

CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

5.0 DESIGN



Proposed GA Section - Phase 2 (left hand side) and Phase 1 (right hand side)

Whilst the massing for Phase 1 was prescribed by the requirements of the range of specialist teaching facilities it provides (workshops, studios, performance and practical spaces), for Phase 2 the requirement is for much more generic, non-specialist teaching facilities (general teaching classrooms and IT Suites). As a result, the floor-to-floor heights proposed for Phase 2 differ slightly to Phase 1, following the functional requirements of the facilities it provides.

At ground floor and level 01, Phase 2 floor levels replicate those of Phase 1, as the internal arrangements of both buildings connect seamlessly together at each level.

At levels 02, 03 and 04, Phase 2 rises independently with slightly lower floor-to-floor heights, responding to the building's functional requirements.

The result across the overall building facade is a delicate distinction between the two buildings, as the modest Phase 2 sits slightly smaller than the more substantial Phase 1 building.



For complete set of design drawings, refer to Appendix A: Architectural Drawings.

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The adjacent diagram shows the connection between phase 1 & the proposed phase2. Staff and students will be required to use the existing entrances at ground & first floor within Phase1. Users will then navigate through the atrium maximising the use of this space and providing a wow factor before entering the scaled down 2 storey atrium of phase2. The spaces are well connected and should promote easy flow of movement between the spaces.

Access to the showcase facilities for Phase 2 such as the Business incubator hub, click studio and Technology Repair shop can all be accessed directly off of Great Ducie Street. This will provide these outfacing public spaces with a great opportunity to connect with industry and public creating a unique learning environment.

Towards the rear of phase 2 you can find the ancillary spaces for the city centre campus which have been rehoused to make way for the proposal. This includes the service yard with the 6x accessible parking bays as well as the Bin store which has been housed within the building footprint. Finally, the existing cycle store has been reprovided within Phase2 and can be accessed directly off of the private access road.





6.0 ACCESS

CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT**6.0 ACCESS****6.1 ACCESSIBILITY**

The proposals for the new Phase 2 building will be designed to meet the requirements of Approved Document M, including:

- All access points into the building are to be provided with level thresholds and ramped access to Approved Document Part M requirements.
- The proposal uses the existing manned entrance points from Phase 1 which comprise of 2 no. revolving doors.
- Power assisted pass doors will also be provided for wheelchair users.
- Vertical circulation for able-bodied and ambulant disabled users will be provided by 2 no. general access stairs, these stairs are designed to ambulant disabled standard to Approved Document M including provision of disabled refuges.
- Passenger lifts are proposed for users with mobility issues within the main stair core.
- Accessible WC's are to be provided in each of the stair cores alongside the main toilet blocks.
- 6 number accessible parking bays are re-provided as part of the phase 2 development within the service yard area.

6.2 PUBLIC ACCESS

Access into the public facing 'Click Studio' and 'Business Hub' from the street will be controlled, however, it is assumed that any doors between the restaurant and main atrium will be unrestricted with digital/card swipe lock overrides.

6.3 OTHER ACCESS POINTS

Access via the rear loading doors will be controlled from inside. The College will develop management procedures in place to maintain security to the rest of the College whilst the rear loading doors are in use.

Other external doors will be secure escape doors only.

6.4 TMC/UCEN SPLIT

It is currently assumed that within the building security between TMC and UCEN activities will be controlled by internal doors on electronic locks/card access.

The precise location of these door will vary between levels dependant on the specific needs of each user group.

However, it should be noted that in the event of a fire, in order to maintain alternative means of escape/

access to the escape stairs, access controls between HE and FE areas will be to be automatically released.

