

Design & Access Statement

Music Practice Building, University of Manchester

New build music practice building in the courtyard of Martin Harris Music Centre including landscaping of the courtyard area.



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Martin Harris Music Practice Building, Manchester

Contents

Assessment of Site and Introduction.....	4
Assessment of Existing Site.....	5-9
Proposed Development	10
Design Principles and Concepts	11-17
Access Statement.....	18
Supporting documents.....	19

Martin Harris Music Practice Building, Manchester

Introduction

This Design and Access Statements forms part of the application for full planning permission for a new music practice building in connection with the University of Manchester's Martin Harris Music Centre (MHMC).

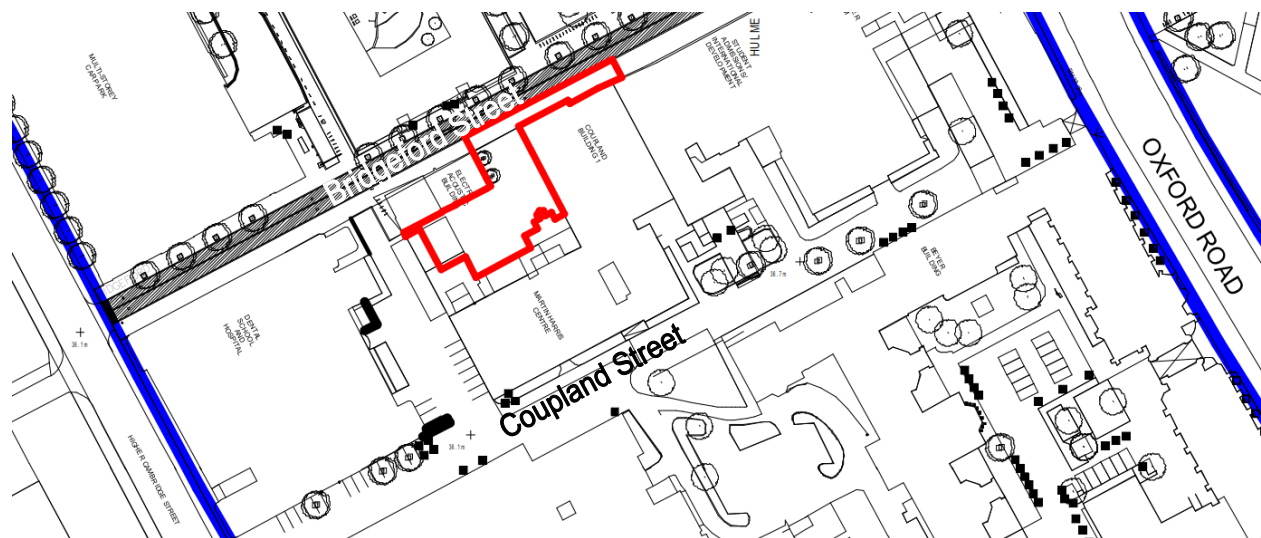
The MHMC campus is located off Bridgeford Street which connects Oxford Road to Higher Cambridge Street and is a pedestrian priority route within the university campus. The project involves a new build music practice building in the courtyard of MHMC including landscaping of the courtyard area.

The design proposals involve a modular shell with high levels of insulation to achieve a low carbon building operation. Internally the building comprises modular acoustic music practice pods and ancillary WCs, a water dispenser, waste recycling facilities and cleaner's store.

