

THE MANCHESTER COLLEGE
CITY CENTRE PHASE 2
DESIGN & ACCESS STATEMENT

CCPH2-BBA-XX-XX-RP-A-0005 S2-P04

March 2023

bondbryan.

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1.0

INTRODUCTION

CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

1.0 INTRODUCTION

1.1 PURPOSE OF THE REPORT

This report has been prepared by Bond Bryan Architects on behalf of The LTE Group (the Applicant). The document sets out the rationale and design concepts for The Manchester College (TMC) Phase 2 development to support a detailed planning application for new educational floorspace at the site, which would form an extension to the existing college building at the corner of Great Ducie Street and New Bridge Street, to create a new campus for The Manchester College and UCEN Manchester.

1.2 STRUCTURE

The document has been prepared in accordance with CABE guidance 'Design & Access Statements: How to write, read and use them' (2006), which identifies the four key stages of the design process that need to be described in the planning submission. These are Assessment, Involvement, Evaluation and Design.

1.3 THE APPLICANT

The Manchester College and UCEN are part of the LTE Group, an integrated education and skills group comprising 5 key organisations:

- **The Manchester College** - Further & Higher Education from levels 1 to 4
- **UCEN Manchester** - Higher Education from levels 4-7
- **Total People** - Apprenticeship and work-based



Phase 2 (left hand side) and Phase 1 (right hand side) - concept design visualisation

learning provider

- **Novus** - Major national training provider for the Justice Sector
- **MOL** - Provider of online and blended learning training and accreditations.

The Manchester College (with UCEN) represent one of the largest FE colleges in the country and are the largest provider of 16-19, HE and adult education in the Greater Manchester region.

1.3 PROPOSAL SUMMARY

The proposed Phase 2 development is located adjacent to the completed Phase 1 development which opened its doors to students in September 2022..

The proposal comprises construction of a new Centre of Excellence for Business and Professional Services (Phase 2) attached to the Centre of Excellence for Digital and Creative Industries (Phase 1, completed in September 2022) to provide a flexible project suitable for innovative business and professional services

CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

1.0 INTRODUCTION

The new facilities will support an increasing local need for new educational floorspace with a series of classrooms and lab spaces proposed to meet the demand for business training.

In summary the proposed development is for a high quality education floorspace within a new building attached to the completed Centre of Excellence for Digital and Creative Industries, to provide around 5,870m² of dedicated facilities to support the needs of the Business and Professional Services curriculum and will include accommodation for 7 main curriculum blocks:

- Access
- Business
- English & Maths (full time)
- ESOL (FE)
- ESOL (Adult)
- Teacher Education
- Counselling

1.3 PROCESS

The proposed development has been subject to pre-application consultation with the Local Planning Authority and local stakeholders.

In developing the proposals the applicant has sought advice from a wide range of specialist consultants experienced in developing and delivering schemes of a similar nature to the application proposals.

The proposals have been developed with input from a highly experienced and comprehensive team of specialist consultants with the intention of delivering a unique project which not only maximises the development potential of the site but also delivers key policy objectives and statutory requirements.

1.5 PROJECT TEAM

The Design Team is currently led by Bond Bryan Architects working in collaboration with specialist consultants and design engineers.

Architects: Bond Bryan
Civil & Structural Engineers: Aecom
Mechanical & Electrical Consultants: BDP
Fire Engineering Consultants: OFR
Cost Consultants: Pearson Fraser



2.0

PROPOSED DEVELOPMENT SITE

UCEN
MANCHESTER

3.1 SITE LOCATION

The site is immediately adjacent to the completed Phase 1 of The Manchester College and UCEN Manchester's City Centre Campus.. It is located in the area of Strangeways, north of Manchester City Centre, near the Manchester Arena and Victoria Station.

The site is within the Boddingtons Strategic Regeneration Framework area, which is itself within the Great Ducie St Strategic Regeneration Framework area.

The site is located at a prominent corner at the junction of two main streets along the Inner Ring Road.

It has excellent public transport links being within walking distance of mainline rail and Metrolink services at Victoria Station. The Shudehill bus and tram interchange is also within walking distance. There are good bus connections, including stops along Great Ducie Street. Proximity to the Inner Ring Road provides excellent road connectivity.

The City Centre Campus offers the College a great opportunity to further enhance their presence within the City Centre and in particular this strategic development area of the City too.

Phase 1 occupies the prominent corner of the site, opposite Manchester Arena and it is the intention for Phase 2 to abut the north facade of Phase 1 to complete the City block.



3.2 CONTEXT CHARACTER

The surrounding area has a predominantly industrial character with light industry, warehouses and small manufacturing hubs. Strangeways Prison and the Manchester Arena occupy large plots to the north and south of the site, presenting barriers to north-south movement.

The urban environment is of rather poor quality, but presents great potential due to its good connectivity, proximity to the train station and to the city centre and the river Irwell.

The Great Ducie St. Strategic Regeneration Framework proposes the transformation of this area into a vibrant mixed used neighbourhood. Indeed the character of the immediate surrounding has already started to evolve, with new mixed use development including hotels and residential led-developments either being completed, or consented, since the Phase 1 development was granted consent in 2019.

CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

2.0 PROPOSED SITE

2.2 SITE HISTORY

The Archaeological Desk Based assessment which has been submitted with the planning application contains full details of the history of the site, including a map regression.

The site is the former location of the Strangeways Brewery, which was established in 1778 on a site just outside of the boundaries of Manchester, as they were then defined, in order to avoid a tax liability.

Henry Boddington became proprietor of the business in 1853 and the business which carried his name continued production on the site until 2005 when the brewery was relocated. The majority of the brewery buildings were demolished in 2006, with the site being cleared for car parking. The brewery's iconic chimney remained in situ until its demolition in 2010.