6.5 SECURE BY DESIGN

Initial meetings have been held with Greater Manchester Police's Architectural Liaison Officer. A Crime Impact Statement has been prepared which assesses the proposals against the principle of 'Crime Prevention through Environmental Design', in order to reduce the opportunities for crime. The assessment concludes that the proposed scheme is well designed from a crime prevention perspective. GMP do recommend some ways in which security measures could be provided and these have been taken on board in developing the design. they include:

- A lockdown plan including secure areas to be developed with the College
- External Vehicle protection to be considered adjacent main entrances/other areas where students might congregate.
- Ventilation systems. Access to and control of ventilation/ M&E systems to be considered including ability to close down if necessary.
- CCTV strategy will need to be developed
- 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.

CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT

6.0 ACCESS

6.6 SAFETY & MAINTENANCE

As part of the design process, consideration has been given to potential health and safety issues, related to both the construction and maintenance of the new building. Wherever possible the aim has been to design out or mitigate potential risks.

A number of key design strategies are worthy of particular note:

- General walkways/bridges - In line with the College policies to minimise the risk of deliberate self harm or accidental fall from height, it is currently assumed that the height of all balustrades to the atrium (and other voids) will exceed building regulations. Those to level 1 (or where there is only a single height void) will be 1400mm. Those at upper levels will be either be 2,000mm or will be enclosed with full height screens.
- Roof terraces - The design encloses the roof terrace areas with accommodation on three sides and the full height (4+m) glazed facade to courtyard on the other to remove any risk of student falling, jumping or throwing objects onto the street. Roof lights to the the art studios below the terrace will be non-fragile and raised/sloped to discourage students from walking on them.
- Rooftop plant areas - These will be protected by a parapet to avoid the need for a man-safe system. Permanent access will be provided via the South stair-core.

6.7 MAINTENANCE STRATEGIES

At this stage a number of key approaches are assumed:

- The design envisages a limited palette of robust materials both internally and externally to reduce maintenance and replacement requirements.
- Rooftop plant room access - as noted previously access will be via the South stair-core.
- External window cleaning will be by mobile platforms or cherry pickers operating from the public realm.

6.8 ACCESS ROAD FROM GREAT DUCIE ST

An existing 10m wide access road from Great Ducie Street is to be maintained within the Phase 2 development. This comprises a minimum 2m pavement, 6m carriageway and 2m pavement.

6.9 VEHICULAR PARKING

6 number accessible parking bays are provided as part of the phase 2 development within the service yard area.

