



LORETO COLLEGE, MANCHESTER

DESIGN & ACCESS STATEMENT
APRIL 2023





10architect
12 Hilton Street
Manchester
M1 1JF

0161 605 0904
10architect.com

Date
25.04.2023

Revision
A

Comments
i124 - Planning Application Draft

Prep. By
AD

Appr. By
DD

CONTENTS

1.0	Introduction	5	3.11	3D Views	27	10.0	Appendix	61
1.1	Statement	6				10.1	Site Location Plan	62
1.2	Application for Planning Permission	6	4.0	St Vincent’s	32	10.2	Existing Site Plan	63
1.3	Project Context	6	4.1	Demolition of St Vincent’s	33	10.3	Topographical Survey	64
1.4	Planning History	7	4.2	Design Proposal	34	10.4	Proposed Site Plan	65
1.5	Project Team	7				10.5	Proposed Plans	66
1.6	Layout	7	5.0	Access	37	10.6	Proposed Elevations	69
			5.1	Vehicle & Transport Access	38	10.7	Proposed Sections	71
2.0	Site & Project Outline	9	5.2	Car Parking	38	10.8	Proposed Streetscape	72
2.1	Site History	10	5.3	Refuse & Recycling	39			
2.2	Wider Site History	11	5.4	Part M Compliance	39			
2.3	Existing Site Photographs	12						
2.4	Site Analysis & Constraints	13	6.0	Landscape Design	41			
2.5	S257: Stopping Up Order	14	6.1	Existing Landscaping	42			
			6.2	Landscape Design	43			
3.0	Design	17	6.3	Landscape Phasing	44			
3.1	Project Description	18	6.4	Landscape Precedents	45			
3.2	Scale	18	6.5	Proposed Fencing	46			
3.3	Demolition of the Probation Office	19						
3.4	Materiality	20	7.0	Sustainability	48			
3.5	Proposed Plans	21	7.1	Sustainability Summary	49			
3.6	Axonometric Layout Views	22						
3.7	Appearance	23	8.0	Lower GIFA Option	51			
3.8	Proposed Elevations	23	8.1	Lower GIFA Option	52			
3.9	Precedent Images	25	9.0	Conclusion	58			
3.10	Proposed Streetscapes	26	9.1	Conclusion	59			

1.0 INTRODUCTION

1.1 STATEMENT

This Design and Access Statement forms part of an application for Full Planning Permission compiled and submitted to Manchester City Council by 10architect Ltd. on behalf of the client, Loreto College, Chichester Road South, Manchester, M15 5PB.

1.2 APPLICATION FOR PLANNING PERMISSION

The proposed application is for the construction of a three-storey Class D1 (Non-residential institution) 20no. classroom teaching block, including an assembly space, study centre, staff rooms and WC provisions.

1.3 PROJECT CONTEXT

The 0.93Ha application site is located on the land adjacent to the south of Loreto College and is enclosed by Chichester Road South, Moss Lane West, Tamworth Street and Maher Gardens. Throughout this Design and Access Statement, this area is referred to as ‘the site’.

The existing building on the site, a single-storey brick office building, was formerly used as a probation office until May 2021. To date, the building remains unoccupied.

The proposal involves the demolition of the former probation office, the partial demolition of the St Vincent’s building, the construction of a new three-storey teaching block with associated car park and landscaping works.

A planning application for the erection of 161 dwellings (Class C3) and 190sqm of commercial floor space (Class E/F2) with vehicular access from

Bold St and Maher Gardens has been submitted to Trafford Council on 16.09.22. (Application reference PP-11507509). The proposed development area can be seen in yellow on the map to the right.



- Key**
-  Ownership Boundary
 -  Application Site Boundary
 -  Trafford Housing Trust Area

Surrounding Context

1.4 PLANNING HISTORY

Pre-application Meeting

A pre-application meeting with Manchester City Council took place on 8th February 2023. Manchester City Council were generally supportive of the proposed development.

Application Site

The current building on site was granted Planning Permission on 18th February 1988 (*Reference: H/26405*) and was used as a probation office until May 2021.

Wider College Campus

Planning history on the wider college campus consists of a number of applications ranging in complexity from the erection of the Ball Building to the siting of temporary classroom accommodation, to the extension to a Grade II listed former chapel, of which all applications were approved with conditions. The following applications and references have been applied for on the site within the last fifteen years:

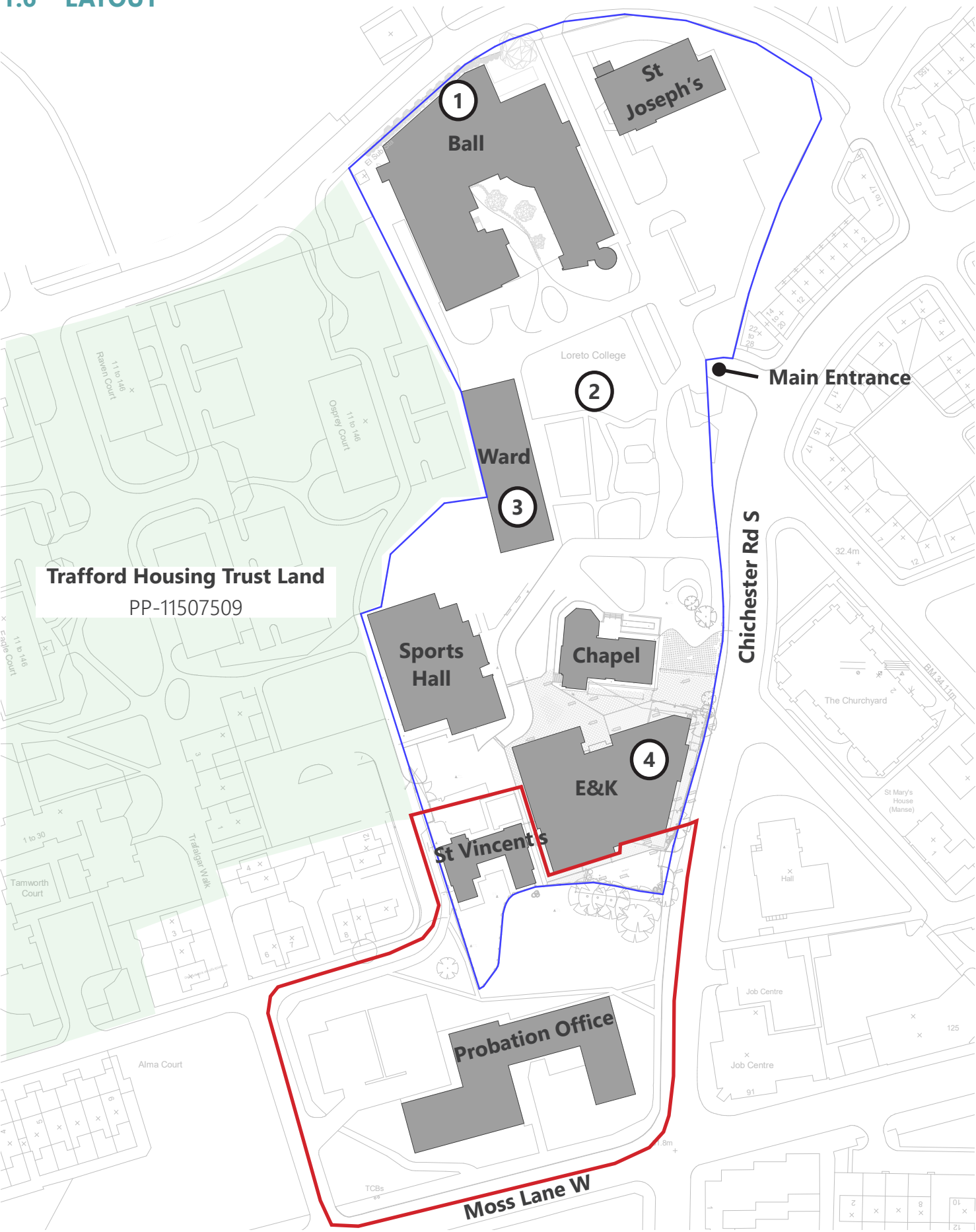
- 1. *Ref. No: 126016/FO/2020* Erection of a single storey dining room extension to the north elevation of Ball Building along with associated landscaping.
- 2. *Ref. No: 126744/FO/2020** Erection of 9 No. temporary classrooms, consisting of 1 No. single classroom, 2 No. double classrooms and 1 No. double stacked double classroom with associated works for a period of 3 years.
- 3. *Ref. No: 103608/FO/2013/S1* Erection of three-storey teaching facility with associated external car parking and hard and soft landscaping.

- 4. *Ref No: 103608/FO/2008/S1* Erection of a five storey building to form additional teaching accommodation and refectory with associated landscaping.

1.5 PROJECT TEAM

Client: Loreto College
Project Manager: AA Projects
Employer’s Agent: 10architect
Architect: 10architect
Planning: 10architect
Structural/Civil Engineer: WML Consulting
MEP Engineer: Waterman Building Services
Travel Consultant: SK Transport
Ecology/Arboricultural: Arbtech
Section 257 Planning Consultant: P4 Planning
Topographical: Survey Operations

1.6 LAYOUT



2.0 SITE & PROJECT OUTLINE

2.1 SITE HISTORY

As can be seen in the maps from 1889 and 1949⁴, much like the surrounding area, the site was once built up with dense terraced housing. Norfolk Street ran through the site and as seen in 1889, both Moss Lane W and Chichester Road were tramways. These tramways were removed by 1949.

At some point between 1949 and 1977, the site was cleared of all buildings and Norfolk street was stopped-up, evident from the right-most map⁴ seen below. Pedestrian footpaths were are illustrated by 1977, which remain on the site today. These footpaths

are subject to a separate Section 257 Stopping Up Application in order to be extinguished.

