by an alignment with the cricket square and providing sufficient staff surveillance and gathering space.
- Dining Room located in an east wing with access onto the courtyard and served by kitchen and associated spaces to the north; these spaces given direct access to the existing roadway to aid deliveries and servicing.

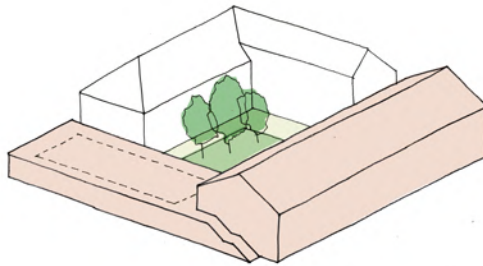
FIRST FLOOR

- A vertical circulation core placed within the southeast corner with staff accommodation also located in this area with views down the driveway
- A formal Common Room sat directly above the changing rooms and provided with views south and west towards the sports fields as well as north into the court-yard.
- A series of classrooms within the west wing with views either east or west and with a central corridor provided with a series of rooflights.

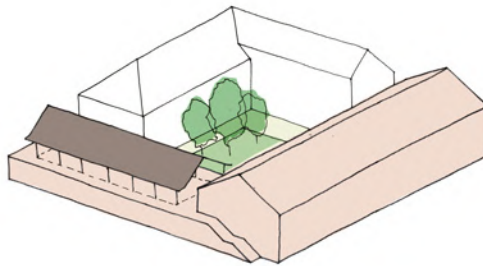
- 3.4.2 The effect of the plan arrangements is to create a dedicated Sixth Form area at first floor with a more mixed usage at ground floor. An external staircase up to the south facing terrace allows for sports events to occur within the multi-purpose Common Room without the need to open all areas of the building.
- 3.4.3 The new building is connected at ground and first floor into the existing English Building to allow the buildings to function together, to create a more harmonious approach to the campus as a whole and also take advantage of the existing escape stair provision.



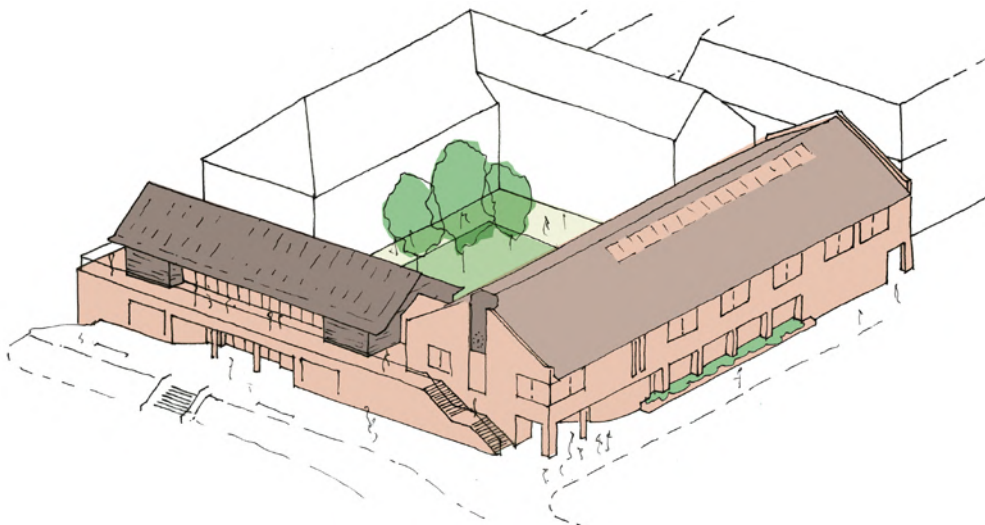
1 - SIXTH FORM 'WING'



2 - SPORTS 'PLINTH'