6.10 CYCLE PARKING

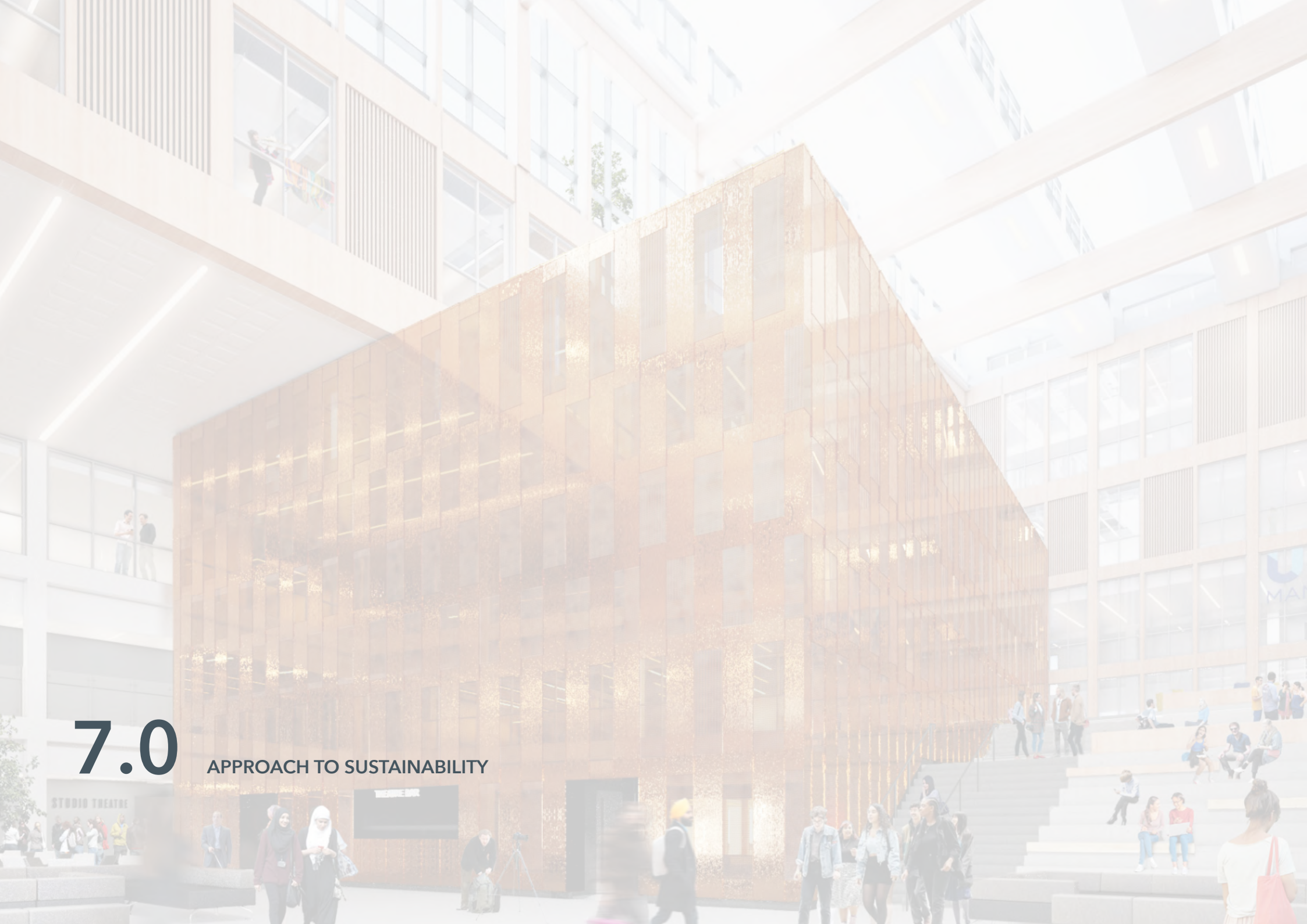
Secure internal cycle storage is to be re-provided within Phase2 and maintains the provision from phase 1 (112). Showers, changing facilities and lockers will be provided directly off of the cycle store for ease of use.

6.11 SERVICING & DELIVERIES

A service yard including an Internal bin store is proposed that will be entered from the new access road. This will provide access for deliveries for the theatre and other large equipment.

The design assumes the following strategy for servicing and deliveries:

- Provision of a servicing and deliveries access route from the new access road to the north of the new building. To avoid the need for service vehicles to access the College via the proposed new landscaped 'Green Strip' (which sits outside the College boundary).
- This service area will include an internal secure bin store housed within the footprint of Phase 2.
- It is assumed large service and delivery vehicles will need to undertake a T turn on the service road and reverse up to the College.
- Due to the site and floor area constraints, internal and external storage space will be limited. Following preliminary discussions with the facilities team it is assumed that on-site storage will be limited by use of regular waste collection (daily) and a "just in time" delivery approach.
- It is assumed that the timing of deliveries to the kitchen areas will be managed to avoid the core college operational hours. Deliveries will be from the service yard and either through the Phase2 access corridor or the sectional door in Phase2.
- Smaller parcel deliveries may be provided via the main reception.

An architectural rendering of a modern building courtyard. The central focus is a large, multi-story volume clad in copper-colored panels, featuring a grid of rectangular windows. To the left, a white building with balconies and large windows is visible. To the right, another white building with a glass facade and a blue logo is partially seen. In the foreground, a wide set of grey stone steps leads up towards the central building. Numerous people are depicted throughout the scene: some walking on the ground level, others sitting on the steps, and a few on the balconies of the surrounding buildings. The overall atmosphere is bright and open, with a clear sky.

