

Design & Access Statement.

Xaverian College,
Rusholme, Greater Manchester

Rev. P01
March 2023

St Edward's Site - Temporary Classrooms

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1 Introduction.

1.1 Executive Summary.

This document is submitted to the planning department as supporting information for the Full Planning Application for temporary classrooms to support Xaverian College. It outlines the key principles underlying the design to date and the development proposal.

The application is being made on behalf of the Applicant, Xaverian Sixth Form College.

This document has been prepared in line with the principles set out in CABE's 'Design & Access Statements, How to Write, Read and Use Them'.

This document should be read in conjunction with the corresponding application drawings along with additional documents, which also form part of the planning application.

1.2 Introduction & Proposal.

Demographic growth, as identified through the Greater Manchester Area Review, means that Xaverian College can reasonably expect moderate growth to pupil numbers. Throughout the years, many buildings at Xaverian College have been adapted, reconfigured or remodelled to provide high quality teaching facilities. A number of historic buildings, whose original purpose was not for teaching as such, have been adapted but some are limiting the college to smaller class sizes in residential scale rooms. In order to meet the requirements of future pupil numbers, expansion is required.

The St Edwards R.C. Church sits on the adjacent site to Xaverian College and the relationship between these two neighbours is a good one. The Church building and site is owned by the Diocese of Salford and they have recently received approval to demolish some of the ancillary buildings on their site. Approval details for the demolition of the Parish Hall are within 126736/FO/2020. This new vacant area has been given to the college to house a block of temporary general teaching classrooms in a portacabin style facility to enable future development of Xaverian College campus.

1.3 Project Overview.

Located on the site adjacent to the existing Xaverian College, an area of the St Edward's Church site has been made available for temporary classrooms due to the approved demolition of the St Edward's Parish Hall. The inclusion of a new temporary classroom block for the college will enable a higher quality learning environment to be provided for the students at Xaverian College. This will create the opportunity for the college to deliver the changing curriculum requirements to meet the needs of the pupils and help them to reach their full potential.

The proposed two-storey temporary teaching block is designed in a linear 'L' shaped block. This is demonstrated in the plans later in this document.

1.4 Applicant & Design Team.

Applicant:

- Xaverian Sixth Form College

End User:

- Xaverian Sixth Form College

Appointed Contractor:

- Kilhey Consulting

Design Team:

- Pozzoni Architecture - Architect
- Kilhey Consulting - PM and Cost Management
- P4 Planning - Planning Consultant
- Sibcas - Temporary Classroom Provider

2 Analysis.

2.1 Location.

The site is located on Thurloe Street, Rusholme, Manchester, M14 5SG. The site is adjacent to the existing Xaverian College, sharing the same north and eastern boundaries. South of Manchester City Centre, the site is located a short walk from Wilmslow Road which is a main bus and vehicular route into the city centre and towards the Universities of Manchester. The whole site sits within the Victoria Park Conservation Area.

- St Edward's Site (application site)
- Xaverian Sixth Form College



Site location (Not To Scale [NTS])



2.2 Adjacent Uses.

The site is situated off a main vehicular route into Manchester City Centre, in an area of commercial / mixed use. Known as the Manchester 'Curry Mile', the vehicular route, Wilmslow Road, to the west of the site includes an abundance of cafés, shops, restaurants and businesses. The Xaverian College borders the site to the north and east boundary and is an education campus. The current site use is as a place of worship which is to be partially retained within the proposals. Surrounding this is residential.

Indicative site boundary shown in red.

- Residential
- Recreational / Open Space
- Commercial / Mixed Use
- Education
- Place of Worship