3 - 'LIGHTWEIGHT' PAVILION

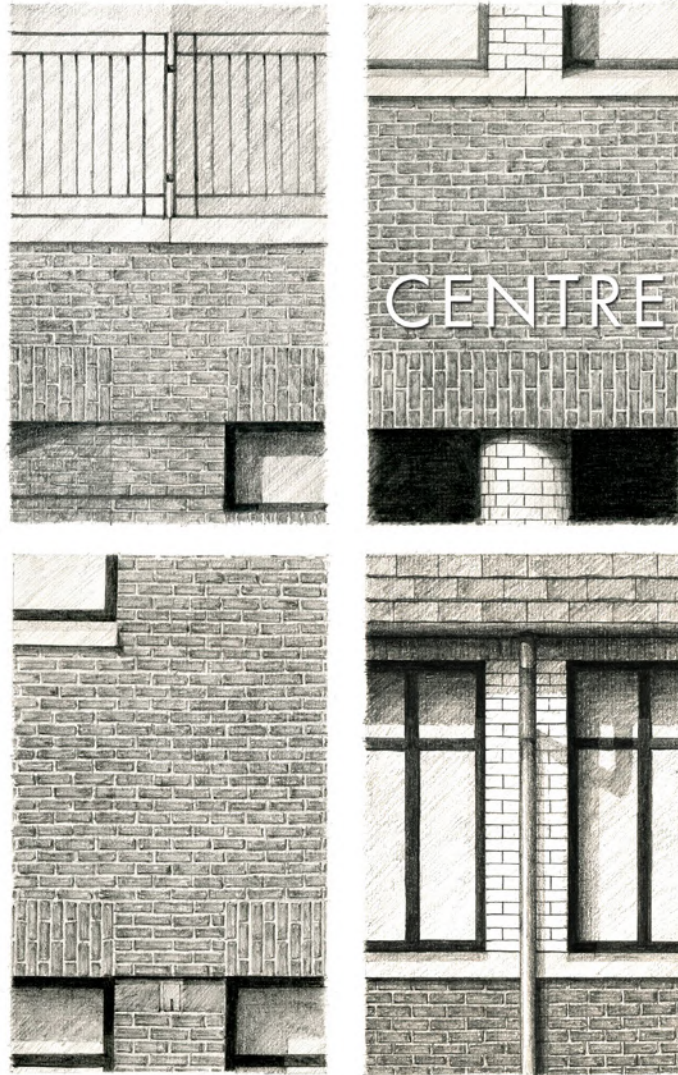


IMAGES

Sketches of massing progression

3.5 MASSING

- 3.5.1 The overall massing developed, conceptually, as three separate elements as follows:-
- A simple two storey pitched roof east wing that contained the main entrance, vertical circulation, dining room, classrooms and associated spaces.
 - A 'heavyweight' plinth forming the ground floor of the south wing and containing sports facilities.
 - Above this plinth is placed a visually 'lightweight' Common Room or pavilion.
- 3.5.2 The rationale for the above was that the simple east wing reflected the relative simplicity of the existing 1931 wing directly opposite, the heavyweight plinth at the ground floor grounding the proposals, again much-like the existing buildings on the site and finally the lightweight 'pavilion' on top a response to traditional sports pavilion architecture.
- 3.5.3 The key south elevation comprises primarily the sports and pavilion elements but the gable of the east wing also manifests itself on this frontage and acting as a 'bookend' to the pavilion and providing a balance of symmetrical and asymmetrical elements.
- 3.5.4 The proposed external staircase, expressed as part of the south wing plinth, wraps in front of the east wing gable reducing its overall visual scale and marrying the various elements together.
- 3.5.5 The primary massing elements are also carved into in order to create recesses for the main entrance, sports entrance and, as a result, breaking down the overall mass.
- 3.5.6 Finally, there a two 'linking elements' that connect into the English Building, to the north-east a two storey glazed element and to the south-west an external bridge.



IMAGES
Sketch detail drawings

3.6 FAÇADE DESIGN

- 3.6.1 The driving factor of the elevation treatments was arrived at by a close analysis of the 1931 buildings in terms of detail and material and this resulted in an early decision to work with similar robust and traditional materials.
- 3.6.2 The primary materials are therefore proposed to be a sand-faced red / brown brick, stone cills and copings, clay plain tile roofing and metal rainwater goods
- 3.6.3 These materials are complemented by some subtle detailing in a light white brick, discrete areas of black painted timber cladding and zinc roofing. Both the timber and the zinc are used on the 'lightweight' pavilion as a reference to traditional cricket pavilion architecture.
- 3.6.4 With a well-defined material palette the elevations developed as a response to the traditional capabilities of these materials resulting in a 'post-and-lintel' type of architecture with colonnades, regular 'punched' windows and deep overhanging eaves all inspired by the 1931 buildings.
- 3.6.5 These primary elements are emphasised by a small-scale brickwork detailing including of soldier coursing, recessed brick banding and subtly expressed column capitals.