7.0

APPROACH TO SUSTAINABILITY

CITY CENTRE PHASE 2 - DESIGN & ACCESS STATEMENT**8.0 APPROACH TO SUSTAINABILITY**

7.1 APPROACH TO SUSTAINABILITY & ENVIRONMENTAL DESIGN

In line with the Government's 2050 Net Zero target, reducing the carbon impact of their activities is a key driver for the College.

The estate has an important role to play in this and therefore a key design requirement for Phase 2 will be to deliver the most sustainable solution within the available budget. Furthermore, the wider construction and engineering curriculum across the College is placing an increasing emphasis on sustainability and the building will provide an opportunity to create an example of best practice to use as a learning tool.

The detailed sustainability strategy will be developed through the design process in conjunction with the wider design team. At this stage is assumed that the design will seek to utilise a stepped approach to reducing energy requirements and carbon footprint by a number of core design principles and approaches:

- Careful consideration of low/zero cost passive measures such as daylighting, natural ventilation etc. using the 3d virtual building model to test orientation, window sizes etc.
- Adopting a fabric first approach, including air

tightness and insulation looking to improve upon Building Regulations where practical.

- Integrate energy saving building controls and energy systems.
- Look to specify low carbon & locally sourced materials where ever possible including consideration of whole life cycle and end of life/ recycling.
- Careful consideration will also be given to the use of off-site and Modern Methods of Construction to reduce site waste.

When the above have been optimised, consider the merits of different low or zero carbon technologies such as photovoltaic, considering the maximum benefit and pay back periods.

At this time the design assumes for inclusion of a modest amount of photovoltaic on the roof.