Assessment of Existing Site

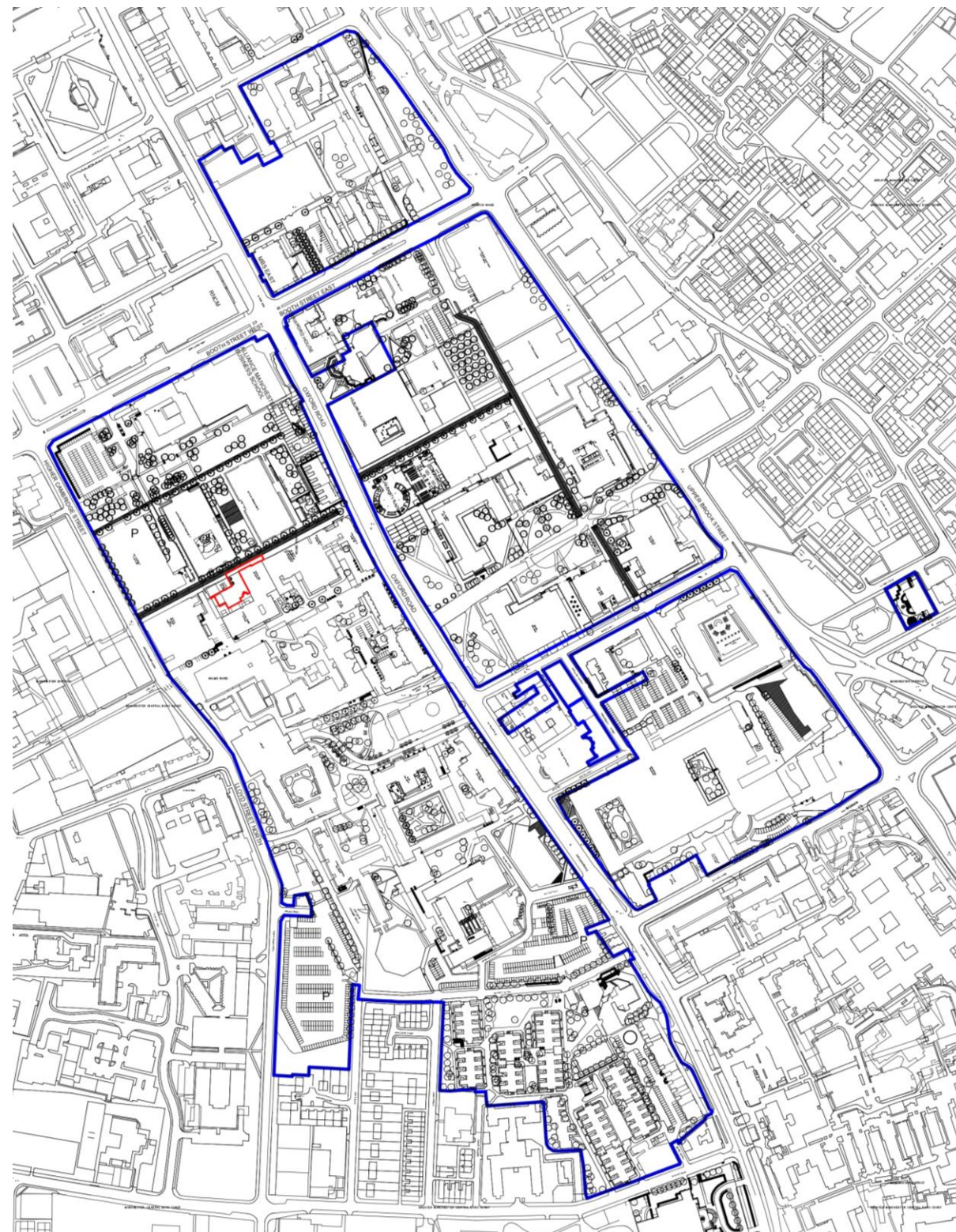
The MHMC has building frontages and entrances on both Coupland Street and Bridgeford Street. The topography of the campus is relatively flat, and the surrounding area is predominantly the University of Manchester campus. Whilst the area is within the city centre there is still considerable flood risk with the site being in Flood Zone 3 and as such a Flood Risk Assessment has been undertaken by Clancy Consulting Ltd.