Boddingtons Brewery 1990



1787....note Brewery already present on site



1893 Goad map

Maps taken from Orion Heritage's archaeological assessment - refer to this document for a full map regression



1847



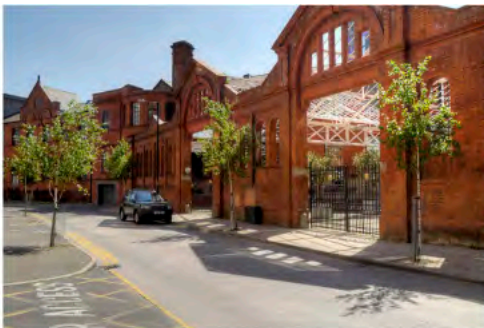
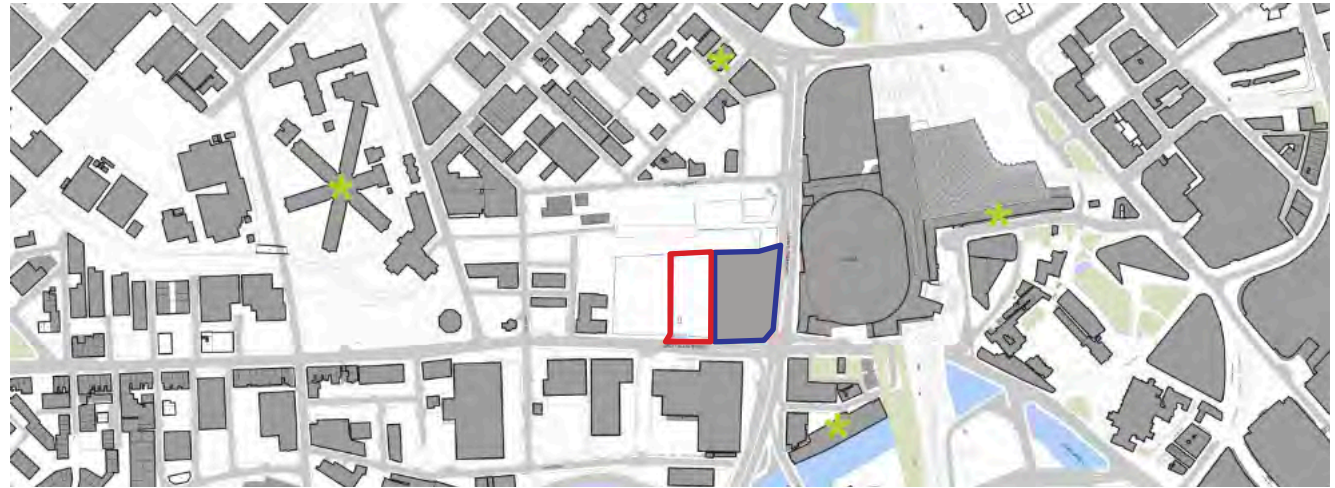
1952 Ordnance Survey

CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT**2.0 PROPOSED SITE****2.3 HERITAGE CONTEXT**

The site is not within a Conservation Area, however, there are four main heritage assets within close proximity of the Site. No designated assets are contained on Site or within immediate proximity to the Site which would be impacted upon. The closest listed buildings are:

- Manchester Victoria Station – Grade II (0.2km from the Site);
- Manchester Parcel Post Office – Grade II (0.1km from the Site);
- Former Synagogue on Skip Place – Grade II (0.2km from the Site); and ,
- Manchester Strangeways Prison – Grade II (0.4km from the Site).

The SRF's for this area envisage significant development between the application Site and these designated heritage assets.



Manchester Parcel post office



Foprmer Synagogue



Strangeways Prison



Victoria Station

CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

2.0 PROPOSED SITE

2.4 STRATEGIC REGENERATION FRAMEWORK

The Site is located within the red line boundary of the Former Boddingtons Brewery Site Strategic Regeneration Framework (SRF) which was approved by the City Council Executive in 2015.

The Manchester College taking ownership of the majority of the western part of the Boddingtons site prompted the preparation of an addendum to the SRF, which was formally approved by Manchester City Council in June 2019.

The amended Framework seeks to deliver a high quality, vibrant, mixed use neighbourhood which acts as a northward extension of Manchester City Centre. It aims to deliver high quality residential development and specifically promotes educational use on the western part of the site, principally to form the new city centre campus for The Manchester College, which the SRF identifies as critical to the long term needs of the city and city region economy.

The recently completed Phase 1 development supports the provision of high quality public realm and provides an important community resource including its theatres and restaurant. Phase 2 seeks to expand and enhance the high quality provision of the Boddingtons site with a further high quality educational facility to deliver a new Business School.