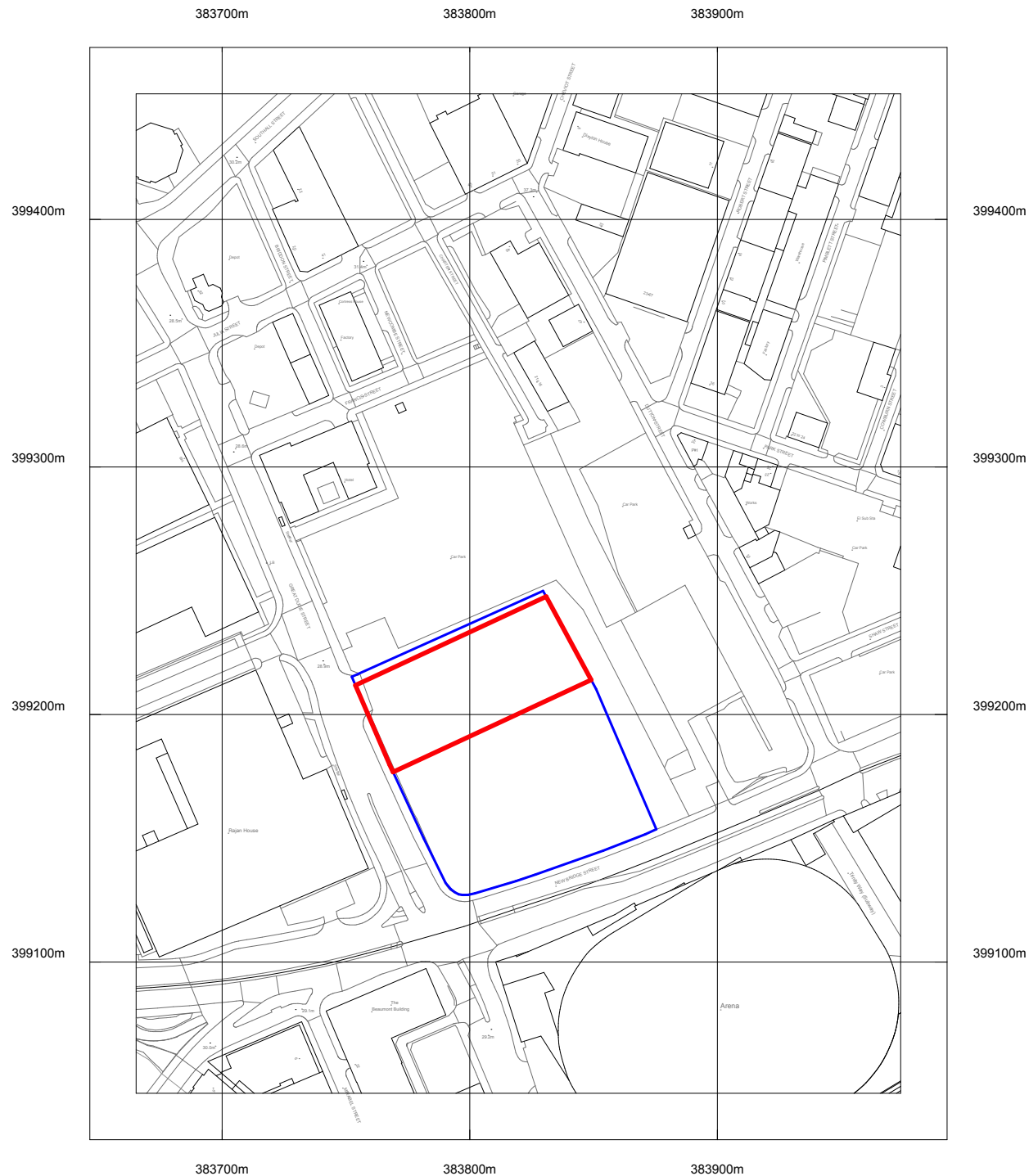


APPENDIX A : GENERAL ARRANGEMENT DRAWINGS









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Key

 Red Line Boundary

 Blue Line Boundary

P03	Issued for Planning	TP	RM	13.02.23
P02	Draft Planning Submission	TP	RM	22.11.22
P01	First issue - Stage 3 Submission	TP	RM	22.11.22

rev	description	drawn	checked	date
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City Centre Phase 2