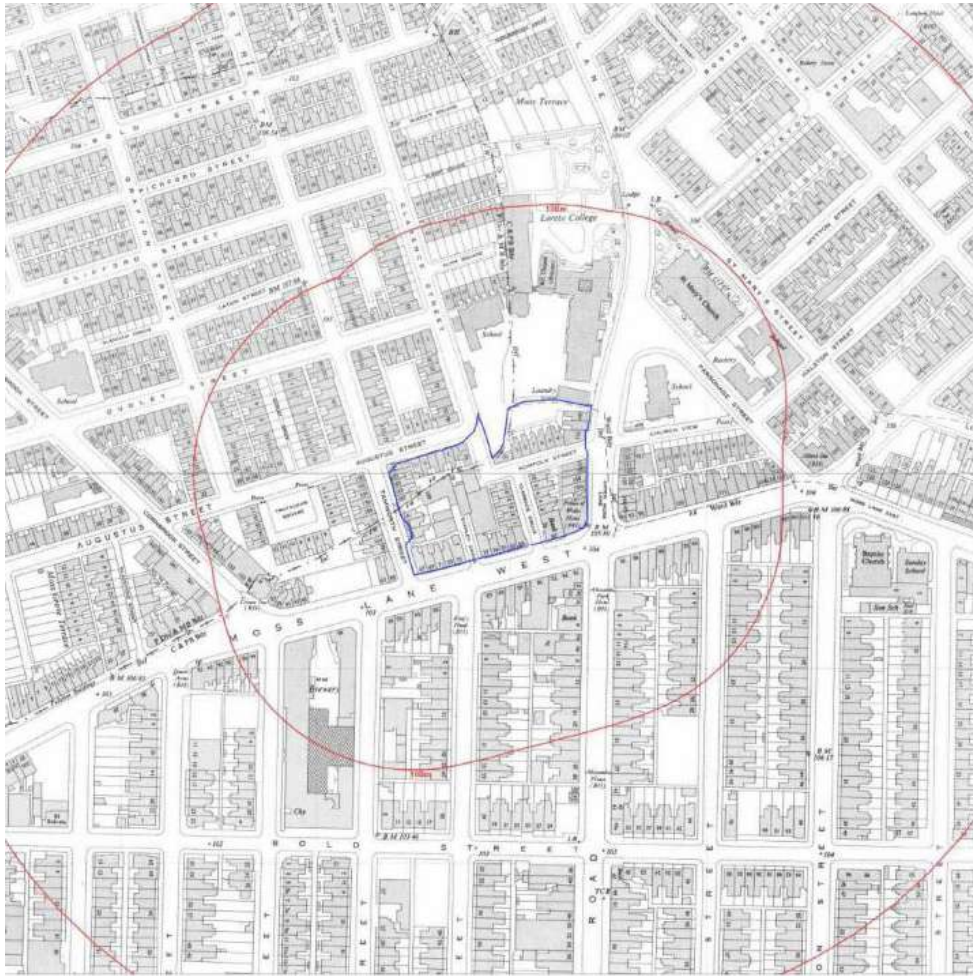
The existing site contains a single-storey brick building (formerly used as a probation office), car parking provision with vehicular access from Tamworth Street, grassed areas and the aforementioned footpaths.

The current building on site was granted Planning Permission on 18th February 1988 (*Reference: H/26405*) and was used as a probation office until

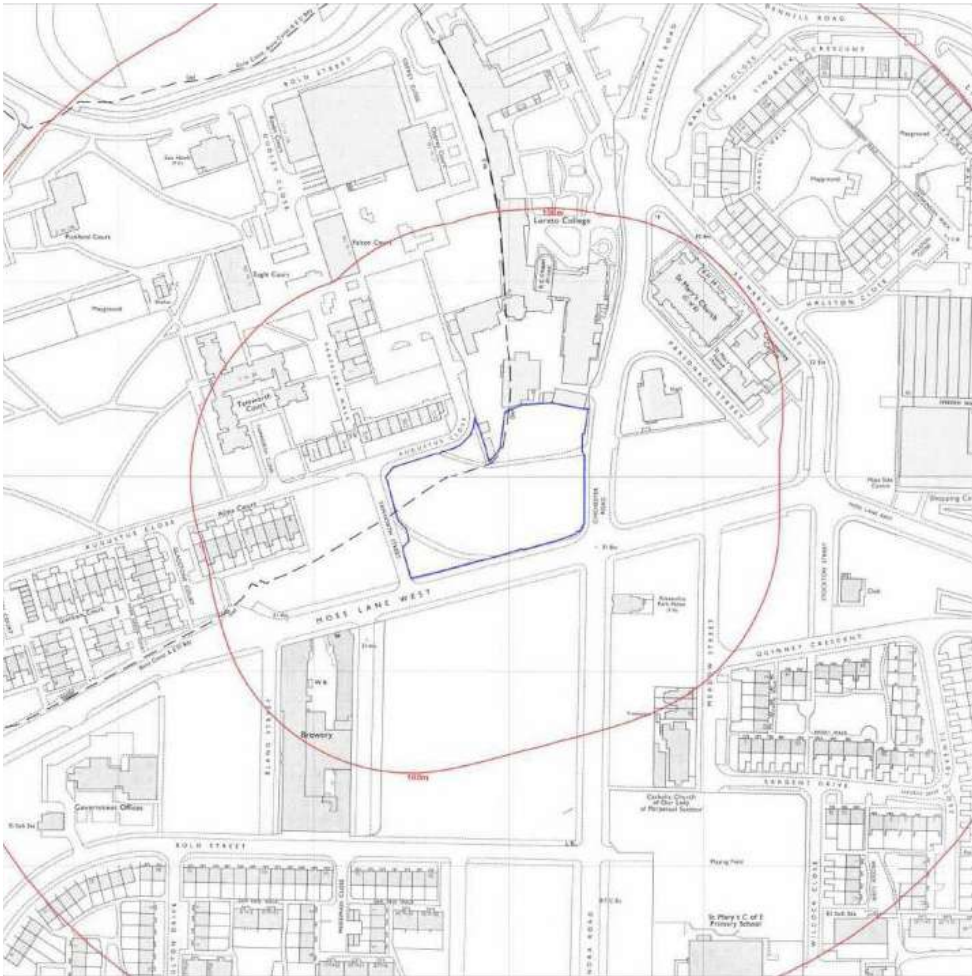
May 2021. Since then, the building has remained vacant, however there are currently squatters residing within the building.