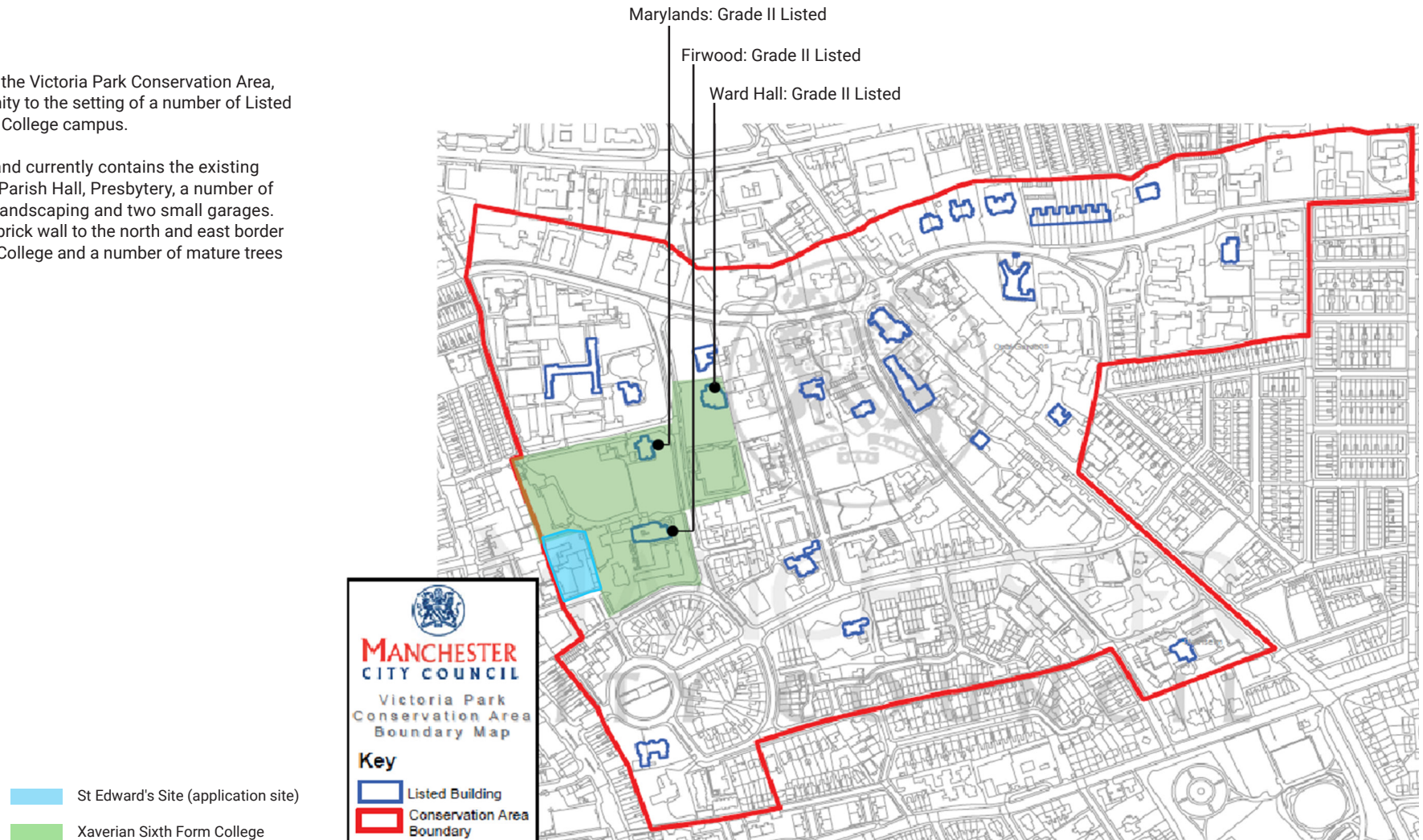
Existing adjacent site uses (NTS)



2.3 Site Constraints.

The whole site sits within the Victoria Park Conservation Area, and is within close proximity to the setting of a number of Listed Buildings on the Xaverian College campus.

The site is relatively flat and currently contains the existing St Edward's R.C. Church, Parish Hall, Presbytery, a number of car parking spaces, soft landscaping and two small garages. The site is enclosed by a brick wall to the north and east border shared with the Xaverian College and a number of mature trees along the north boundary.



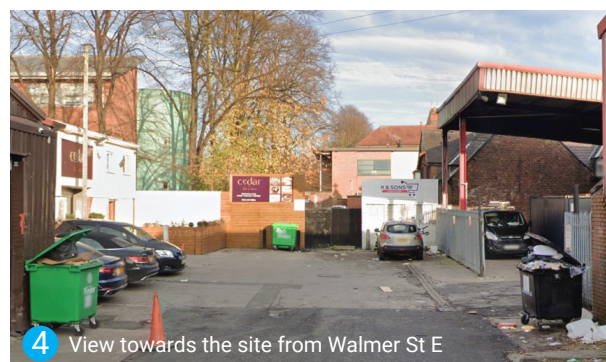
Victoria Park Conservation Area (source: Manchester City Council, 2018) (NTS)



2.4 Existing Site Photographs.



Site view locations (NTS)



3 Brief.

3.1 Statement of Need.

Capacity Statement, provided by Xaverian College.