Boddingtons SRF 2019



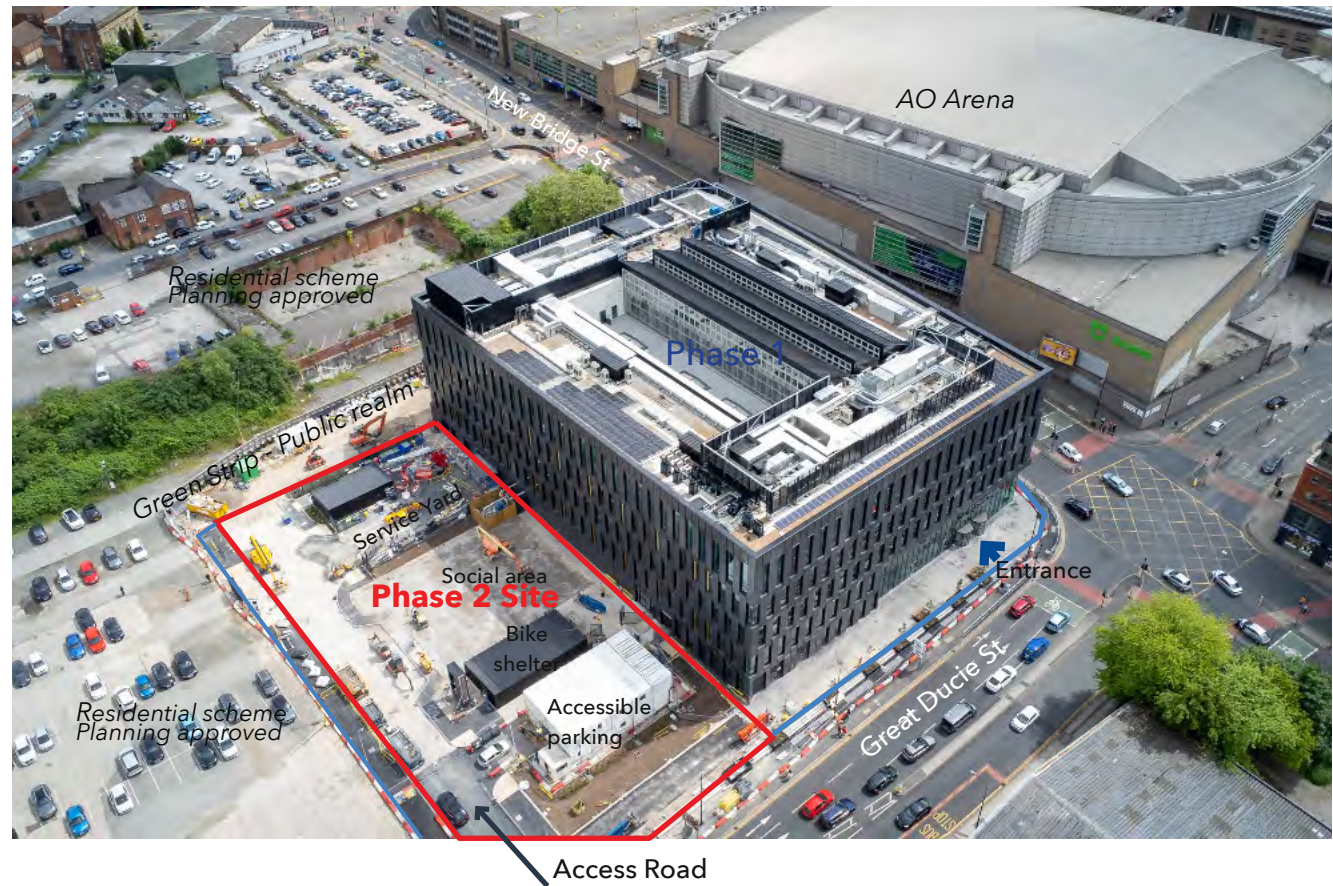
Old Brewery Gardens

CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

2.0 PROPOSED SITE

2.5 SITE OPPORTUNITIES AND CONSTRAINTS

- The proposed Phase2 development site is currently an undeveloped portion of the Manchester Colleges City Centre campus. The plot currently houses 6x accessible parking bays, External Bike Shelter, External soft landscaped social area, External service and external Bin Shelter. As part of the proposal, all of these facilities have been considered and will either be reprovided within in building footprint or as part an external service area.
- The constrained nature of the site with the adjoining Phase 1 and tight adjacent plots presents a challenge for construction and also maintaining full operation of the live college building.
- Extending the existing college building offers the college a great opportunity to complete thei strategic masterplan for a major city centre campus. The sharing of facilities and close proximity of different curriculum departments provides great efficiency and flexibility for growth.
- The elevations should reflect and build upon the great quality developed already on the site with Phase1. The public facing Great Ducie Street elevation should have some animation and contribute towards the streetscape and urban life.
- The site sits within a flood zone and the proposed building will adopt the principles set out previously for phase 1. This approach had been confirmed as acceptable by the Environment Agency and the Lead Local Flood Agency.





3.0

PROJECT BRIEF & KEY DESIGN DRIVERS

CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

3.0 PROJECT BRIEF & KEY DESIGN DRIVERS

3.1 KEY PROJECT DRIVERS

The key project drivers identified during the consultation process with the College's senior leadership team have continued to drive the design development:

Image and Identity

- A high quality campus that focuses on creating a distinctive and inspiring learning environment rather than 'iconic' architecture.
- Creating a single building to optimise efficiency, whilst at the same ensuring distinct brand identity for both The Manchester College and UCEN.
- Showcasing and celebrating learning activity both internally and externally.
- Supporting and reflecting the Centre of Excellence model and emphasis on the creative industries.
- Creating a welcoming and accessible centre that actively encourages opportunities for the wider community to engage with and utilise the building.

Student Experience

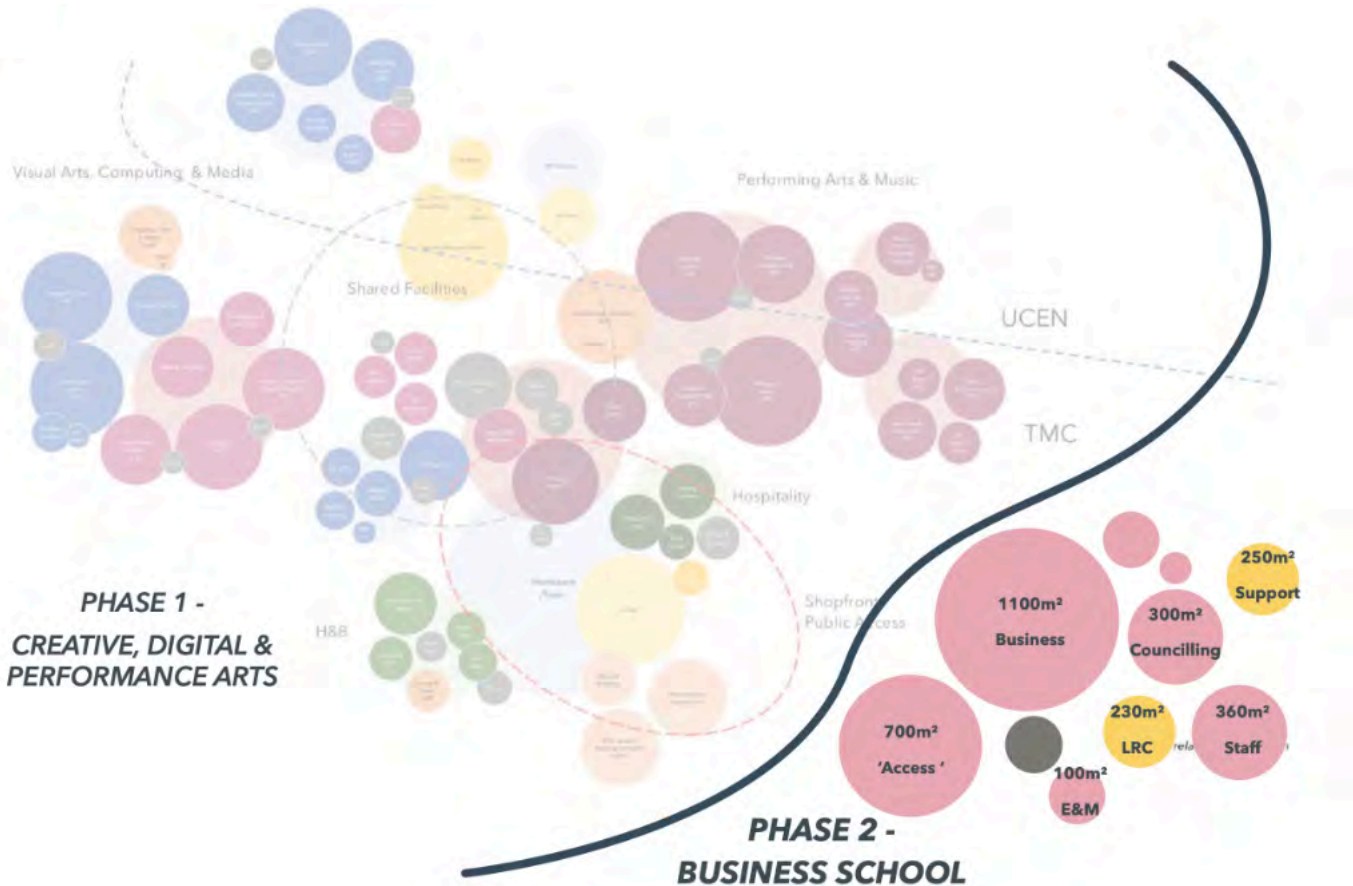
- Developing the highest quality learning environments.
- Enhancing the whole learner experience including social and support facilities.
- Creating a safe and secure environment.