City Centre Site

1

**The Manchester
College**



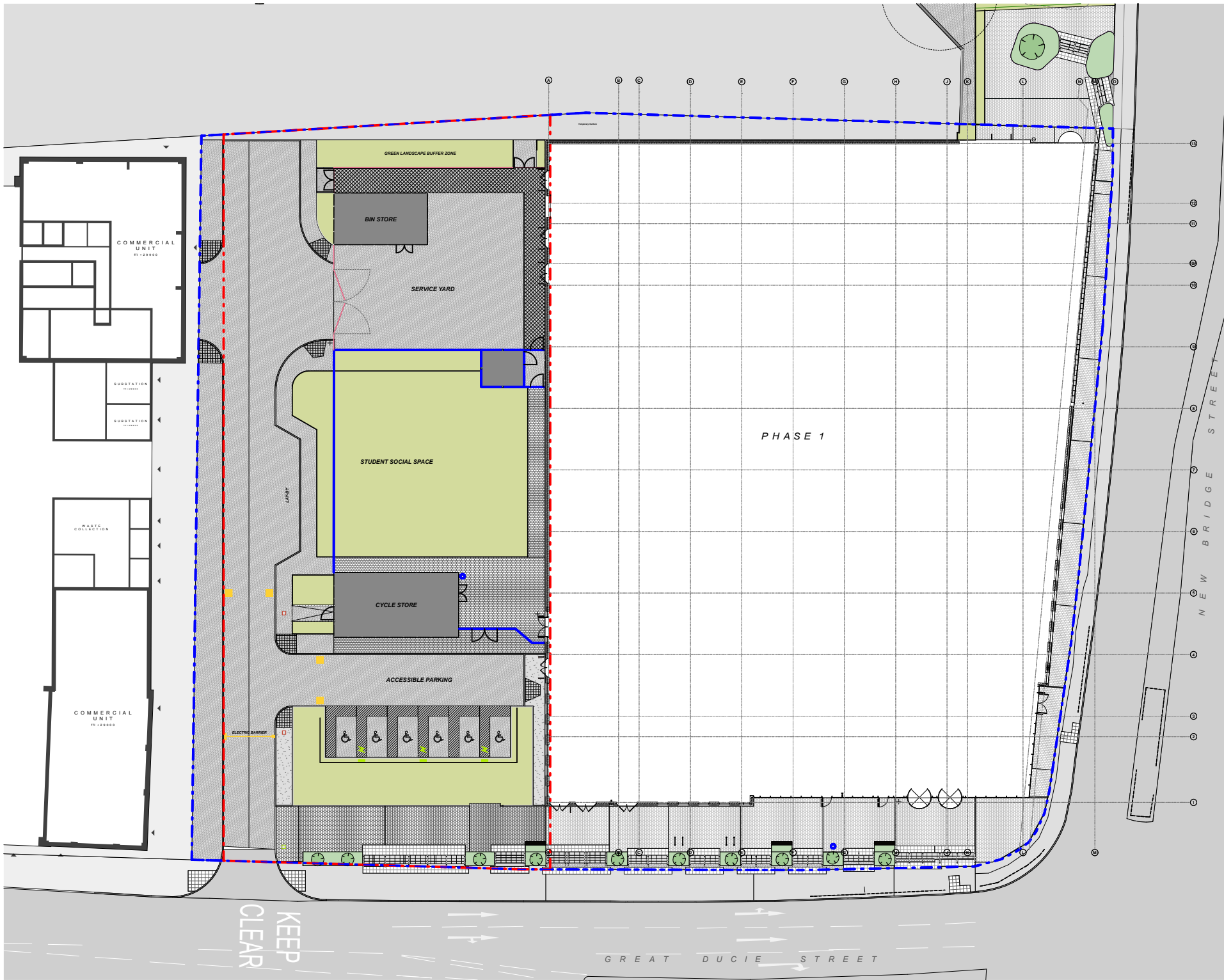
SITE LOCATION PLAN

project	originator	volume	level	type	role	number
CCPH2-	BBA	- 00	- XX	- DR	- A	- 1001

Originator project ref	Purpose of Issue:
21187	DESIGN

scale(s) status : **S4**
1:1250 **SUITABLE FOR STAGE APPROVAL**

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A2 **PRELIMINARY**



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Notes

P02 Issued for Planning TP RM 15.02.23
P01 First issue - Stage 3 Submission TP RM 18.11.22

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City Centre Phase 2
City Centre Site