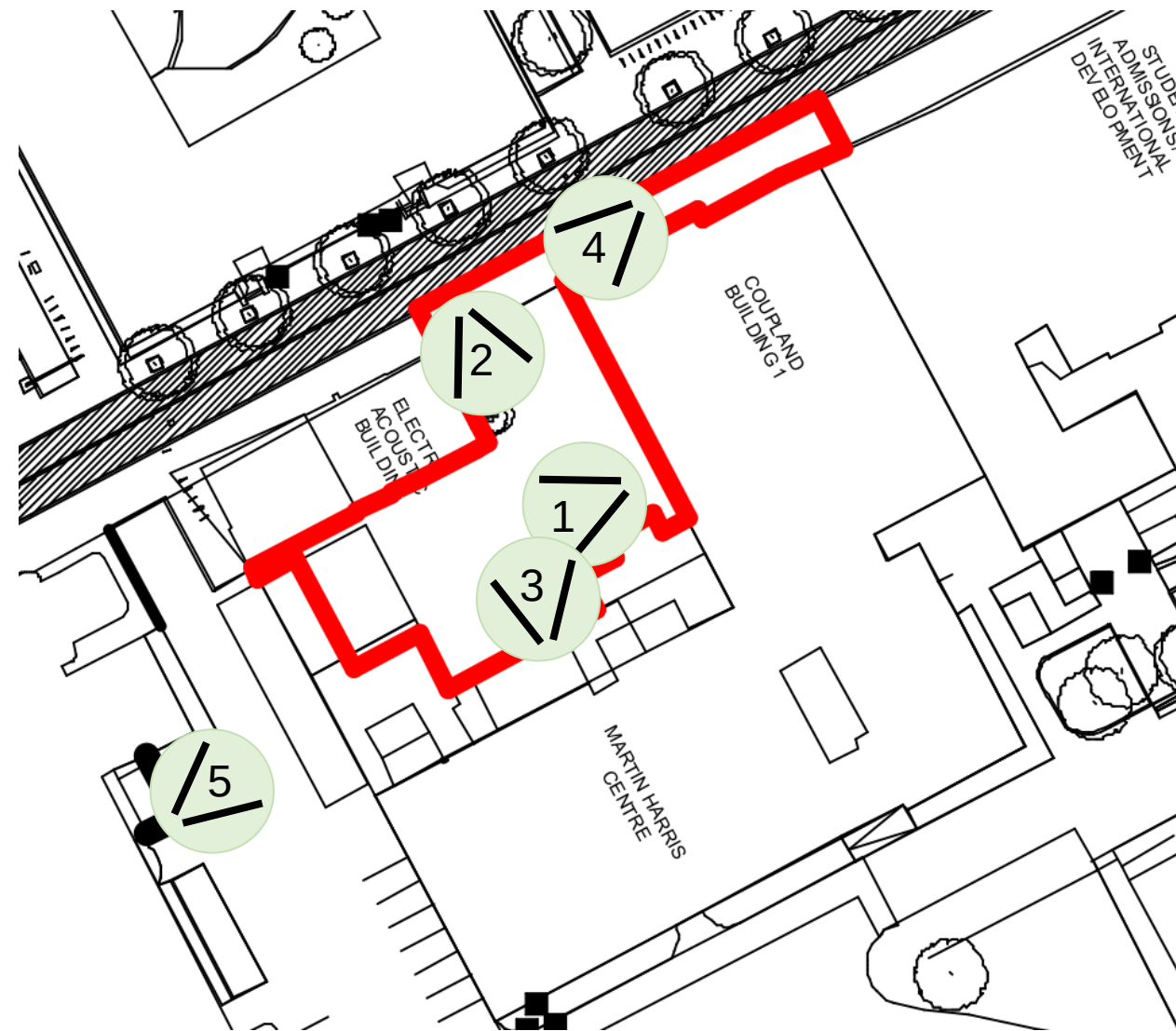
The courtyard is situated with access off Bridgeford Street and is surrounded by the MHMC to the south and east and west including the associated plant and substation to the west and the Electro-acoustic building to the north. The total site area is 802m²



Assessment of Site and Introduction

1





Refers to photographs overleaf



Denotes area of application

Martin Harris Music Practice Building, Manchester

Assessment of Existing Site 2

Site Photographs



View 1 – Panoramic view looking west to the site courtyard



View 2 – View of the site access point and existing disabled parking bays



View 3 – Looking north from within the site (MHMC courtyard)



View 4 - View looking southwest from the access street (Bridgeford Street) (Showing the Electro Acoustic Building central to the photograph)



View 5 – View looking east from outside the site from the other side to the substation (Higher Chatham Street)

History of the Site

The site has been in its current configuration with the MHMC having been constructed in approximately 2003; it has stood since then with the courtyard to the north consisting of a tarmac service courtyard which offers little amenity to the building entrances. Previous to the construction of the Centre for Music and Drama, the site contained a dental hospital. The wider site became part of University of Manchester since between around 1974 to 2000.

Vehicle Movement and Access

Existing vehicular and pedestrian access into the site is via Bridgeford Street, a minor street connecting various parts of the University campus and comprises a shared pedestrian and vehicular surface.

The courtyard at present is used for deliveries to the auditoriums for events and access and maintenance of the plant room within the substation to the west. However additional access is provided from Coupland Street. The courtyard has two designated disabled parking bays and is also used for ad-hoc unofficial car parking.

Site Heritage Statement



Graphic above denotes the extent of the listed buildings – taken from the Historic England listing

The Rutherford Building and Hopkinson Memorial Wing - Reason for Designation

The Rutherford Building and Hopkinson memorial wing (formerly the Physical Laboratories and John Hopkinson Electrotechnical Laboratory) of 1898-1901 by James William Beaumont is designated at Grade II for the following principal reasons: * Architect: Designed by James William Beaumont, a prominent Manchester architect, with a number of listed buildings to his name, in collaboration with the Professor of Physics, Arthur Schuster, resulting in a well thought-out bespoke university science laboratory building * Historic interest: Ernest Rutherford led the Manchester physics laboratories between 1907 and 1919, and it was in this specific building that he carried out ground-breaking research resulting in his discovery of the nuclear atom in 1911, subsequent splitting of the atom in 1917, and initiation of the field of nuclear physics * (Text taken from Historic England online listing page)

As shown by the key plan opposite, taken from Historic England's online listing page, the development of the site which is largely within an enclosed courtyard does not directly affect the setting of the Rutherford Building and Hopkinson Memorial Wing listed part. The impact to the setting is negligible and inconsequential.