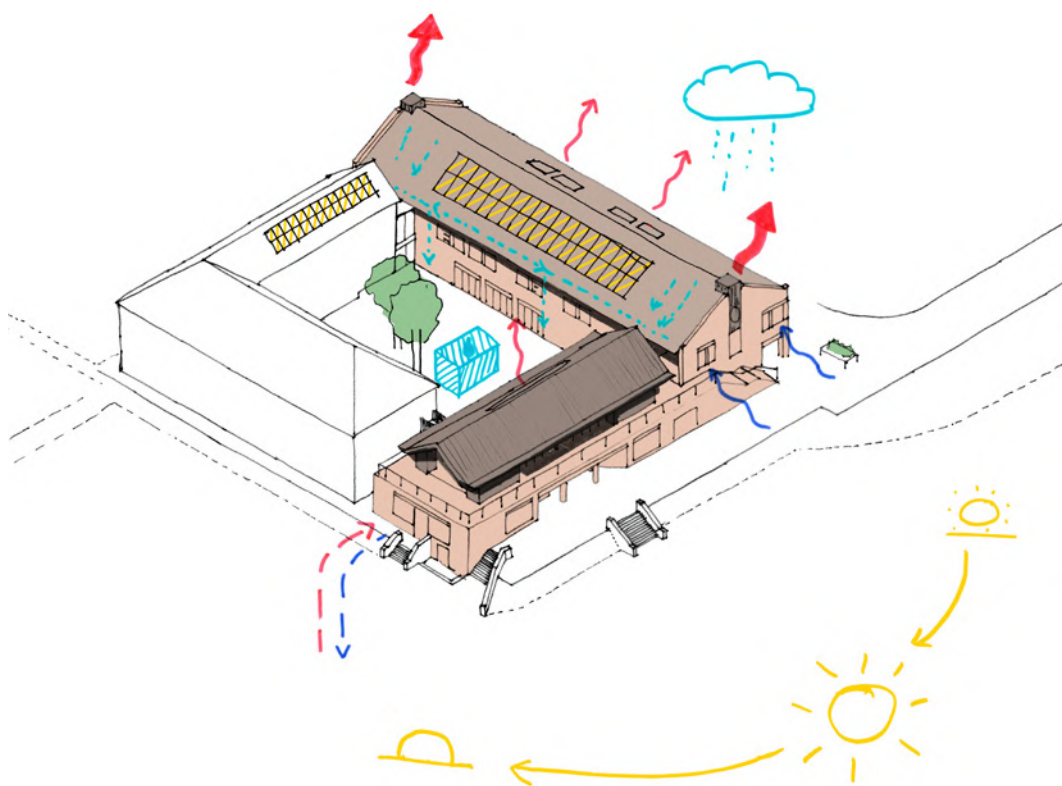
IMAGES

(TOP) Proposed South Elevation

(BOTTOM) Proposed East Elevation

3.6.6 Whilst the treatments to all elevations are consistent various areas are expressed with modest differences to reflect changing internal and external considerations as follows:-

- The east wing presents a regular pattern of fenestration relating to the internal function whilst also reflecting the rhythm of the 1931 elevation opposite. This regularity is only broken by a set-back to mark the entrance and area of increased solidity around the internal vertical circulation.
- The gables of the east wing are split with a ventilation 'chimney' at the centre; the south gable includes a large central window with clock above helping to breakdown the elevation and having a subtle balance of symmetry and asymmetry emphasised by a corner window to the east.
- The south wing plinth includes small window openings reflecting the required privacy of the changing rooms contained within; the brickwork is treated with a recessed horizontal banding giving a strong horizontal emphasis and is topped with a stone coping and continuous balustrade (the balustrade itself being a version of that found in the main 1931 courtyard). A large central set-back creates symmetry and creates the space required for sports teams to gather.
- The Common Room above contains a single volume space and is expressed as a symmetrical element with solid timber end sections framing glazing on the north, south and west elevations. A dark zinc standing seam roof emphasises the difference between this element and the east wings clay plain tile roof.