Flexibility and Innovation

- Creating flexible and adaptable facilities that can adapt to future curriculum needs and changes to the student numbers.
- Ensuring the ability to zone parts of the building, to provide the flexibility for different patterns of use/out of hours operations.
- Supporting innovative teaching and learning and new modes of curriculum delivery.
- Encouraging multi-discipline working and collaboration between curriculum areas.

Employer Led

- Incorporating industry standard facilities/real work environments.
- Fostering and supporting potential links to employers/ industry including use of the facilities by external companies.



CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

3.0 PROJECT BRIEF & KEY DESIGN DRIVERS

3.2 DESIGN APPROACH

The project offers the opportunity to create a new generation of facilities to support the development of the higher level skills that industry will require to meet future challenges and opportunities.

3.3 VISION AND BRIEF

A number of key education and estate objectives have driven the emerging brief and design for Phase 2, including:

- Provision of c700m² of Teaching space for Access
- c1100m² for Business
- c100m² for English & Maths
- c40m² for Teacher Ed
- c300m² for Counselling
- c230m² Learning Resource
- c130m² of Storage Space
- c100m² for English & Maths
- c360m² Academic Staff
- c 250m² Business Support Space
- c250m² Meeting Spaces
- c250m² Social Space with kitchen / dining space

Identity

Externally the design seeks to continue the quality and design of the external appearance of Phase 1, to give the impression the developments are 'one large facility' - within each phase, different curriculum's are then defined within the overall building envelope.

High Quality/Industry Standard Facilities.

Creation of high quality/industry standard facilities to meet the specific curriculum needs, covering a range of vocational facilities from large open learning and social spaces to smaller lab, classroom and meeting/group work spaces.

Integrated and Efficient

The proposed Phase 2 forms an important part of the wider estate strategy and masterplan for the College, focused on enhancing the quality of the teaching and learning facilities whilst improving space efficiency. A key driver for the proposed location on the campus is therefore the ability to integrate this phase into the wider specialist and support facilities provided as part of Phase 1; building on existing infrastructure and prominence in this area of the City.

Sustainable

A major emphasis of the proposed Phase 2, is our response to the urgent Climate Crisis and 2050 Net Zero target. It is imperative that the new facility reflects this and delivers as an energy efficient and sustainable a facility as possible within the available budget. In particular the emphasis will be on a fabric first approach that will deliver energy /carbon savings whilst maximising value for money. Following the principles of Net Zero will take priority over other initiatives such as BREEAM accreditation.

Value for Money

Providing a cost effective solution that maximises the benefits offered to learners whilst providing robust and effective facilities, with careful consideration of future maintenance and operational liabilities.

Student Experience & Employer Engagement.

Fostering a genuine partnership between educational and industry partners will be a critical aspect to the success of the vision for Phase 1 and Phase 2. It is therefore vitally important that the proposed facilities reflect the emphasis on higher skills and collaborative engagement with employers; creating spaces that support both specialist skills training as well as collaborative/multidisciplinary working and independent study/research.

CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

3.0 PROJECT BRIEF & KEY DESIGN DRIVERS

A Learning Tool

Wherever possible, the design and specification of the new building will provide a learning tool and example of best practice for sustainable engineering and construction for use by the College's wider curriculum students to learn from.

3.4 CURRICULUM REQUIREMENTS

Alongside the specific curriculum requirements, the design of the new teaching block must also support the College's wider strategic estate drivers:

Sustainability/Carbon Reduction

- Supporting the College's aim to reduce energy needs and reduce the Carbon impact of its activities in line with its commitment to supporting the 2050 Net Zero Agenda
- Focusing on low cost 'fabric first' approach to reduce energy requirements, with consideration of more active on-site renewables etc only once other passive and energy efficient systems have been optimised
- Consideration of ways to reduce the carbon impact of the construction process, including reducing site waste and construction traffic

Deliverability & Risk

- Minimising potential disruption to learners during the construction period
- Maintaining the health and safety of learners and staff during the construction period
- Ability to manage/mitigate potential areas of risk which may impact on the above.
- Minimising the impact upon existing external facilities such as Bin Stores, Accessible Parking, Cycle Storage and External Social spaces.

The focus of the project is to maximise the amount of teaching space within the new building. However, the consultation process has also identified a range of support functions required in the proposed new building:

Reception

- Maximise efficiency by utilising the Reception areas within Phase 1 for Phase 2 use (no new reception is proposed for Phase 2).
- Potential flexibility to provide an additional entrance if required in the future.

Connections to Phase 1

- Be able to move fluidly between the two phases so students can utilise all shared facilities
- Where possible, build on the new infrastructure of Phase 1 for building services and College management strategies

WCs

- Toilet provision to be traditional male / female facilities.
- Continue the specification and design of the toilet provisions developed in Phase 1
- Provision of changing places is provided in Phase 1

CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

3.0 PROJECT BRIEF & KEY DESIGN DRIVERS



Phase 2 (left hand side) and Phase 1 (right hand side) - concept design visualisation

CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

4.0 PROJECT BRIEF & KEY DESIGN DRIVERS

3.5 DESIGN CONCEPT

An important part of the masterplan vision has been that, once completed, Phase 1 and 2 of the City Centre could operate as a single campus.

The design concept remains centred around a contemporary re-imagining of the classic collegiate courtyard design, whilst also following the architectural language and arrangements that were created within the Phase 1 building.

This creates a solid urban block that builds up to the pavement edge to maximise the profile and visibility of the new campus, create opportunities to showcase the learning activity and begin to reinstate the urban grain of the area.

The City Centre Phase 2 project contains a variety of teaching accommodation, including general teaching classrooms, PC Suites and science laboratories. However it must also achieve high levels of space efficiency in order to deliver the College's estate rationalisation targets and work within the available budget.