The College has, in recent years, looked at a variety of options to enable modest growth in student numbers with a prediction (made in 2018) of a total College population of 2475 by 2025. Working to gradually increase capacity, in September 2021 the College opened the 8 classroom Teresa Quinn building. However, a very healthy enrolment in 2021 meant that the College needed to continue to address capacity constraints and temporary classrooms were installed during the summer of 2022. In autumn 2021 the College was made aware of significant demographic growth across the Greater Manchester region indicating that the College could expect a student population of between 2842 and 2899 in the 2022/23 academic year rising to a projected figure of 3120 in 2028/29. As of September 23rd 2022, the College had a student population of 2915.

Xaverian attracts students from across the Greater Manchester region, with around 62% of current students residing in the City of Manchester. The vast majority of young people attending Xaverian come from the most economically deprived areas of both the city and the Greater Manchester region.

Growth in subject areas has been across the entire curriculum offer with the most significant increases being in STEM. Since 2018 the number of students studying a STEM subject has increased by 44%. The summer of 2022 saw 13% of Xaverian students gaining a university place, facilitating a progression path to an allied health career. The College is committed to ensuring the education it provides to the young people of Greater Manchester matches the employment and skills needs of the region.



Marylands Building at Xaverian (Grade II Listed)



Xaverian College Green

3.2 Brief.

The initial brief was provided to Pozzoni by Xaverian College following a capacity and curriculum analysis exercise carried out by AA Projects on behalf of the College. The proposed brief requires a new temporary teaching block for the college to use for general teaching to enable future expansion and / or refurbishment of existing teaching facilities on campus.



Xaverian College Campus and proposed site boundary (NTS)

— Indicative boundary of St Edward's site

- | | | |
|---|---|--|
| <ol style="list-style-type: none"> 1. Estate Workshop / Gatehouse
<i>Staff spaces</i> 2. Sunbury
<i>RE (Pastoral)</i> 3. Xavier
<i>Science</i>
<i>Lecture Theatre</i> 4. Firwood (Grade II Listed)
<i>General Teaching (main block)</i>
<i>Admin Spaces</i>
<i>Social / Dining & associated kitchens.</i>
<i>Chapel</i> | <ol style="list-style-type: none"> 5. Ryken
<i>General Teaching</i>
<i>Main Reception</i>
<i>LRC (Library)</i> 6. Mayfield
<i>General Teaching</i> 7. Theresa Quinn
<i>General Teaching</i> 8. The Pavilion
<i>Social / Dining</i> 9. Marylands (Grade II Listed)
<i>General Teaching</i> | <ol style="list-style-type: none"> 10. Ward Hall (Grade II Listed)
<i>Art / DT / Graphics</i> 11. Birtles
<i>Main Hall / Exams</i>
<i>Performing Arts</i>
<i>Sport</i> |
|---|---|--|

4 Use.

4.1 Use Category.

This application is for the proposed construction of a two-storey temporary education building: Learning & Non-Residential Institution (Class F1a Use: Provision of Education).

The proposed site is currently owned by the Diocese of Salford and occupied by the St Edward's R.C. Church, Parish Hall, Presbytery, associated parking and two garages.

Typical college hours are from 08:30 - 16:30 Monday to Friday.