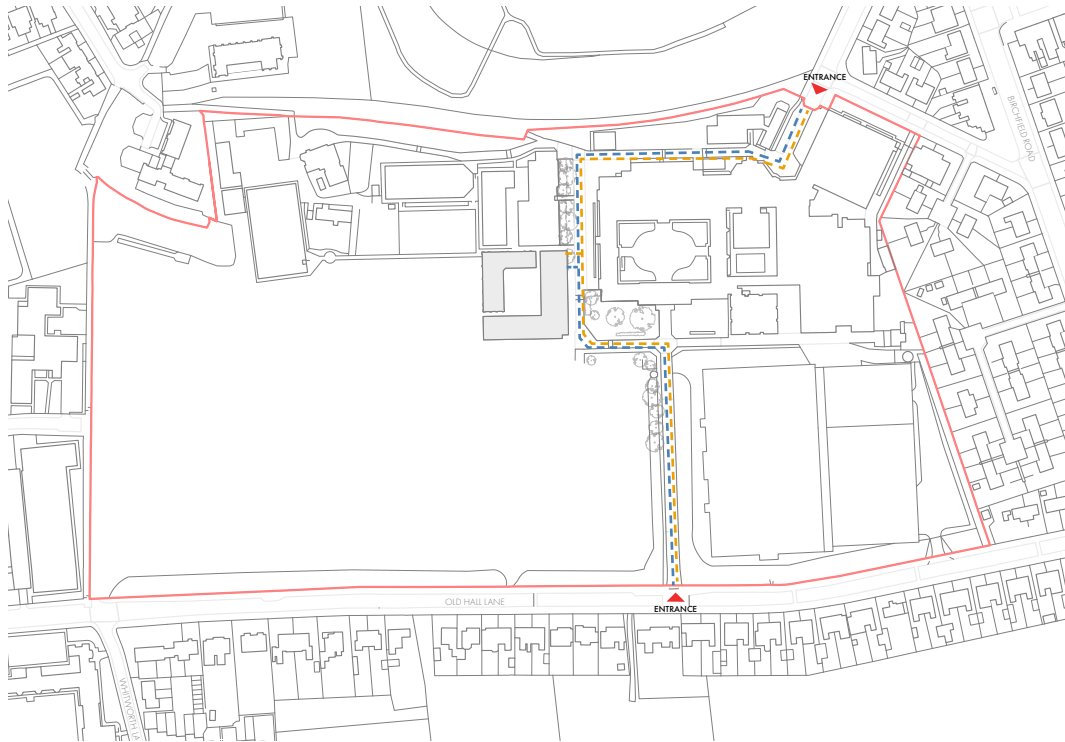


IMAGE

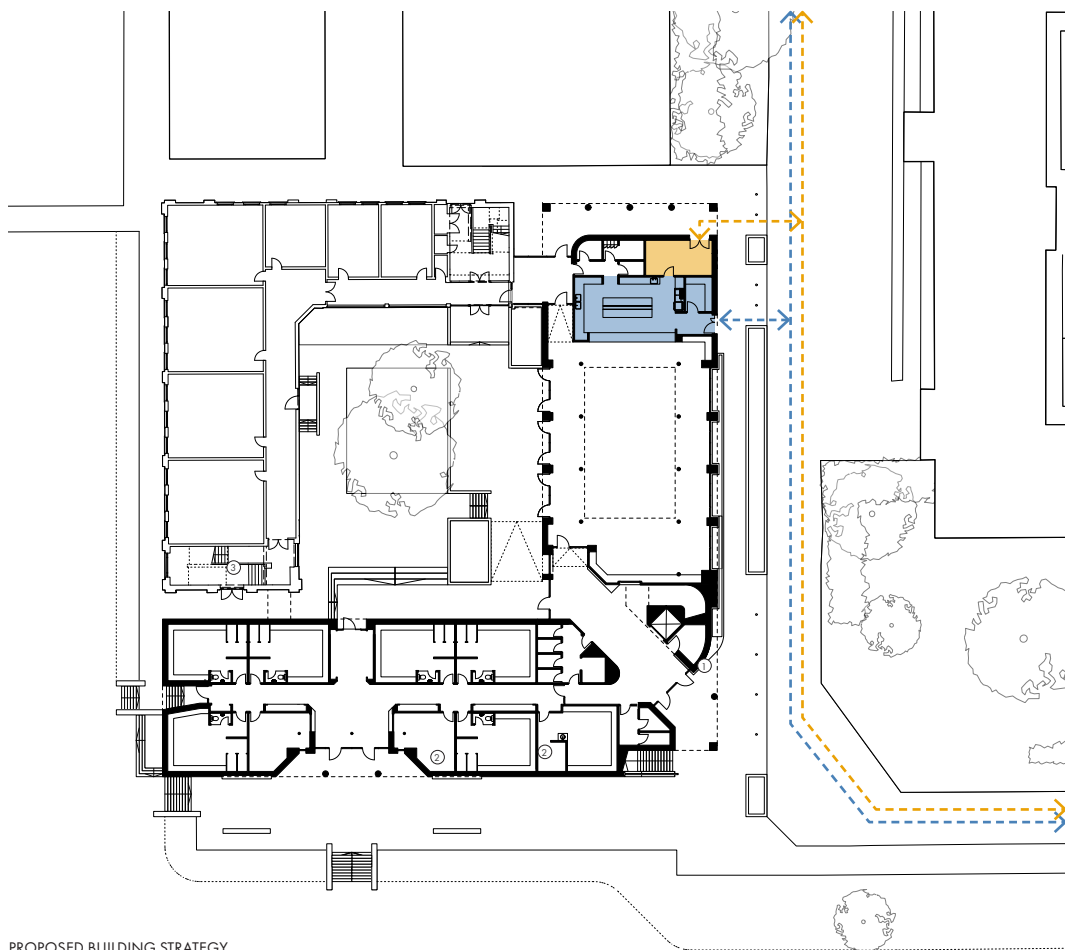
Sketch highlighting various environmental strategies