Rutherford Building Frontage (View 1)

Martin Harris Music Practice Building, Manchester

Martin Harris Centre for Music - Site History

The MHCM in its present configuration incorporating two older buildings into the now modern facility has stood since approximately 2003. The Whitworth Laboratory designed by J. W. Beaumont and built in 1909 sits on the south-west corner of the centre.



The Whitworth Laboratory (View 2)



The New Physics Laboratory (View 3)

The New Physics Laboratory occupies the south-eastern corner. It dates from 1930 and was designed by Percy Scott Worthington. There is a contemporary entrance, which slots between the New Physics Laboratory and the Whitworth Laboratory, which is the rear entrance to the MHCM and part of the main auditorium building, which faces north onto the courtyard.

The Coupland 1 building is also attached to the MHCM; built in 1900 and is known as the birthplace of modern computing and Alan Turing's place of work.

There are also more recent modern additions to the site and the Electro Acoustic Building was built in 2008 designed by Cruickshank and Seward architects. (Shown in bottom right photograph on page 6)

There is also a prominent 1970's building opposite the site known as the Humanities Bridgeford Street building, which has association with Barbara Hepworth and other important artists with one of her sculptures previously featured in the courtyard of this building.

These modern additions provide precedence for a contemporary facility; however, we also aim to take design cues from the historic site buildings to create a sensitively design addition to the site.

Assessment of Existing Site

2

Introduction

Jefferson Sheard Architect's have been instructed to prepare a full planning submission for a new music practice building within the University of Manchester campus to provide much needed extra music practice facilities with state-of-the-art music practice pods located internally providing optimum acoustic attenuation.