Efficient and Sustainable

A range of options were considered to meet the additional demand, and as such, this proposed project delivers a number of key benefits:

- A simple structural frame to provide a spatially efficient and cost-efficient solution
- Standardised regular structural grid
- Provide flexibility, with its simple form meaning it could be easily converted to suit a range of vocational training needs as required
- Arranged to connect with Phase 1 at Ground Floor as a minimum
- Maintain the access to the Service Yard of Phase 1
- Relocate lost facilities from Phase 1 (by building Phase 2) such as accessible car parking spaces, cycle and refuge storage
- A sense of "what the building is about" on arrival with a subtle differentiation to define the Business School from the Phase 1 Creative Industries building
- Careful consideration has also been given to reducing waste associated with the construction process, eg using standardised cladding panels wherever possible
- Alongside this, in line with the College's aim to reduce the energy demand and carbon footprint of its building service the new facility will utilise sustainable low carbon building services where ever possible – eg LED lighting etc
- Pedestrianised hard landscaping external space & arrival area
- 6 accessible car parking spaces within the Service Yard with agreed usage of adjacent accessible parking bays located on the access road and provided by the adjacent Caltrion development

4.0 CONSULTATION

UCEN
MANCHESTER



CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

4.0 CONSULTATION

4.1 CONSULTATION PROCESS

A structured consultation process has taken place throughout the design process, involving a wide range of both internal and external stakeholders. Where possible, feedback from each meeting has been incorporated into the emerging design proposals.

4.2 INTERNAL CONSULTATION

Consultation with the College has included: *Manchester College/UCEN*. A series of presentations and discussions have been held with the College's leadership and project teams and structured discussions have been held at all stages with representatives of the curriculum and business support teams and the end users to ensure that the brief and emerging designs meet the requirements of the College team at all levels.

4.3 EXTERNAL CONSULTATION

Manchester City Council.

Pre-application discussions have been held with Manchester City Council planning officers on the evolving scheme during 2022.

Key topics discussed included:

- The principle of development, the proposed uses, the layout, relationship to existing buildings and initial massing options;
- The design development, massing, materiality and layouts; and,

- The latest plans as well as approach to wider public realm and other potential planning obligation contributions.
- Proposed environmental strategies and Net Zero Carbon in Operation (Additional Point).

The information presented at these meeting was met positively by officers at Manchester City Council.

Secure by Design/Counter Terrorism

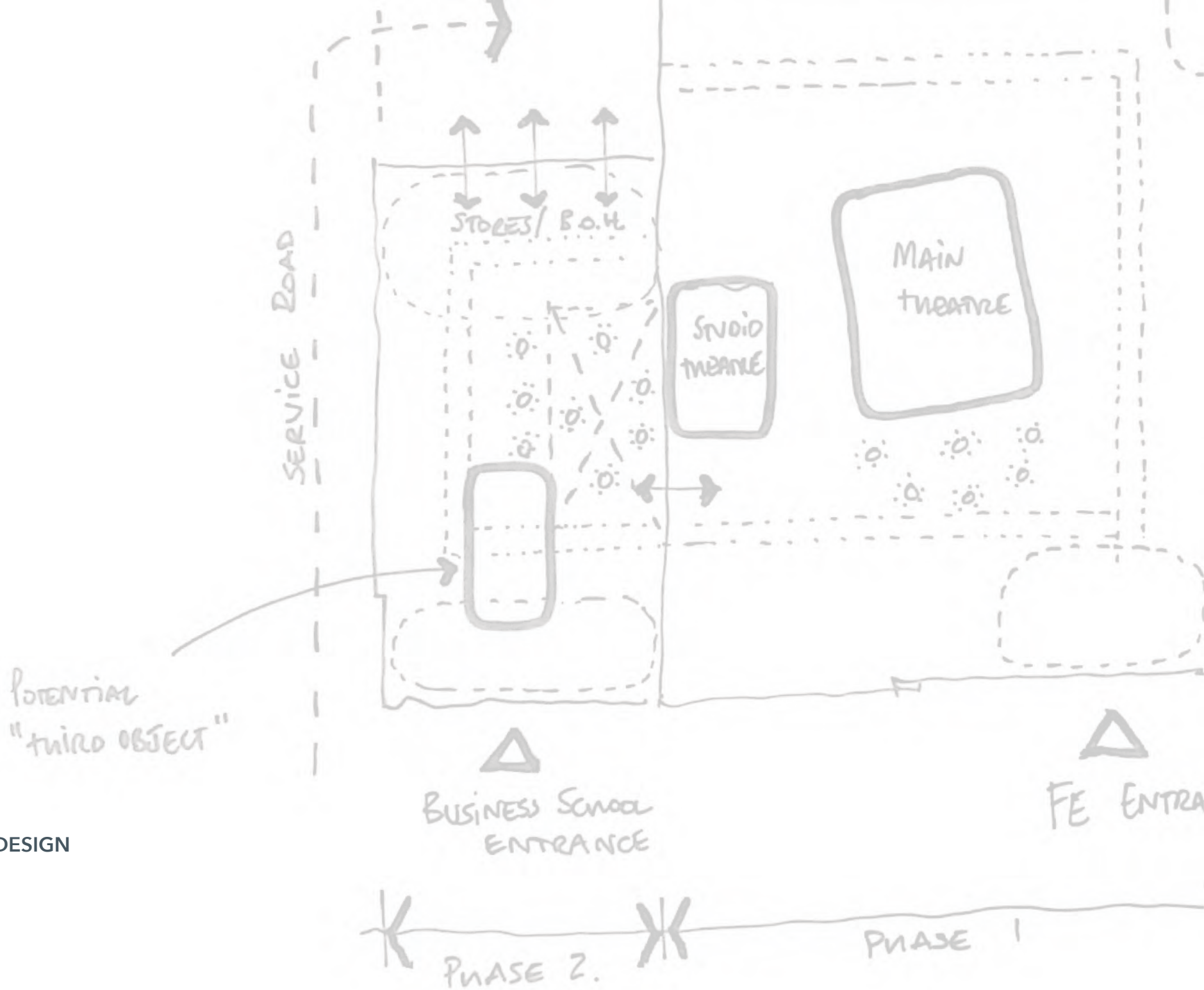
Secure by design/counter terrorism were consulted as part of Phase1. The principles of these meetings have been applied to Phase 2 and include:

- A lockdown plan including secure areas to be developed with the college
- External vehicle protection provided at the main entrances and areas where students may congregate
- Ventilation systems - Access t and control of ventilation / M&E systems to be considered including ability to close down if necessary
- External CCTV provided
- Internal security for night-time locking up. Location of door locks / suiting to be developed
- Zoning of the building security & alarms to be developed to enable out of hour use
- College preferred internal security including types/ locations of door locks/suiting, strategy for night-time locking up etc to be developed.
- Zoning of the building security and alarms to be

developed to enable out of hours use.