3.7 SUSTAINABILITY

- 3.7.1 The proposals are predicated on providing a robust, sustainable building; a fabric first approach has been taken providing high levels of insulation, thermal mass, passive solar and ventilation strategies and air tightness.
- 3.7.2 Renewable energy sources are proposed to provide a significant proportion of the energy demands of the building via both a large scale, roof mounted PV array and ground source heat pump technology.
- 3.7.3 Passive strategies include natural ventilation to the majority of the building (the exceptions being the Common Room and kitchen areas), and deep overhanging eaves reduce over heating potential.
- 3.7.4 The all electric proposals replace an existing building served by a gas boiler and make it an entirely electrically served building and, in so doing, also make the English Building similarly serviced as the first stage in the school's long term sustainability strategy for the estate.
- 3.7.5 For further detail and the proposed energy and sustainability strategies reference should be made to the Energy Statement that supports this application.



PROPOSED SITE STRATEGY



PROPOSED BUILDING STRATEGY

--> REFUSE | BINS
 --> DELIVERIES

IMAGES
 (TOP) Proposed Site Strategy
 (BOTTOM) Proposed Building Strategy

4.0

ACCESS

4.1 ACCESSIBILITY

- 4.1.1 The existing buildings are not fully compliant with Part M of the Building Regulations and there is no provision for providing level access to the first floor of the building. A number of areas of the ground floor are also not 'step-free'.
- 4.1.2 The proposals will significantly rationalise the building levels and ensure that all areas of accommodation are step-free, level access. The ground floor will be at a single level as will the first floor and the building will be provided with a passenger lift to link the two levels.
- 4.1.3 The result of connecting into both ground and first floor levels of the English Building will ensure that new and existing floor levels are aligned. The result of this is that the new lift will allow level access throughout not only the new building but also the existing; this is a significant improvement in terms access for all.
- 4.1.4 All external doorways, including first floor external terraces, will have level-access thresholds

4.2 DELIVERIES

- 4.2.1 The proposals seek to improve accommodation and make of an existing shortfall in Sixth Form accommodation. As a result it is not expected that the development will impact existing delivery arrangements.
- 4.2.2 The existing arrangements for deliveries, primarily food to the kitchen, occur three times a week and utilise a maximum vehicle size of a large 'Luton' type van. These vehicles access the site from either the south, off Old Hall Lane or from the northeast from Birch Hall Lane. From this point they circulate around the sites roadway system.
- 4.2.3 The arrangement of the building has a delivery access door directly to the kitchen and the adjacent kitchen stores. This door, in turn, is positioned on the roadway to the east of the building; this is an improvement on the existing arrangement where deliveries have to be moved around to the back, courtyard, side of the building.

4.3 REFUSE COLLECTION

- 4.3.1 The proposals seek to improve accommodation and make of an existing shortfall in Sixth Form accommodation. As a result it is not expected that the development will significantly impact existing refuse collection arrangements.
- 4.3.2 The existing arrangements for refuse collection, primarily food waste from the kitchen, occur three times a week and utilise a maximum standard refuse collection vehicle. These vehicles access the site from either the south, off Old Hall Lane or from the northeast from Birch Hall Lane. From this point they circulate around the sites roadway system.
- 4.3.3 The school separate out food, glass and, paper and cardboard waste and this is collected on a weekly basis.
- 4.3.4 The proposals include a dedicated, secure and ventilated bin store adjacent to the kitchen where most waste arising will occur. This space has a door that opens directly on to the roadway to the east meaning minimal bin movement required in order to aid collection.

BOARD 1

HISTORY + SITE



BOARD 2
ANALYSIS + CONCEPT



PROPOSED GROUND FLOOR

PROPOSED FIRST FLOOR

PROPOSED LAYOUT

The proposed scheme seeks to re-establish traditional courtyard arrangements and to re-use links with the existing English Building building entrance on the corner streets.