1889



1949



1977

⁴All maps on this page have been taken from WML Consulting Phase 1 Desk Study (February 2023).

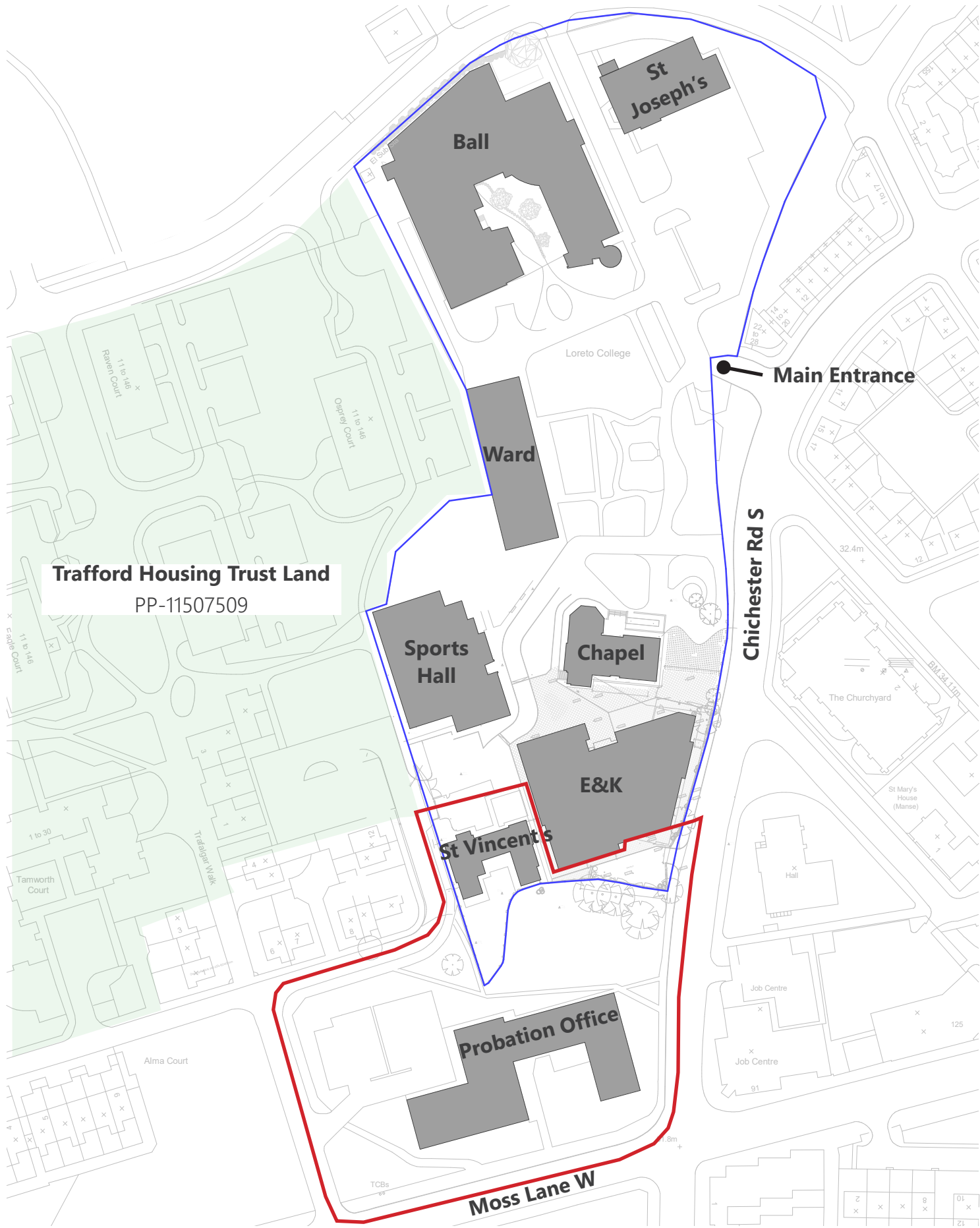
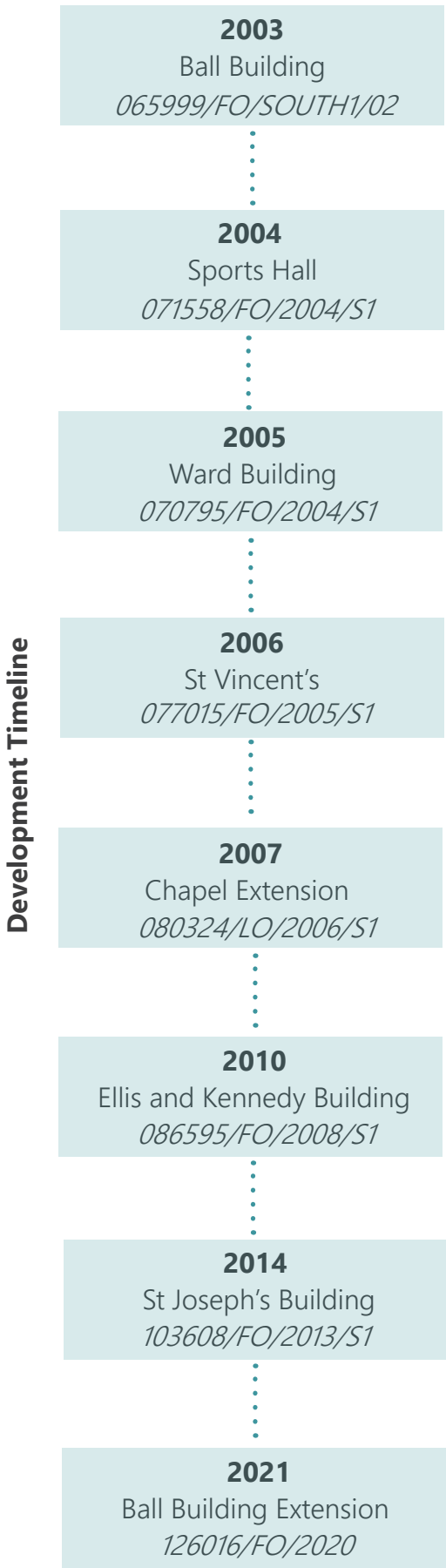
2.2 WIDER SITE HISTORY