5.0

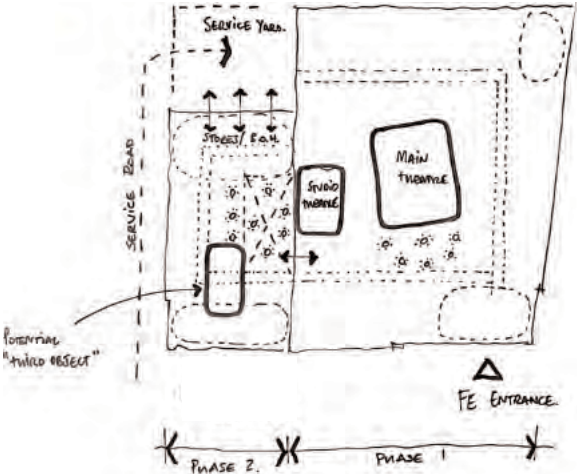
DESIGN





5.1 SUMMARY

GIA	GEA
Level 00 : 1,473	Level 00 : 1,775
Level 01 : 1,358	Level 01 : 1,443
Level 02 : 995	Level 02 : 1,191
Level 03 : 995	Level 03 : 1,097
Level 04 : 995	Level 04 : 1,097
Level RF : 62	Level RF : 85
Total : 5,878m ²	Total : 6,688m ²



CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

5.0 PRELIMINARY DESIGN CONCEPTS

5.2 INTERNAL ARRANGEMENTS & LAYOUTS

Ground Floor

All staff, students and visitors will continue to enter the building through the main entrance at the corner of Great Ducie Street and Trinity Way, and into a double height arrival space. Once through the security barriers, the courtyard atrium acts as a transitional space between Phase 1 and Phase 2, helping to orientate users.

Upon entering the Phase 2 building from the Phase 1 courtyard atrium, users are greeted by generous Circulation, Social and Spill-out spaces, appropriately arranged to cater for the large student influx at key arrival times.

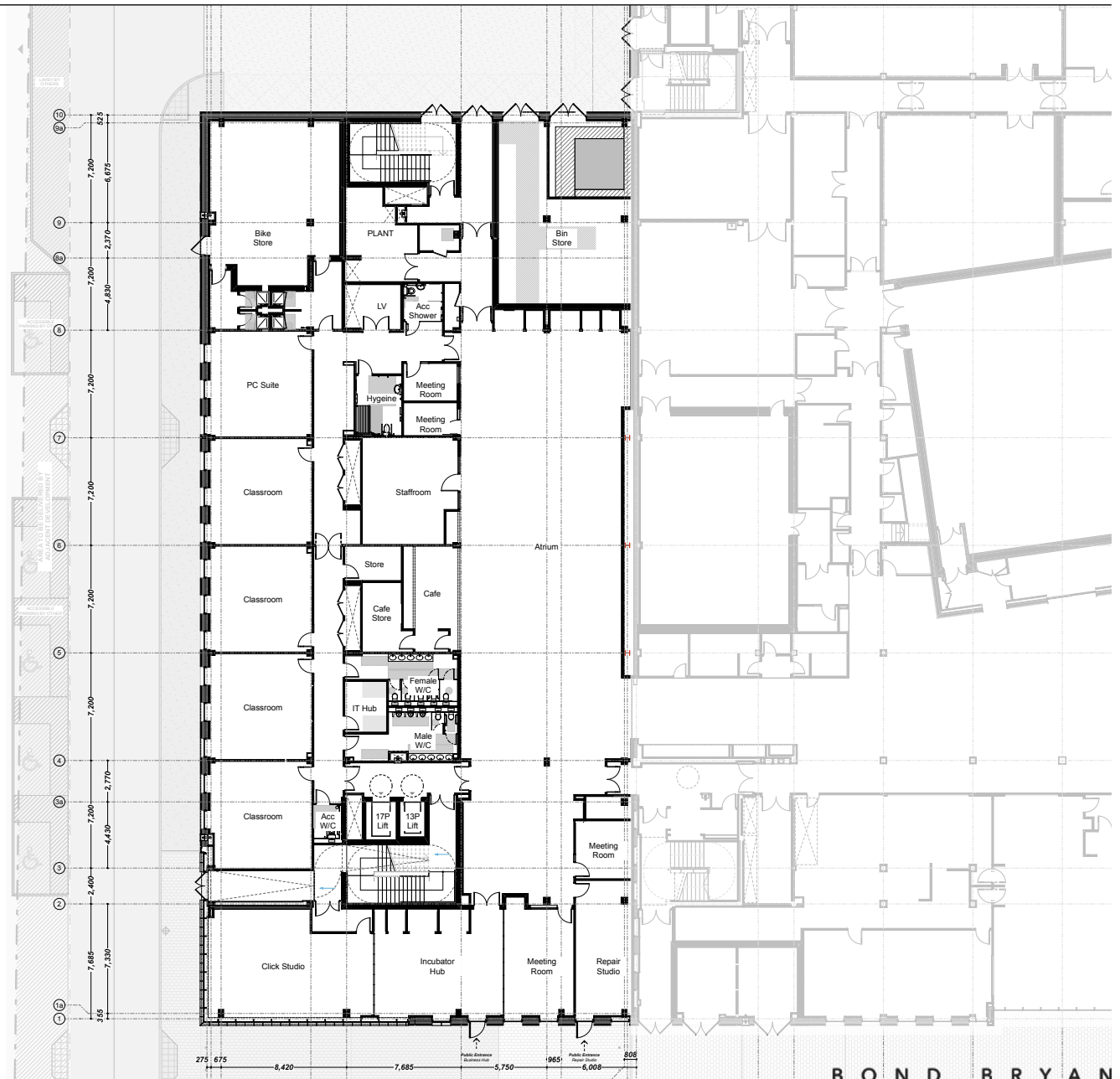
The Social space is a double height atrium, which replicates the natural timber materials used within the Phase 1 courtyard, naturally lit by rooflights above.

The key space at the front of the building is the Business incubator hub and Click Studio, with full height glazing to provide an active frontage and offer good visibility to outside..

Teaching spaces are arranged along the northern side of the building, with ancilliary spaces (containing staffroom, meeting rooms, stores, cafe and toilets) between the social atrium and these teaching spaces.