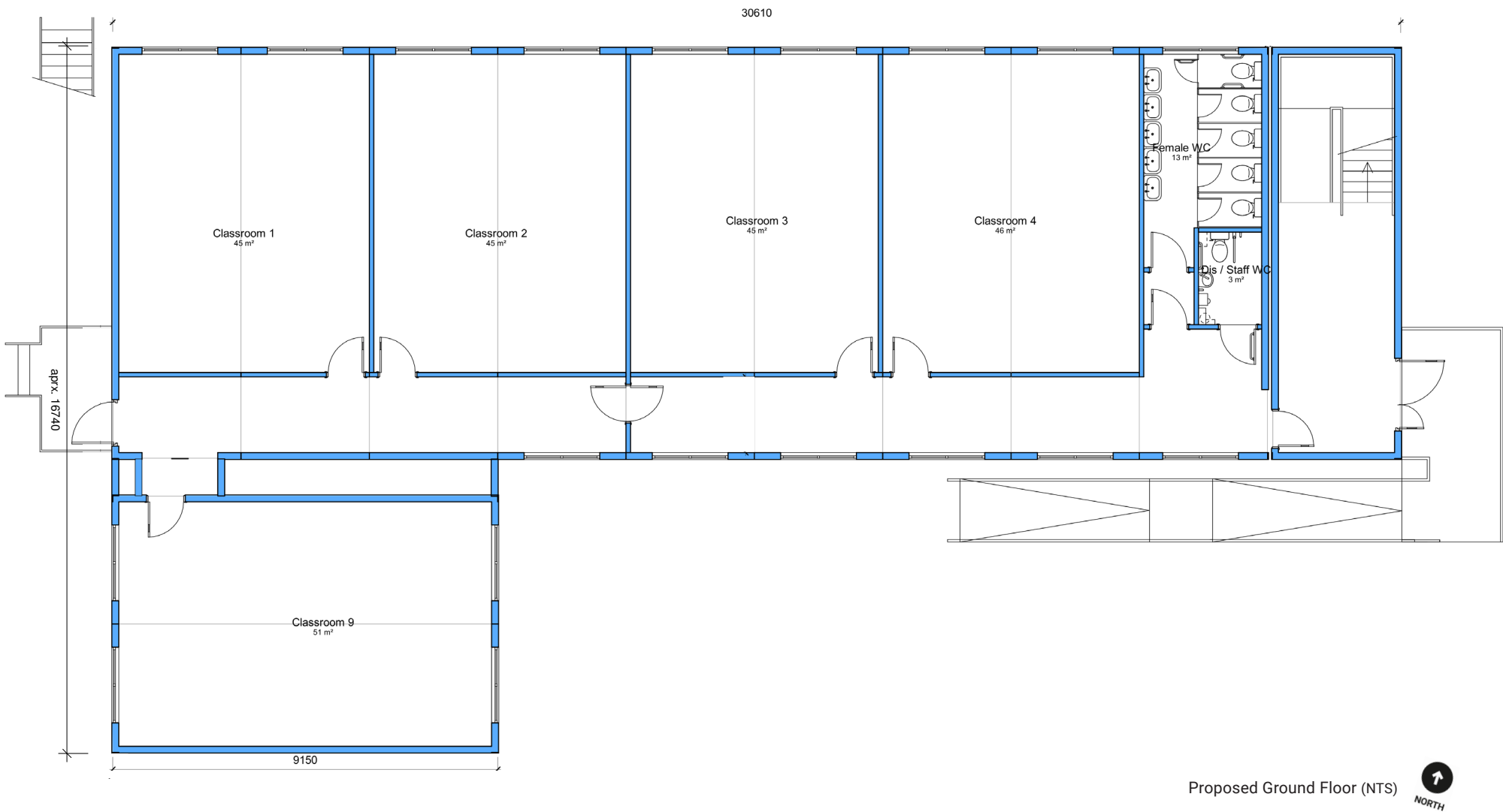
5 Amount.