Loreto is a co-educational sixth form college (16-19) in the Hulme district of the City of Manchester, and is a non-selective provider which exists primarily to cater for the needs of young Catholics, but which also caters for young people of different faiths whose beliefs are consonant with their key values of Freedom, Justice, Sincerity, Truth and Joy.

The key values derive from the educational philosophy of Mary Ward, a sixteenth century Englishwoman, who founded the Institute of the Blessed Virgin Mary, the order of nuns who started the college in 1851.

The college is on the western edge of the Manchester City Council’s ward, with part of the campus sitting within the Trafford Council boundary. It is accessed to the East of the campus via Chichester Road South from Princess Road (A5103).

The college campus was redeveloped from 2002 to 2014, when the main buildings on the site were constructed. A timeline of this development can be seen to the right.



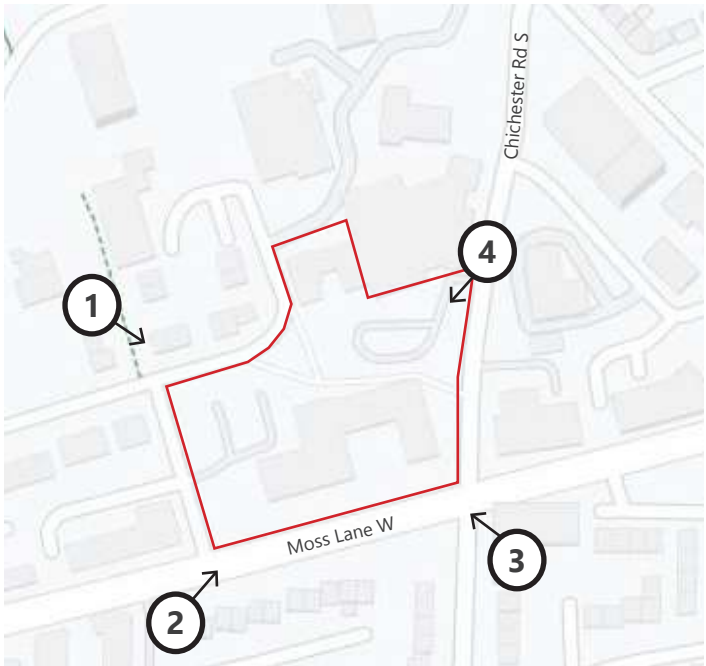
2.3 EXISTING SITE PHOTOGRAPHS



1. North-West View to Adjacent Site



2. South-West View to Adjacent Site



Plan Key



3. South-East View to Adjacent Site



4. North-East View Adjacent Site

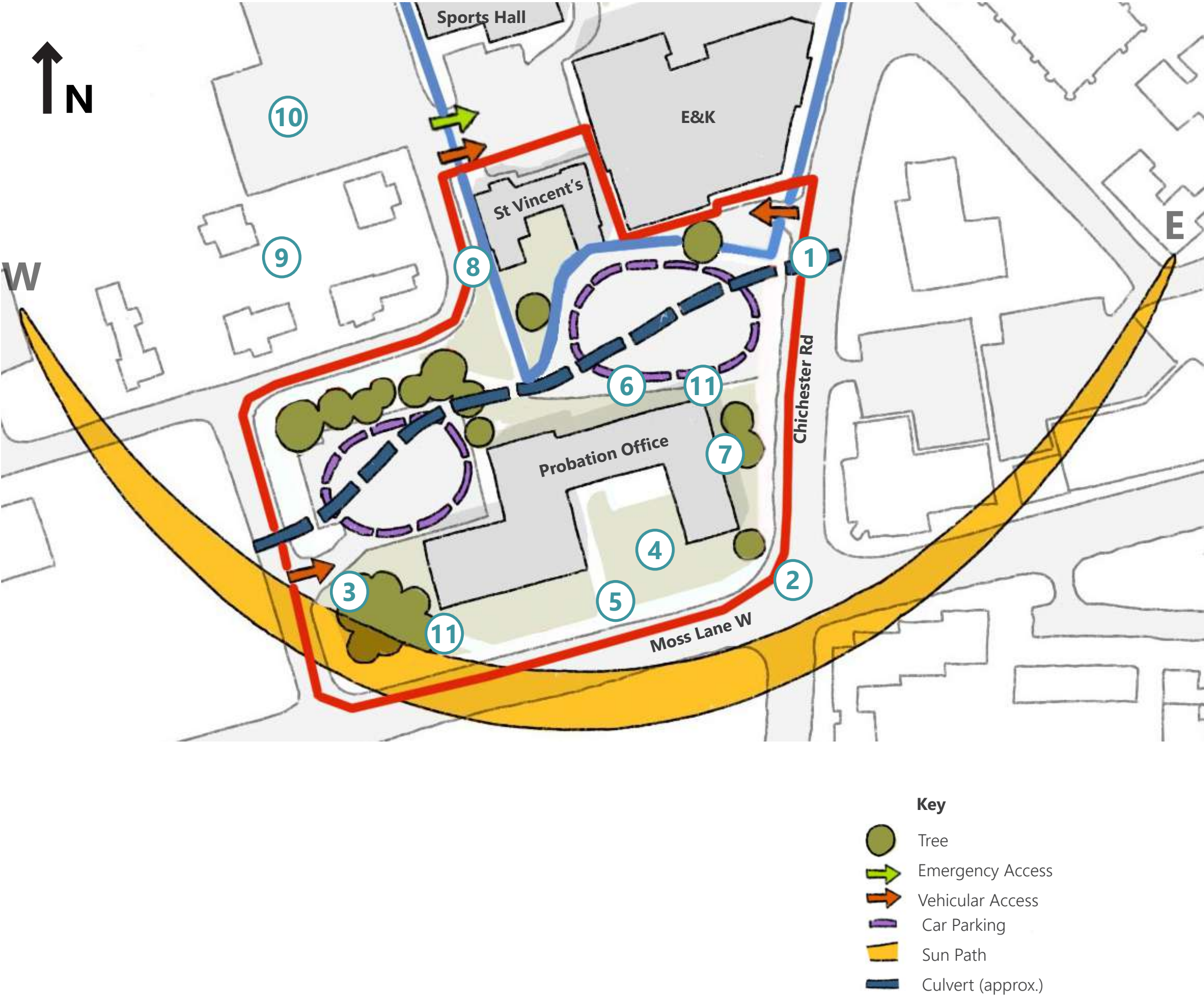
Images on this page are taken from Google Maps.

2.4 SITE ANALYSIS

The application site is approximately 0.93Ha and currently located on the site is a 1210sqm single storey brick building. It is enclosed by Chichester Road South, Moss Lane West, Tamworth Street and Maher Gardens. It is owned by the Manchester City Council and was leased to the Ministry of Justice until May 2021.