Two compact staircores with lifts, staircases, building services risers and toilet facilities travel up through the building, and one of them continues to roof level to access building services equipment.

At the rear of the building are the "back of house" facilities, near the external Service Yard, containing cycle & refuge storage, Water and LV switchroom.



5.0 DESIGN

First Floor

The first floor comprises a simple C-shape of learning spaces, with teaching classrooms and PC suites arranged off a central corridor, which are connected at each end by the staircores.

Meeting spaces and staffrooms are clustered together in two key locations, to offer good passive supervision across the whole floor. Some of these spaces overlook the double height social space below, and some encroach into the Phase 1 footprint (as remodelling works).

The FE Learning Resource Centre is positioned in the same location as the Phase 1 LRC, to be remodelled to incorporate an additional quiet study area.

The arrangement of the first floor layout encourages occasional glimpses of the double height social space below, which will help to orientate users and reinforce the building's cohesive identity.

The first floor of the Phase 2 building is connected at two locations to the Phase 1 building, offering good transitional links between the two, with clear circulation routes to forge the two elements together as one.



CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

5.0 DESIGN

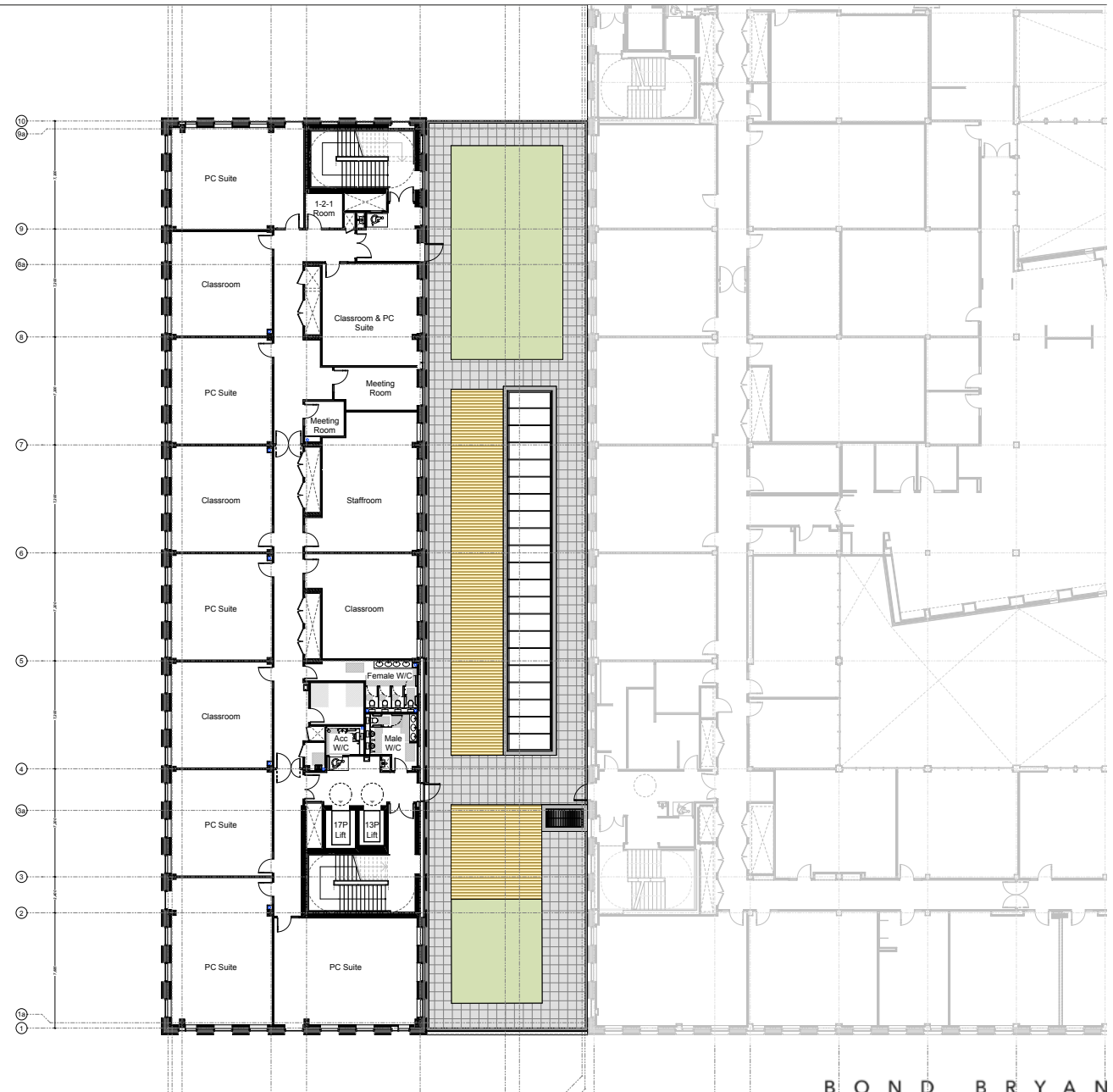
Second Floor

The arrangement of the first floor is generally replicated on each of the storeys above, which will help to orientate users by the recognition of a familiar layout and logical arrangement of spaces.

A central corridor connects the vertical circulation staircores, with a simple arrangement of teaching spaces and PC suites accessed off this corridor.

Staffroom and meeting spaces are located in the centre, between the corridor and the roof above the double height atrium space.

Access to the lower level roof above the double height social space is provided from both staircores, where the external roof terrace can be utilised as an external social space.



CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT**5.0 DESIGN****Third Floor**

The third floor follows the same simple arrangement of teaching classrooms (predominantly PC suites at this level) arranged around a central corridor, which connects to the two staircores.

Staffroom and meeting spaces are arranged together in the centre, offering good visibility and passive supervision.

Fenestration also offers views down to the external roof terrace below.



CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

5.0 DESIGN

Fourth Floor

The fourth floor follows the same familiar arrangement of teaching classrooms arranged around a central corridor, which connects to the two staircores.

Here, larger laboratory spaces are arranged along the complete length of the corridor, with preparation and storage facilities in between; and adjacent teaching classrooms and PC suites.

Staffroom and meeting spaces are arranged together in the centre, offering good visibility and passive supervision across the whole floor.

Fenestration also offers views down to the external roof terrace below.



CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

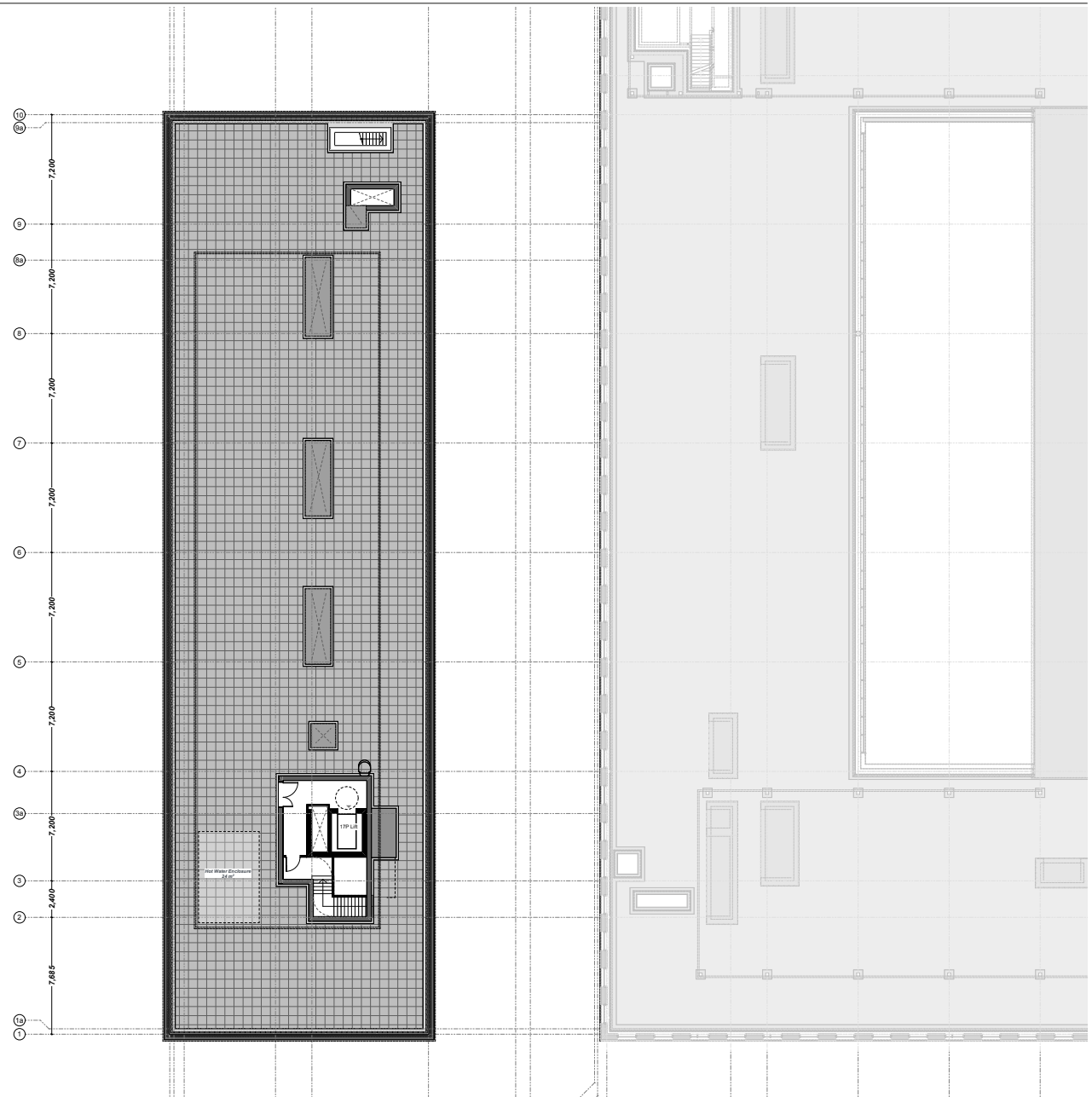
5.0 DESIGN

Roof Level

The staircore towards the front of the building continues up to the roof level, offering both stair and lift access to the roof level, in order to maintain all building services equipment (rooftop plant and photovoltaic systems).

Access to the roof level will be controlled for maintenance purposes only.

Plant areas will be screened by louvred enclosures and a parapet wall will protect maintenance personnel from falls and avoid the need for any mansafe systems.



CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

5.0 DESIGN

5.2 ELEVATION TREATMENT & MATERIALS

It is our intention to follow a similar architectural language that was developed for Phase 1 for Phase 2 to allow the building to feel as though it is one entity. We explored several options for external materials with the college, who requested that the architecture reflect a contemporary and forward-looking appearance and to feel part of Phase 1, but also have its own distinct appearance to this part of the City.

The key design concepts envisaged are:

- Simple palette of materials that reflects the city centre setting.
- Replication of the external palette of Phase 1, comprising brickwork panels, carefully selected locations for glazing, metal panels to windows where required.
- A regular, cost effective and flexible approach that draws on the proportions and architectural language of the area.
- Area of glazing at street level to showcase the curriculum activities as well as mirror the corner cut aways developed as part of Phase 1.



Material Schedule

- Corium Brick Slip panels to all facades - Brick Reveals to Great Ducie Street - Aluminium reveals to remaining elevations
- Expanse of Aluminium Curtain Wall at ground floor to the corner of Great Ducie street and Access Road.
- Modular pattern of Punched full height Aluminium Windows which alternate at different levels.
- Recessed Aluminium cladding joints to create the illusion of a weave pattern within the facade
- Coloured Anodised Aluminium Panels within Curtain wall where required to conceal structure
- Ceramic frit to the Glazing

Phase 2 (left hand side) and Phase 1 (right hand side) -
concept design visualisation

- Glazed Spandrel panels where required to keep the rhythm of the hit and miss weave facade
- Metal PPC Doors
- External Block paving to reflect the existing along Great Ducie Street
- Retention of the existing landscape along Great Ducie street established as part of Phase 1



Proposed west elevation - Great Ducie Street - Phase 2 (left hand side) and Phase 1 (right hand side)



Similar to Phase 1, the elevational design proposes a modular pattern of windows on a brick facade that alternates on each level, with recessed joints between the panel-like elements to enhance the weaved appearance of the facade.

Simple full height vertical windows offer maximum daylight penetration into the teaching spaces, with a modular regular pattern which allows maximum flexibility for future alterations to the internal layouts.

Coloured metallic panels will provide a further layering to the weave pattern of the facade.

For spaces that that don't require daylight, the glazing will be replaced with a spandrel look-alike panel to maintain the simplicity of the regular facade.

Extensive glazed curtain walling at the lower floor will provide a further shopfront for the College (in addition to the Phase 1 glazed entrance spaces), offering views into the building to showcase the performance activities within and animating the streetscape.