5.1 Amount.

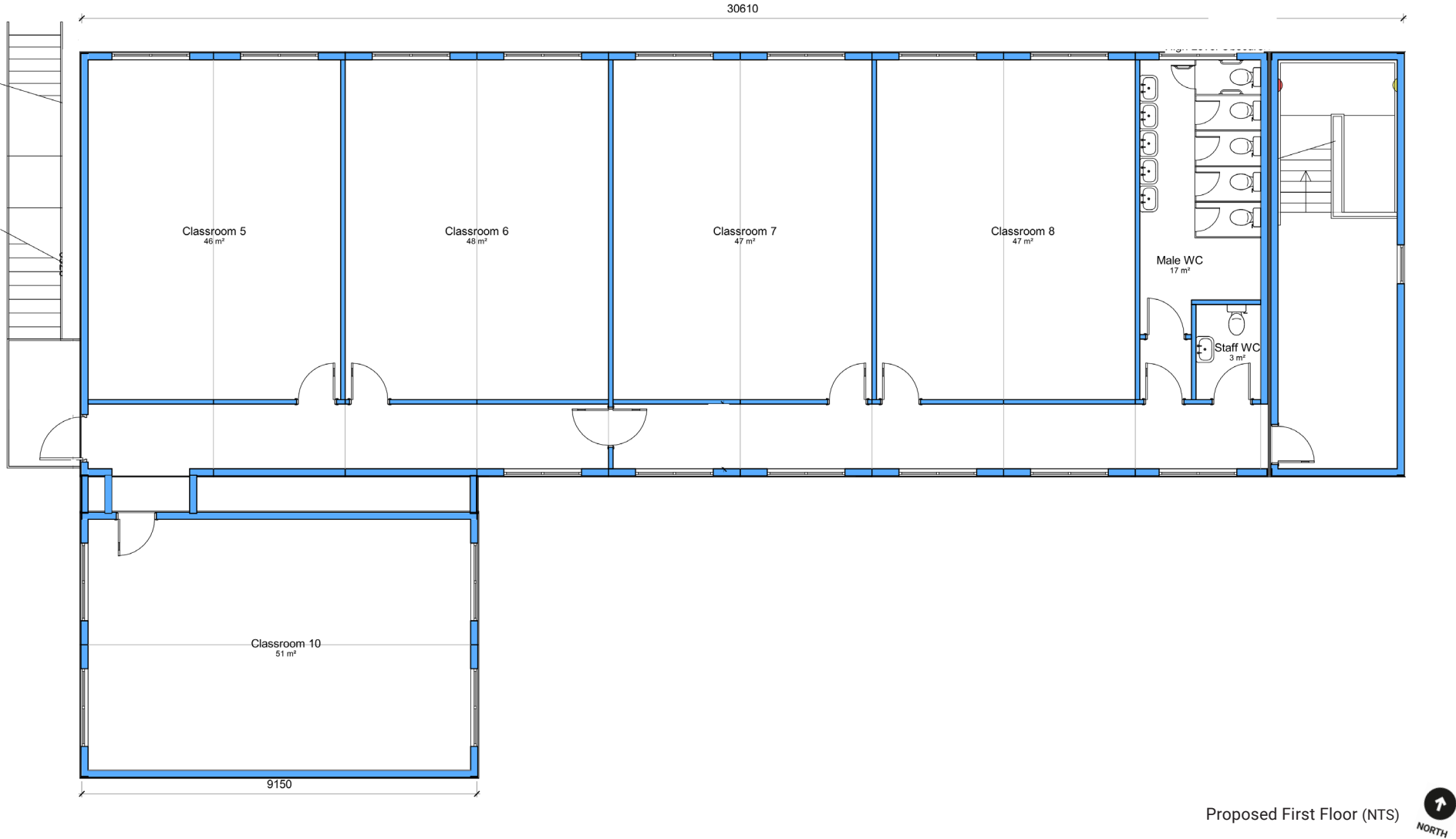
The proposed temporary teaching accommodation consists of a two-storey block and takes the form of an 'L' shape in plan. At ground floor there are five general classrooms, a female WC block and an ambulant WC. The first floor includes five general teaching classrooms, a male WC block and a staff WC. In total there are ten classrooms provided within the proposal. There is one stair core within the building and an additional staircase provided to first floor level at the opposite end of the building.