Key site observations:

- 1. The Cornbrook culvert runs across the site with an easement and restricting development over and within 7m of it.
- 2. The majority of the noise pollution comes from the south (Moss Lane West) and east (Chichester Road South) directions, due to the traffic noise from the roads. Open boundary will need to be enclosed once land acquired.
- 3. Existing mature trees located to western boundary.
- 4. The site does not suffer from overshadowing.
- 5. Surface water flooding classified low/very low.
- 6. The site sits above the Manchester and East Cheshire Permo-Triassic Sandstone aquifer.
- 7. The site is not located within a conservation area.
- 8. Trafford/Manchester ward boundary runs along Maher Gardens and Tamworth Street.
- 9. The park area bound by Maher Gardens and Chorlton Road has been classified as a Priority Area for Regeneration (UDP-H10 Old Trafford).
- 10. A planning application for the erection of 161 dwellings (Class C3) and 190sqm of commercial floor space (Class E/F2) with vehicular access from Bold St and Maher Gardens has been submitted to Trafford Council on 16.09.22. (Application reference PP-11507509).
- 11. Two public rights of way on the site (see Section 2.5 for S257 Stopping Up Order information).



2.5 S257: STOPPING UP ORDER

Following the acquisition of the adjacent land, Loreto require to extend their secure boundary to incorporate this area ensuring the continued safe guarding of their students. To achieve this, a Section 257 application will be submitted in parallel to the wider development planning application.