'wings' are containing spaces associated with living craft and, perpendicular to the 'wing' containing such have more



The general design of the proposed exhibit is based on the idea of referencing the adjacent WCCA building. Taking inspiration from traditional sports grounds, the main structure with its location was formed as a horizontal plane with a lightweight profile and suspended sections above. The roof has a steep and narrow entrance into a more open space, approaching the building for the extra high quality materials and detailing.

BOARD 3 PROPOSAL



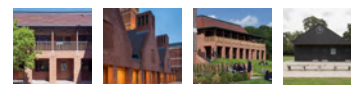
The ground floor consists of a common entrance that provides access to the sports facilities to the east and the Dining Room to the north. Provided with a main entrance the sports wing contains changing rooms and associated facilities. The Dining Room will access onto a new landscaped courtyard served by a kitchen and canteen at its north end where a link to the English Building is provided.



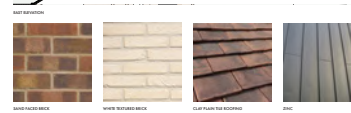
The first-floor composition is both more study space for the student that will also double as a space for watching sporting events. This space has three entrances to a south-facing terrace similar to the found in the existing building. To the north is a series of two classrooms. The primary circulation occurs in the north and south of the building adjacent to the "English Building's" two staircases.



BOARD 4 APPEARANCE + MATERIAL



The program of schools is a contemporary reflection of the existing school buildings. The architecture is one of a solid brick form with punched openings, with subtle, high-quality detailing. Clay pipe fins, like the adjacent PEEL's buildings, ensure the full sun of the south beam hits, whereas the position reflects an architectural language informed by traditional school pavilions.



The proposed materials are high-quality, available and chosen to sit comfortably with the adjacent W&A buildings. The primary kitchen will be oak / beech work-topped and the ceiling will be clay plaster tiles, both to match the historic buildings. Kitchen access is a light white brick with a level of white, whilst maintaining a natural palette of materials. The practice will have a new roof, a more modern and lightweight appearance that will subvert the traditional practice architecture.

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5.0

CONSULTATIONS

5.1 FORMAL PRE-APPLICATION WITH PLANNING OFFICERS

- 5.1.1 OMI Architects met with Robert Griffin, Planning Officer at Manchester City Council on two occasions prior to submission of the application. These meetings took place on 29th March and 22nd May 2023.
- 5.1.2 At the first of these meetings the background to the school, the brief and the design concept (including sketch floor plans), and initial building massing studies were presented.
- 5.1.3 At the second meeting a fully developed set of floor plans was presented as well as primary elevations (south and east), façade detail studies, a sketch CGI imagery was presented.
- 5.1.4 Subsequent to the first meeting a list of validation requirement documentation was agreed via email correspondence.

5.2 CONSULTATION WITH KEY STAKEHOLDERS

- 5.2.1 The design team regularly met with the project Steering Group and this was complemented by a series of staged meetings with the school's heads of departments most affected and likely to provide feedback on the proposals.
- 5.2.2 A full presentation of the proposals was made on 13th June to which all the schools staff were invited.
- 5.2.3 Due to the presence of a war memorial plaque within the existing building and as it was originally part funded (in 1956) from a war memorial fund the school pro-actively engaged with former students to ensure any concerns could be raised. A response was provided by the Chairman of the Old Mancunians Advisory Committee (see appendix) supporting the proposals for including the existing plaque within the new building and highlighting that the primary war memorial for the school is within the Memorial Hall.
- 5.2.4 Outside of those directly associated with the school OMI Architects contacted the three ward councillors, Councillor Lovecy, Councillor Akbar and Councillor Ali and proposed presenting the proposals to them prior to the local community consultation event (see below).



IMAGE
Physical model photograph

-
- 5.2.5 Councillor Akbar attended the local community consultation event at which OMI Architects were able to present the proposals.

5.3 LOCAL COMMUNITY CONSULTATION

- 5.3.1 At the meeting with the planning officer on 22nd May 2023 a proposed consultation event invite catchment area plan was presented; this area was subsequently enlarged at the school's request.
- 5.3.2 Just over 250 invites were sent out and an open consultation event was held on 15th June 2023 in the school's Library. The proposals were displayed across a series of presentation boards and supported by a physical model. OMI Architects and representatives of the school were in attendance to verbally explain the proposals and answer any questions that arose.
- 5.3.3 The event was modestly attended with feedback generally positive in tone.
- 5.3.4 An email was received on 25th June 2023 from Councillor Akbar (this correspondence is provided in the appendix) and confirmed both Councillor Akbar and Councillor Ali's support for the proposal. The planning officer included in this correspondence.