6 Layout.

6.1 Ground Floor Plan.



6.2 First Floor Plan.



7 Scale & Appearance.

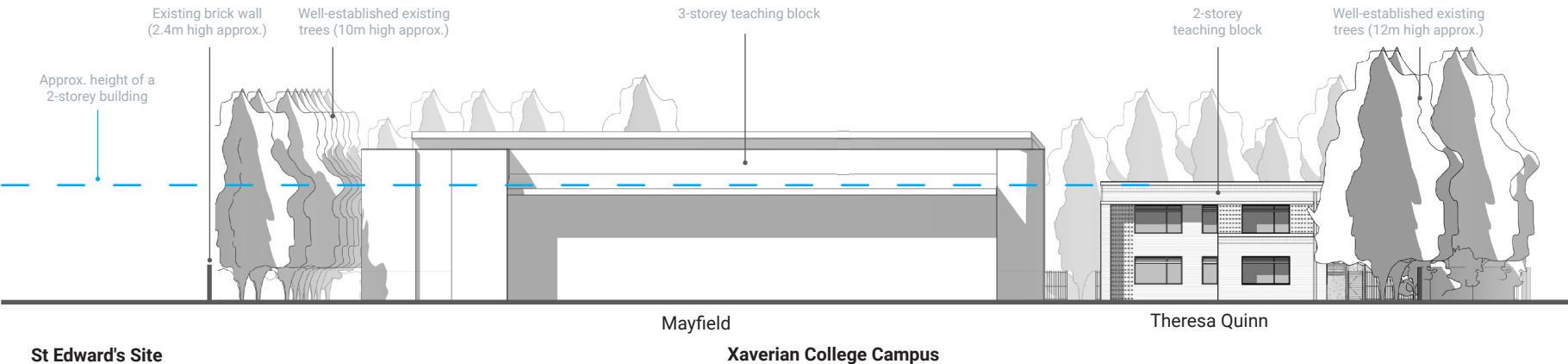
7.1 Building Heights.

The scale of the surrounding context has been considered within the proposed building height of the temporary classroom block. On the Xaverian College campus, the Mayfield general teaching building is of three-storeys high and within close proximity to the St Edward's site boundary (as shown below). The east boundary where Xaverian's Ryken building situates, is also of three-storeys. The retained buildings on the St Edward's site are of two-storeys with pitched roofs. The proposed temporary classroom block is of two-storeys to be in proportion with the existing language.

Elevation drawings are indicative and not to scale. Please refer to drawing 6037-POZ-XX-ZZ-D-A-1210-Proposed GA Elevations for scaled proposals.

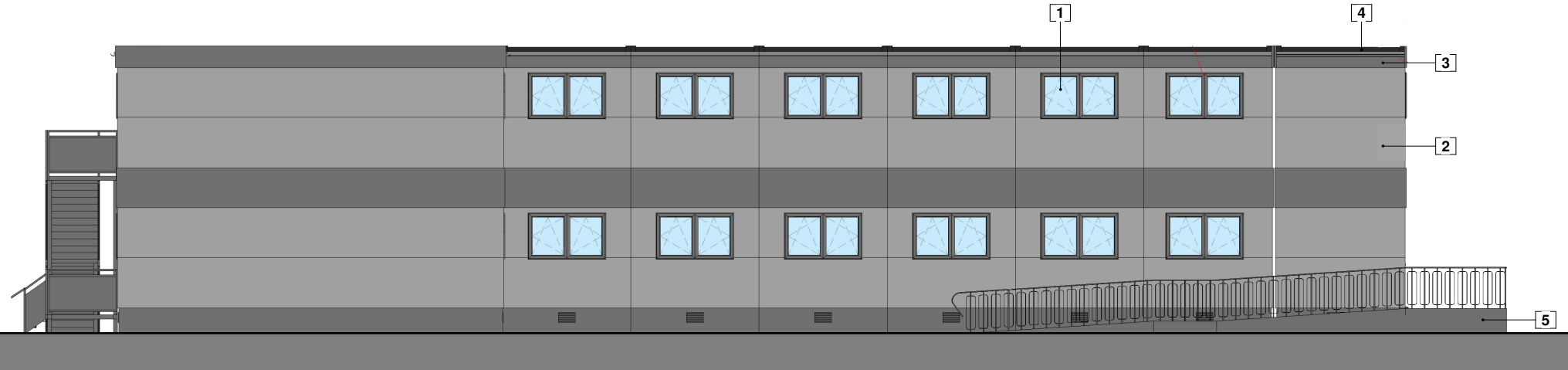


Existing Mayfield Building on the Xaverian Campus

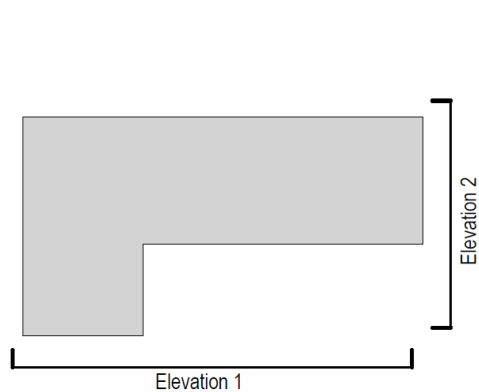


Site context and building heights (NTS)