The Manchester College

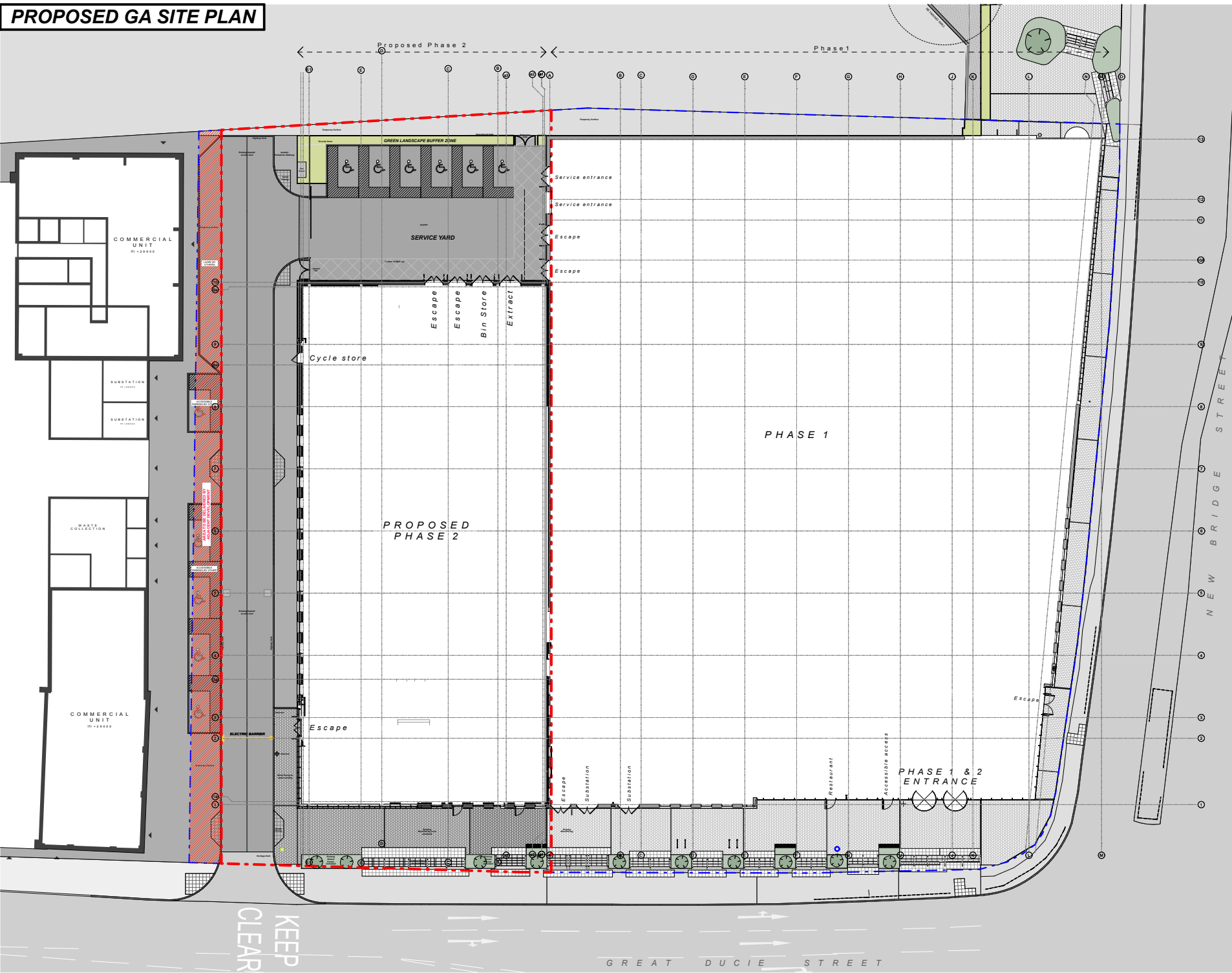
EXISTING SITE PLAN

project	originator	volume	level	type	rate	number
CCPH2	BBA	ZZ	XX	DR	A	1002

Originator project ref 21187
scale(s) 1:200
original paper size A1

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status: S4
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revision: P02
PRELIMINARY

PROPOSED GA SITE PLAN



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City Centre Phase 2

City Centre Site

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PROPOSED SITE GA PLAN

project	originator	volume	level	type	rate	number
CCPH2	BBA	ZZ	ZZ	DR	A	1003

Originator project ref

21187

scale(s)

1:200

original paper size

A1

Purpose of Issue:

DESIGN

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City Centre Phase 2
City Centre Site