6.0

APPENDIX

6.1 WASTE MANAGEMENT STRATEGY PRO-FORMA

Commercial Developments

Please state the number of bins you propose, showing calculations where appropriate.

General Waste -	2 x 1100 litre bin
Pulpable Recycling -	2 x 240 litre bin
Mixed Recycling -	1 x 240 litre bin
Food Waste -	2 x 240 litre bin
Industrial waste -	n/a

Has / will a contract be obtained with a licensed waste carrier - Yes

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

There is a dedicated bin store to serve this building (note other buildings / areas of the school campus are separately served). This space will be provided with bins as outlined above and wall mounted signage will be included to ensure correct segregation is maintained.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate

Storage areas is the same space as described above (internal stores) and a plan is included (opposite).

Ensure all bins in the store are accessible - Yes

Ensure recycling facilities are as easy to access as general refuse - Yes

Please confirm details of waste store ventilation / cleaning proposals

Ventilation – the store will provided with dedicated extract ventilation and ‘make-up’ fresh air is provided through a louvred door.

Hygiene – the store will be provided with a dedicated external tap and will be suitably ‘bunded’ to allow for a full wash down of the area as required

Please provide details of who will be responsible for the placing of bins at the collection point and returning them to the store / property promptly

The school has a number of full-time staff responsible for the maintenance of the estate including bin collection and bin store management

Please ensure you have attached:

Detailed plans of waste stores -	Yes
Location plans showing stores -	Yes
Location plans showing the proposed collection point and route collection vehicle will take -	Yes

6.2 PLANNING POLICY STATEMENT – PLANNING POLICY CONTEXT

6.2.1 The below outlines the specific set of planning policy documents relevant to the proposals against which the proposals will be determined.

- NPPF
 - Chapter 2 includes the presumption in favour of sustainable development. For decision taking this means “approving development proposals that accord with the development plan without delay”
 - Chapter 12 – Achieving well designed places
 - Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
 - Chapter 16 – Conserving and enhancing the historic environment
- Manchester Core Strategy 2012
 - SP 1 – Spatial Principles
 - EN 3 – Heritage
 - EN 4 – Reducing CO2 Emissions by Enabling Low & Zero Carbon Development
 - EN 8 – Adaptation to Climate Change
 - DM 1 – Development Management
- Places for Everyone (emerging planning Policy)
 - JP-S 1 – Sustainable Development
 - JP-S 2 – Carbon and Energy
 - JP-S 7 – Resource Efficiency
 - JP-P 1 – Sustainable Places
 - JP-P 2 – Heritage
- Other relevant policy documents
 - Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)
 - Planning Policy Guidance
 - Climate change (March 2019)
 - Design: process and tools (October 2019)
 - Historic environment (July 2019)
 - Renewable and low carbon energy (June 2015)

6.2.2 An assessment of the proposals against policy guidance is outlined in the following section.

6.3 PLANNING POLICY STATEMENT – ASSESSMENT OF PROPOSALS

6.3.1 Principle of Development

- The driving principles behind the proposed development are set out in Section 3.2 of this document and in the supporting Statement of Need that is submitted as part of this application
- There is a clear need for the additional classroom space for Sixth Form students and the low-quality, appropriate nature of the existing facilities justify the sites redevelopment.

6.3.2 Design

- There has been regular and proactive discussions and consultations with a variety of stakeholders within the school, the planning authority and the local community (see NPPF paragraph 132)
- The design has been developed with careful consideration to positioning, orientation and massing in order that it sits comfortably within its context (see Core Strategy EN 1 & DM 1)
- The quality of design and proposed materials has been driven by the local context as well as by the characteristics of the adjacent 1931 buildings (NPPF paragraph 134(b))
- The design rationale outlined in this document has analysed the short-comings of the existing building and its interaction with the wider context and the proposals developed directly to address these issues notably the key south elevation and the successful enclosure of the courtyard space

6.3.3 Sustainability

- The proposals have developed to promote high levels of sustainability through a range of measures and careful consideration has been given to orientation and maximising the potential use of renewable technologies (see NPPF paragraph 134(b), 154 & 155)
- The design has developed in line with the expectations of the energy hierarchy taking a fabric first approach and including passive design features to ventilate and reduce heat gain within the building (see Core Strategy EN 4)
- Renewable technologies are proposed that will allow both this building and the adjacent English Building to become 'all-electric' removing an existing reliance on gas fired boilers