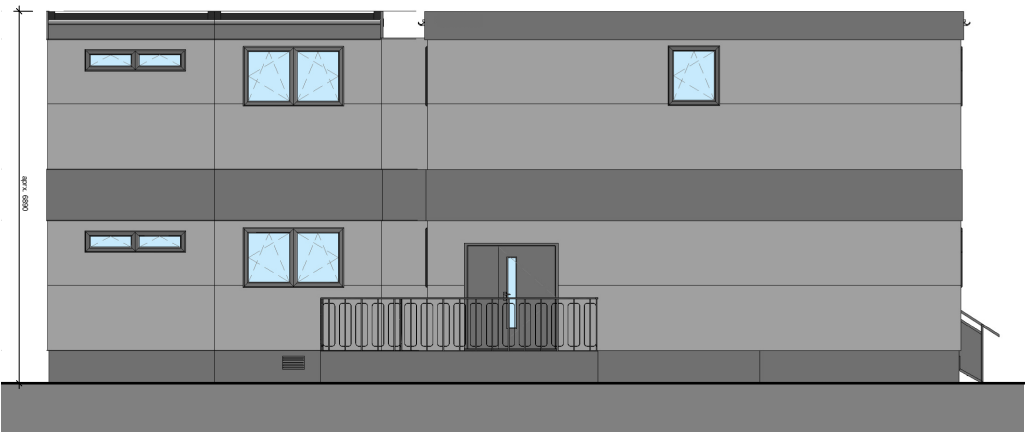
7.2 Elevations.



Proposed Elevation 1 (NTS)



Elevations Key Plan (NTS)



Proposed Elevation 2 (NTS)

- Elevations Key:**
- 1 Aluminium Window System - double glazed
 - 2 Coloursteel Cladding - Goosewing Grey (10-A-05)
 - 3 W.B.P Ply Fascia Coloursteel Clad - Merlin Grey (18-B-25)
 - 4 Index Roof Finish - Grey
 - 5 W.B.P Vented Ply Skirt - Merlin Grey (18-B-25)

Elevation drawings are indicative and not to scale. Please refer to drawing 6037-POZ-XX-ZZ-D-A-1210-Proposed GA Elevations for scaled proposals.

8 Access.

8.1 Site Access.

As part of the proposals, the existing boundary wall between the St Edward's site and Xaverian College will be partially removed. As the north and west boundaries meet, there is an opportunity to extend the existing college campus to include the St Edward's site and new accommodation within the secure college boundary. Removing a portion of the existing brick wall, the two sites can be connected to enable students and staff to access teaching facilities safely and in a timely matter within the campus secure line.

Please refer to drawings 6037-POZ-XX-00-D-A-1230-Existing Boundary Treatment and 6037-POZ-XX-00-D-A-1240-Proposed Boundary Treatment for proposals relating to boundary treatment and site access.



Xaverian College Campus and proposed site boundary with views (NTS)

— Indicative boundary of St Edward's site



1 St Edward's site north boundary towards the Mayfield Building



2 St Edward's site east boundary towards the Ryken Building

8.2 Vehicular & Transport Links.

The site is well serviced by public transport links. Wilmslow Road is a main vehicular route in and out of Manchester City Centre, with a number of bus stops along the route. The positioning of the new teaching block adjacent to the existing Xaverian College campus allows for ease of access and wayfinding for students and staff.

8.3 Inclusive Access & Use.

Inclusive access has been considered within the design, to ensure the building is accessible. This included considering Building Regulations Part M (Access to and Use of Buildings) during the process.

Appropriately sized doors and circulation widths are used throughout for ease of access and use of the building. Stair cores have been distributed at either end of the building to provide access and emergency access / egress.

WCs have been evenly distributed throughout the building, with an ambulant WC also included.

Access into the building is proposed via a levelled ramp to ensure access for all users.

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