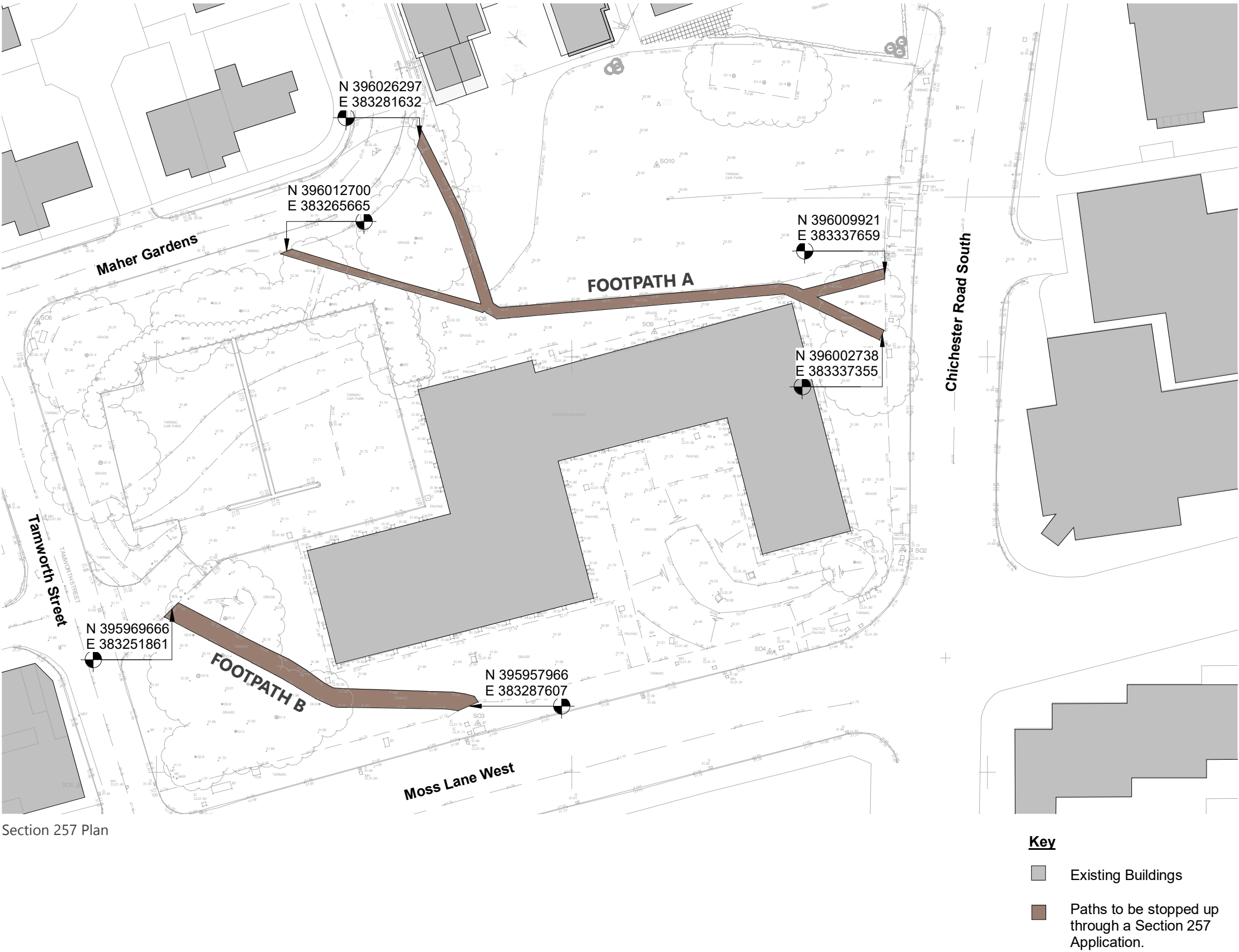
The S257 application will apply for a stopping-up order for two unlit, unsurfaced and unmaintained cut-through paths, one between the Probation Office and one cutting the corner from Tamworth Street to Moss Lane West. These paths are not contained on Manchester City Council’s definitive footpaths list, however, due to continued use ove 20 years, the council has determined that these footpaths are ‘deemed dedicated’.

Alternative routes utilise the existing lit, council maintained pedestrian pavements along Chichester Road South, Moss Lane West and Tamworth Street remain available for the public. The extinguishment of these footpaths would not prejudice the local communityand other highways users to access services and amenities in this area.

Criminal, anti-social and intimidating behaviour on the northern-most cut-through is recorded by Loreto. The safety of students attending Loreto is paramount to the college.

A crime impact statement has been compiled by GMP, which is supportive of this application. A copy is included within the planning application documents.

Temporary closure of these footpaths will be required during the construction period, in order to allow this development.



3.0 DESIGN

3.1 PROJECT DESCRIPTION

The proposed application is for the construction of a three-storey Class D1 (Non-residential institution) 20no. classroom teaching block, including an assembly space, study centre, staff rooms and WC provisions.

The enabling works prior to the construction of the teaching block involves the demolition of the existing single-storey former probation office.

Then, the partial demolition of the St Vincent’s building will allow for a new ‘grab and go’ facility for students. It will also increase the width between St Vincent’s and the E&K building, encouraging student flow to the new campus extension.

The proposed landscaping, delivered over several phases, will create outdoor ‘zones’ for students, including outdoor dining areas, a performance area and social areas. Planting areas have been designed throughout and the development will require the felling of 3no. category B/C type trees. These trees will be replaced on a two-for-one basis.

Works to the existing car parks will reconfigure and resurface the existing provisions and add a new, secure vehicular access point into the campus from Tamworth Street. The access point from Chichester Road South will remain in place.

3.2 SCALE

At Ground Floor Level (GFL), the Gross Internal Floor Area (GIFA) is 812.0sqm.

At First Floor Level (FFL), the Gross Internal Floor Area (GIFA) is 634.9sqm.

At Second Floor Level (2FL), the Gross Internal Floor Area (GIFA) is 782.1sqm.

The total GIFA is 2,229sqm.

The overall height of the building is 13.58m. The closest residential buildings range from 2no. to 4no. storeys in height (6-12m based on 3m storey heights). The Ellis and Kennedy building (086595/FO/2008/S1) is 5no. storeys at 22.1m high.