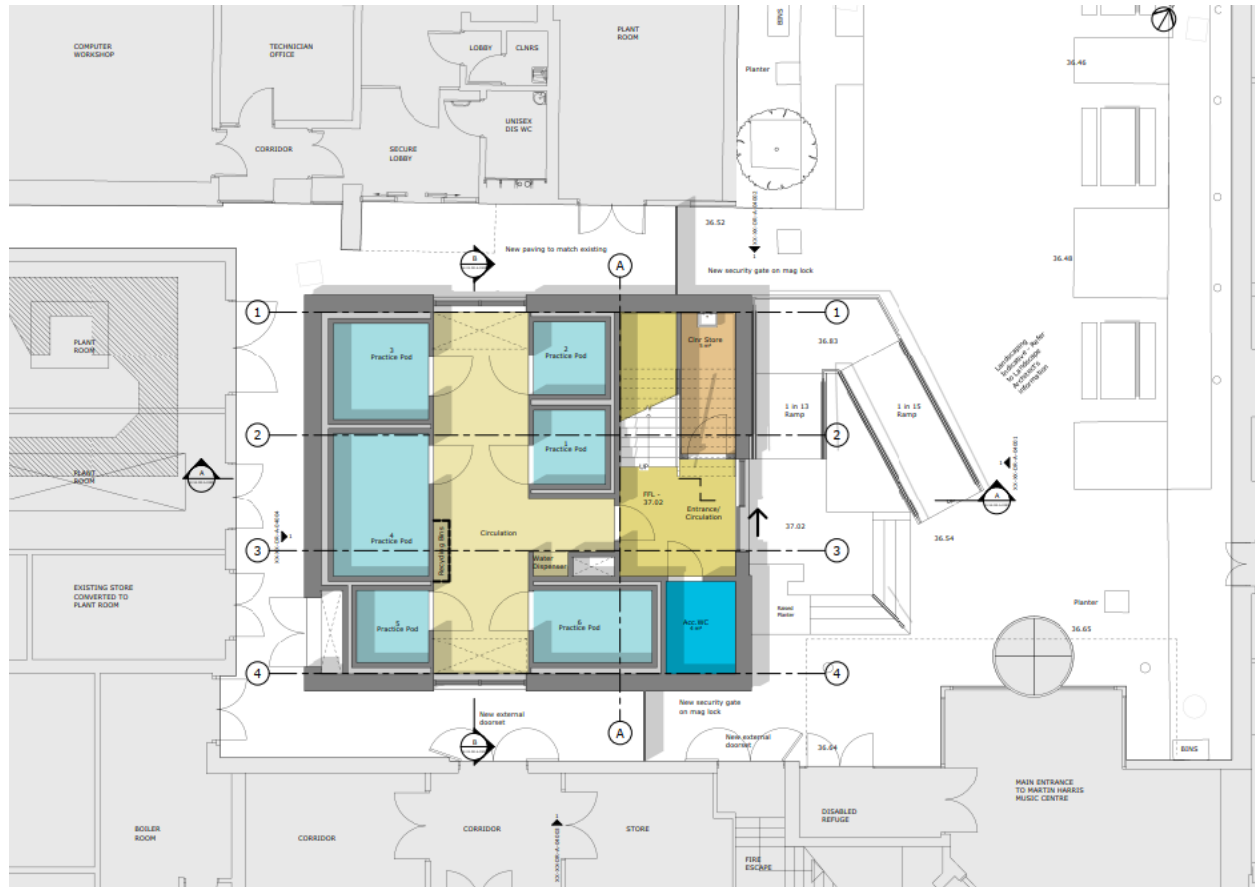
Building Position

The building is located to the rear southwest of the courtyard with the approach to the existing MHMC being maintained for pedestrian and vehicular access including delivery vehicles. The approach area of the site is to be re-landscaped creating pleasant recreational space for students to take breaks from rehearsal.

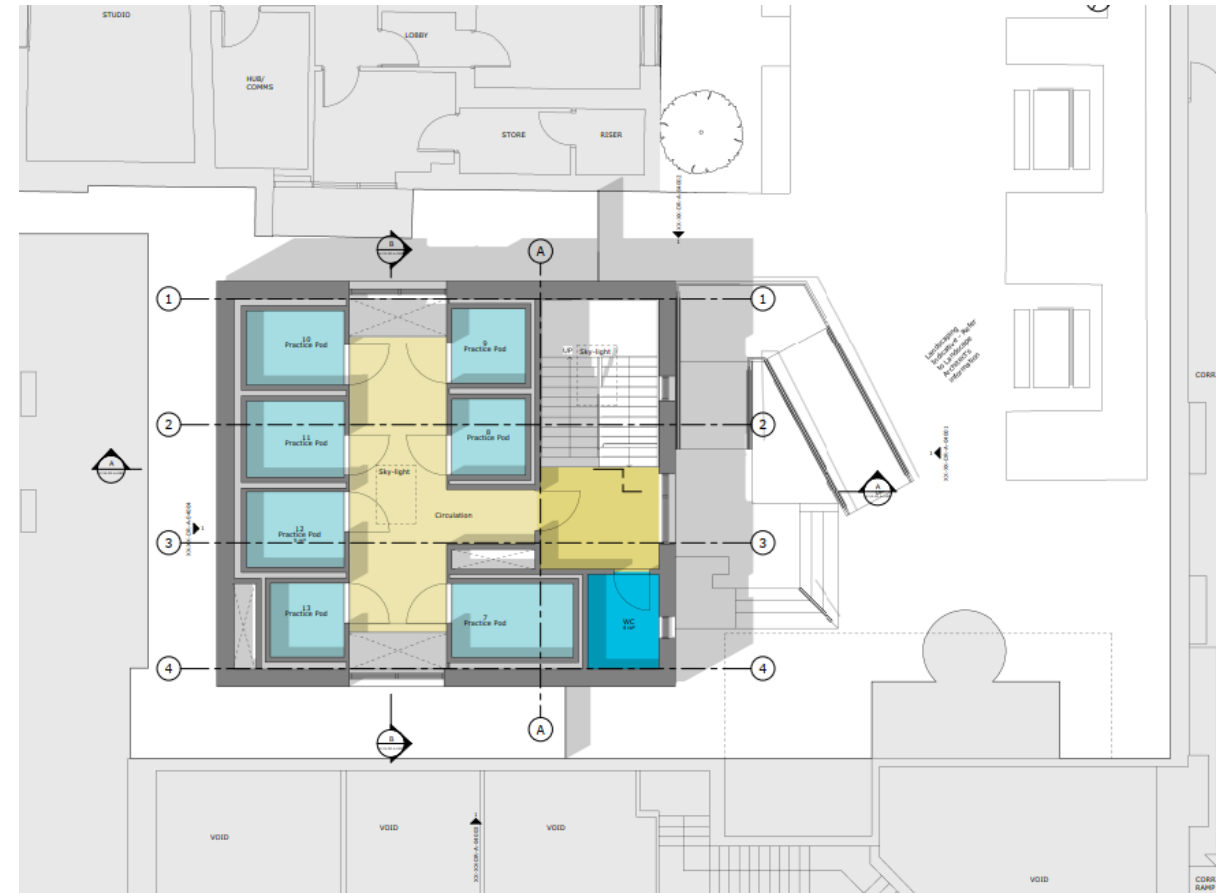
The proposed building is within easy access from the MHMC and its instrument storage. Given part of the land is currently lacking purpose and there are also mostly blank elevations facing onto the land it is the ideal location for the proposed development. The landscaping has sought to strengthen the importance of the connection between the proposed building and the MHMC.