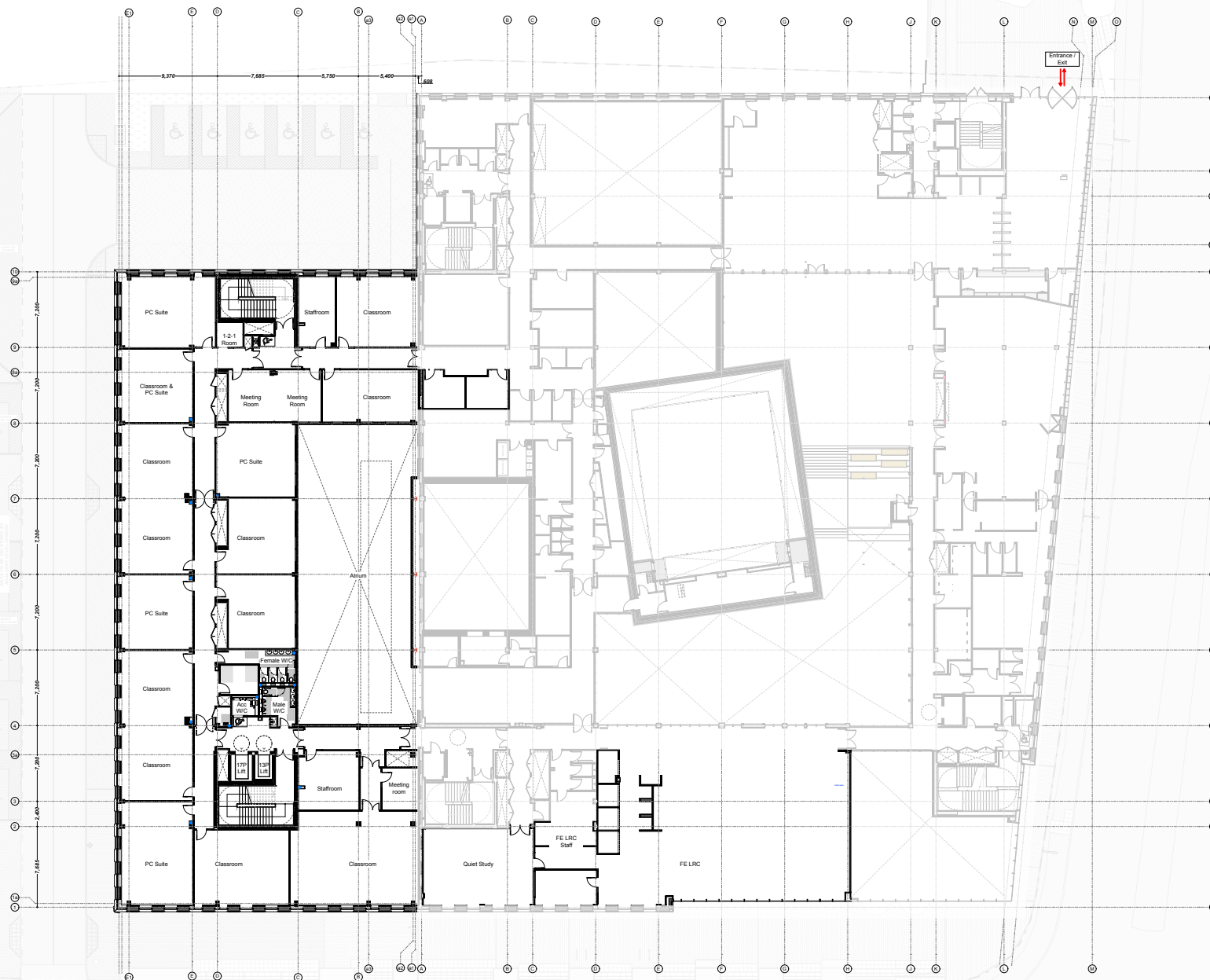
The Manchester College

UCEN
UNIVERSITY COLLEGE NORTH EAST

project	originator	volume	level	type	rate	number
CCPH2	BBA	ZZ	00	DR	A	2051
Originator project ref	Purpose of Issue:					
21187	DESIGN					
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1:200	SUITABLE FOR STAGE					
original paper size	APPROVAL					
A1	revision: P02					
	PRELIMINARY					

LEVEL 01

+4425mm



← Proposed Phase 2 Phase 1 →

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City Centre Phase 2
City Centre Site

The Manchester College

FIRST FLOOR CAMPUS GA PLAN

project	originator	volume	level	type	rate	number
CCPH2	BBA	ZZ	01	DR	A	2051

Originator project ref
21187
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 original paper size
A1

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