6.3.4 Heritage

- The design was informed, at the earliest stages by the its context and a careful analysis of the site history and the existing building architecture (see NPPF paragraph 197)
- The design team proactively engaged a Heritage Consultant to undertake a review of the existing building, the adjacent buildings and the site as a whole. The Heritage Appraisal also puts the existing pavilion within the context of the sports pavilion typology on a national basis (see NPPF paragraph 194)
- Through the analysis of the existing building and as outlined with the design rationale contained within this document the proposals will make a positive contribution to the non-designated heritage assets on the site (see Core Strategy EN 3)
- Through consultation and historic research a clear strategy for addressing the war memorial plaque has been provided (NPPF 198)

6.3 STATEMENT OF NEED



**The Manchester
Grammar School**
Founded 1515

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23rd June 2023

The MGS Pavilion - The Past

The MGS Pavilion was originally constructed in 1956. It was funded from several sources including a war memorial fund to commemorate Old Mancunians who gave their lives in World War II as well as parental donations, a legacy from former pupil Robert Flintoff and proceeds from the sale of the Long Millgate building in central Manchester. Generations of MGS boys have benefited from refuelling in the 'Butty Bar' and changing for sport in the concrete floored rooms. Over the years the upper floors of the building have provided spaces for the teaching of music and computing, as well as for watching cricket from the Long Room and balcony. The building, which currently provides insufficient accommodation for the 400 strong Sixth Form pupils, is tired and in need of replacement as part of the School's longterm development plan. The changing rooms and showering facilities are no longer fit for purpose and the current building lacks the necessary medical provision for school sport. Antiquated and inefficient heating systems, and poor insulation are additional factors that have given the school reason to seek a long term, low energy and sustainable replacement that will serve the school for future generations.

'Project 6' – The Future

With the ambitious plans for, what has been coined, Project 6, we will build a dedicated Sixth Form Centre with study and recreational areas for pupils, as well as teaching and office space. Alongside these spaces a series of new changing rooms, associated sports facilities and a dining room will replace the existing, well-used but sub-standard, accommodation.

Project 6 will deliver:-

- 10 classrooms for dedicated Sixth Form teaching as well independent study spaces and a Common Room. There will also be integrated office space and meeting rooms to support pastoral care and university guidance.
- 7 changing rooms (including a fully accessible shower & changing room)
- Medical and sports staff accommodation.
- A Sixth Form Common Room for quiet and group study that will also double as 'Long Room' for watching sports events.
- A larger dining room with associated kitchen space and stores to enhance the role played by the 'Butty Bar' and relieve pressure on the existing main dining room located elsewhere on the school campus.

The proposals, designed to complement the 1931 buildings, will provide much needed additional accommodation, and provide the Sixth Form students with a dedicated series of spaces that they can 'take ownership of'. The courtyard formed by the proposed building will create a useable and attractive quad and the new connections into the existing English building will provide level access throughout both new and existing areas resolving a long-standing accessibility issue. Finally, improved building fabric performance and renewable technologies will be a direct sign of intent as the School looks to further enhance its commitment to a more sustainable future.

6.4 CORRESPONDENCE

From: Rabnawaz Akbar
Subject: Re: Manchester Grammar School: New 6th Form Centre + Sports Pavilion.
Date: 25 June 2023 at 17:23:07 BST
To: Andy James (OMI Architects)
Cc: Cllr Ahmed Ali, Robert Griffin (MCC Planning)

Dear Andy

It was good to meet you at the consultation event on the evening of 15 June 2023.

Thank you for speaking to me and showing me the plans and drawings of the school's proposals to replace the existing sports pavilion and 6th form accommodation. You and the school staff informed me that there are no plans to expand the capacity of the 6th form and with that assurance I am happy to support this application.

However, I would request that if the plans are successful that when the contractors are on site (especially if there is weekend working) that their working hours should reflect the close proximity of local residents and any work should not be deemed to be unreasonably inconveniencing them, for example, noise associated with construction activity at what are widely recognised as unreasonable times.

I have spoken to my colleague, Cllr Ali (copied in), and discussed these proposals with him and he is happy to support the application too.

Since my other colleague, Cllr Lovecy, is a member of the Planning Committee, I have not had any discussions with her just in case this application is not a delegated decision and goes to a committee hearing.

I have also copied in Rob Griffin from the council's planning department.

Please do not hesitate to contact me if you require any further information.

Regards
Rabnawaz

Councillor Rabnawaz Akbar
Executive Member for Finance and Resources, Manchester City Council &
Labour Member for Rusholme Ward
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