The Proposed Work

- Music practice building
- Gated alleyways either side of music practice building
- New landscaped approach to the site and alleyways surrounding the new building including ramped access to the building entrance
- Integral parapet allowing for roof access
- External gantry stairs providing access from the existing MHMC roof to the music practice building roof
- Skylights
- 2no. sets of new double doors to the Cosmo Rodewald concert hall, which is within the existing MHMC
- External air source heat pumps located on the existing substation roof



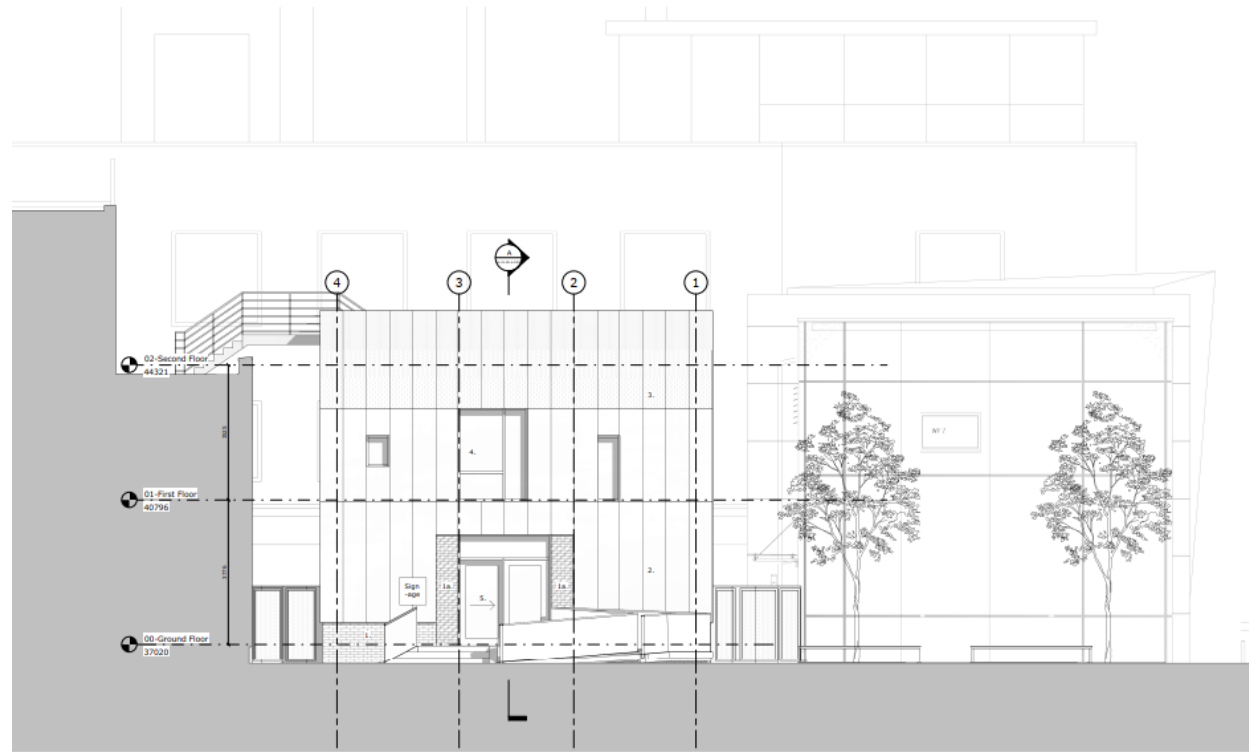
Ground Floor Plan - NTS



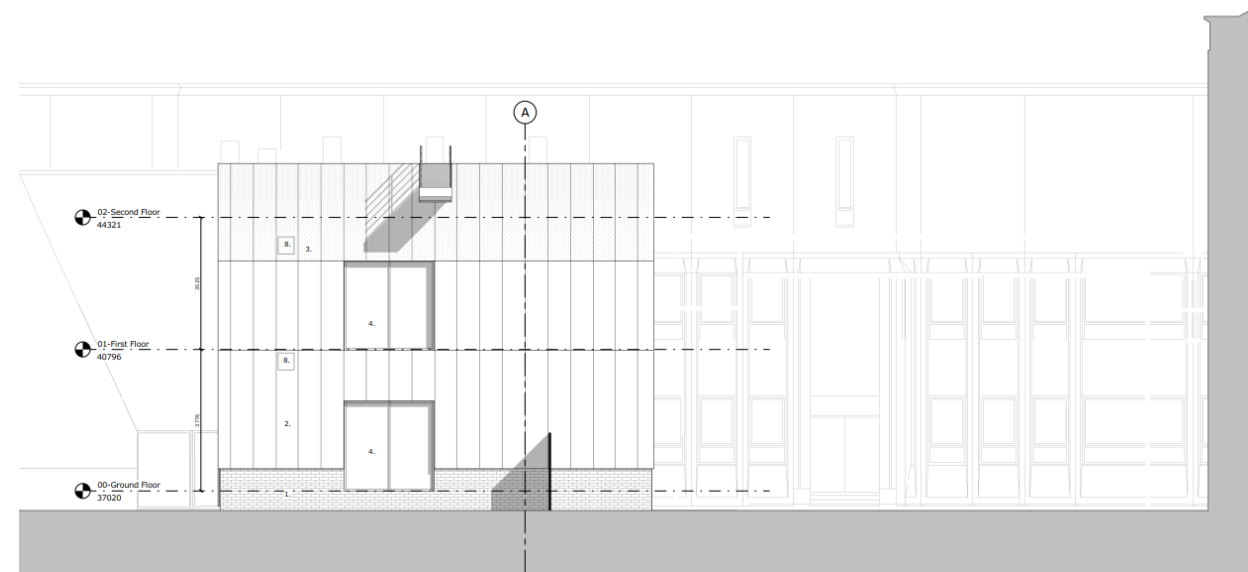
First Floor Plan - NTS

Martin Harris Music Practice Building, Manchester

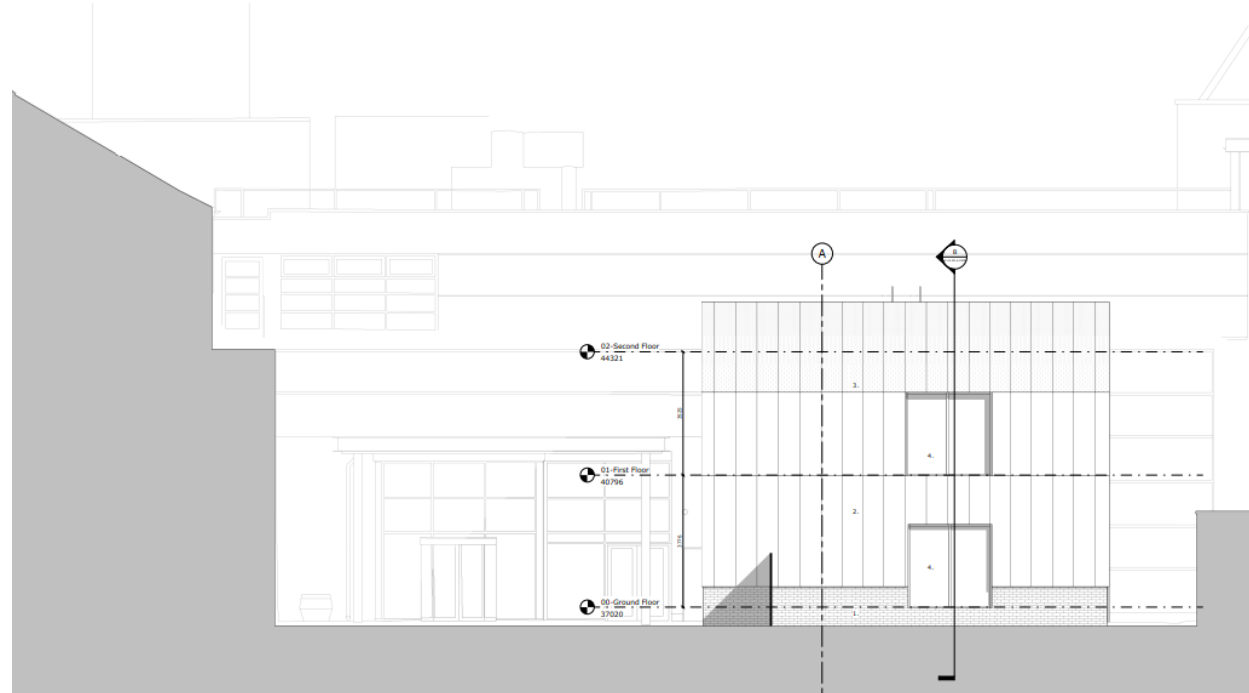
Design Principles and Concepts 4



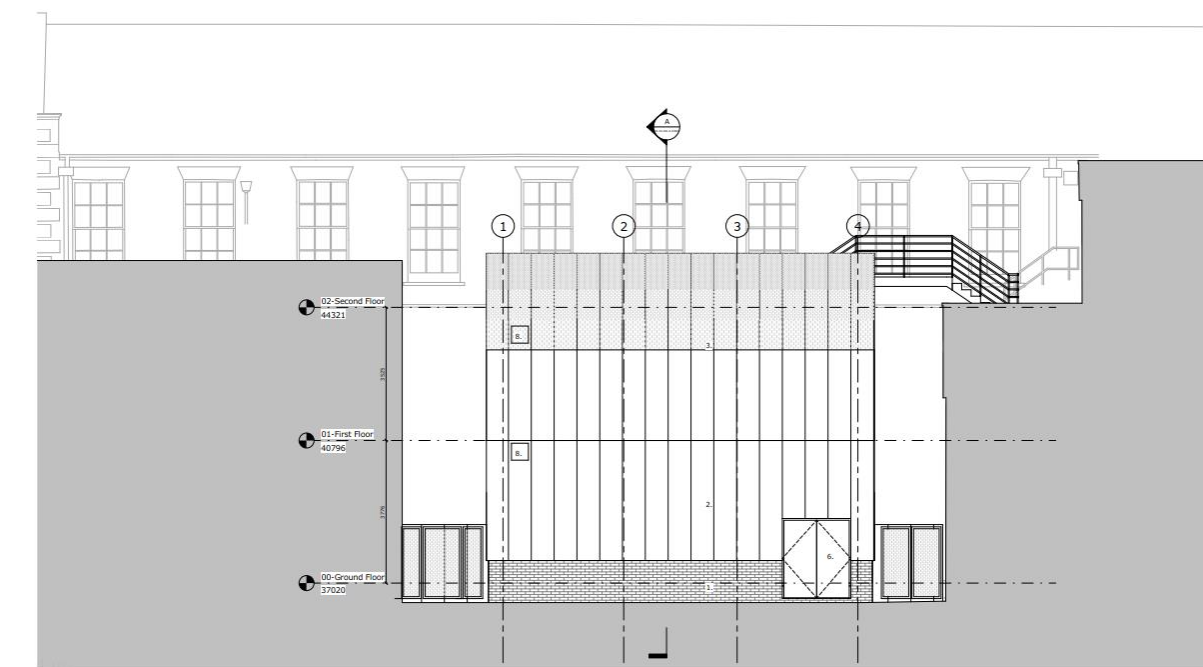
East Elevation – Not to scale



South Elevation – Not to scale



North Elevation – Not to scale



West Elevation – Not to scale



Visual 1 – Perforations in façade and landscaping indicative



Visual 2 - Perforations in façade and landscaping indicative

Martin Harris Music Practice Building, Manchester

Use