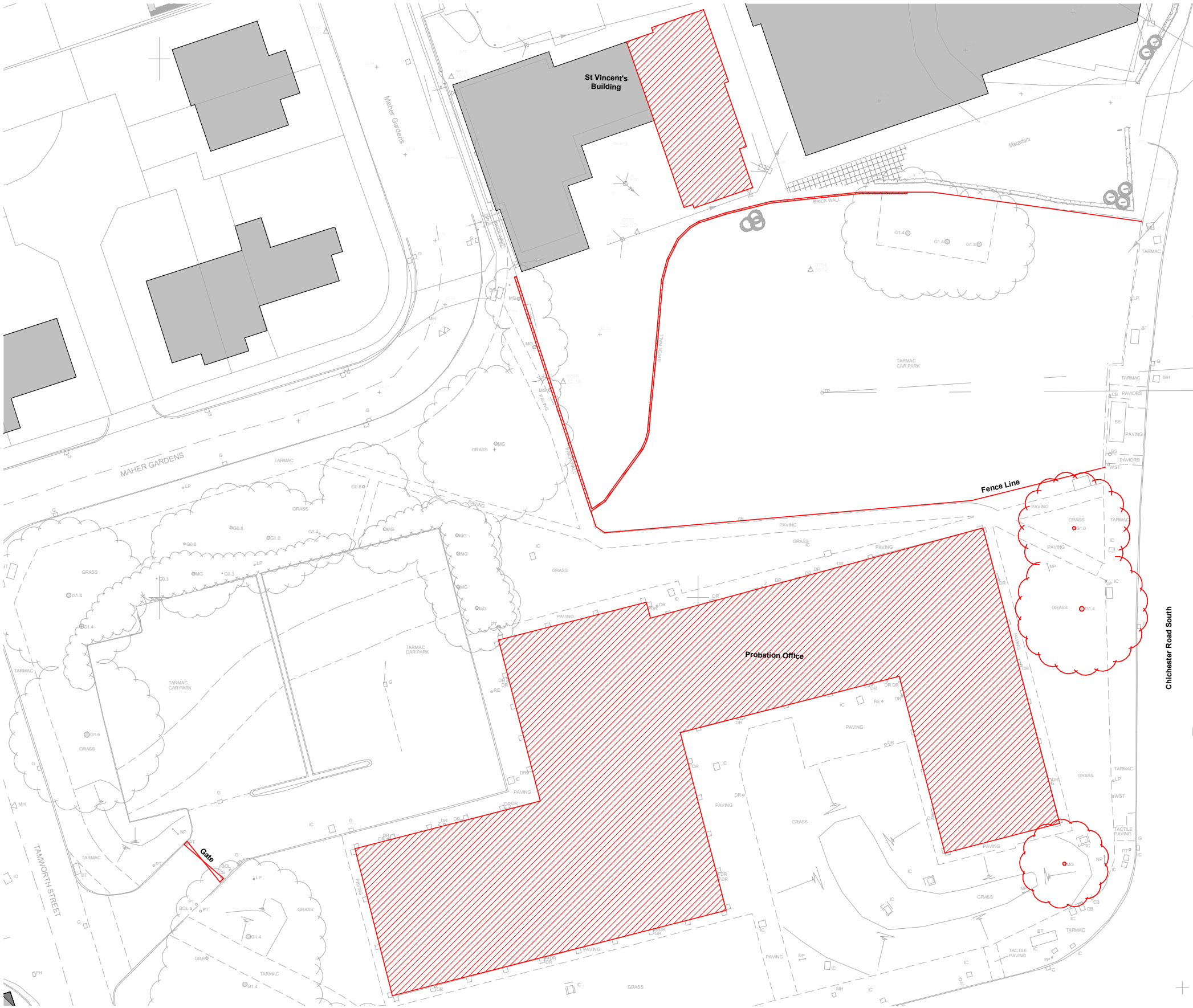


3.3 DEMOLITION OF THE PROBATION BUILDING

To allow construction of the new-build teaching block, the existing probation office building currently located on the site will be demolished in its entirety.

The brick wall which defines Loreto’s ownership boundary to the south will be demolished to allow for the proposed landscaping works, as will a section of the metal fencing to the south of the E&K car park.

Also seen on this diagram is the extent of the demolition of the St Vincent’s building. This is developed in more detail within the next section (4.0 St Vincent’s).



Demolition Plan

3.4 MATERIALITY

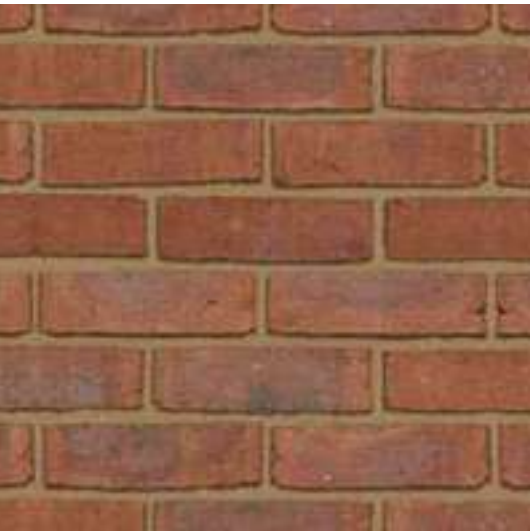
EXISTING MATERIALS ON SITE

PRECEDENT MATERIALS

Brick | Slate Roof



Brick | Recessed Details



WALLS AND ROOF

UPVC Windows | Fascias



Aluminium Curtain walling | Solar Shading



GLAZING

Grass | Concrete | Slabs



Paving | Street Furniture | Timber Canopy



LANDSCAPING