It is both our clients and our aim as architects to create a sustainable, cost effective and appropriately designed 24 hour Music Practice building for the future needs of the music department within the MHMC. The current music practice provision with the MHMC is at full capacity with the need for further high-quality, cutting-edge practice space including the creation of optimum acoustics internally.

Amount

The proposal is to construct a two-storey music practice building of 120m² footprint

Layout

The building is accessible through the full variety of spaces being provided at ground floor level, with duplicate spaces on second floor. By taking this strategy of a fully accessible ground floor and omission of a lift further variety of spaces have been able to be included making the building more accessible in this sense. The ensemble room has been provided at ground floor level for this reason as there is no lift given the highly constrained site and small building footprint. This strategy was confirmed with the approved inspector and planning department during Stage 2 pre-application advice. The pre-app planning meeting was held on the 14th of April 2022 with Anthony Mitchell of the planning department.

Roof access is to be via the MHMC adjacent roof part which is on similar level with access to the general circulation of the Centre. Roof access is provided from the adjacent roof of the MHMC via an access gantry. The MHMC roof is easily accessed from internal stair cores and via external doors. The new building roof is provided with a 1100m high guarding to the full perimeter.

Scale

The building massing is in scale with the surrounding buildings to the courtyard which are of two and three storeys.

Landscaping

Located adjacent to Bridgeford Street, currently the site is used as a forecourt and approach to the Existing Martin Harris Music Building, including 3 car parking spaces and two disabled spaces. The surface is predominantly tarmac with two semi mature existing trees offering very little in landscape amenity. Heavy goods vehicles are required to regularly drop off large instruments into the existing building entrances. It is crucial that enough space is maintained to allow vehicles to reverse into and out of the space without any restrictions.

Proposed external design

The design approach will seek to bring the space to life with the creation of a new plaza style landscape with greater opportunity for studying and relaxation. The proposed tree and shrub planting will form a welcoming approach to the new and existing building. Robust materials and

Design Principles and Concepts 4

clean geometric forms will strengthen the identity of the campus as a modern learning and work environment.

1. A spacious threshold to Bridgeford street has been maintained to allow vehicular access for delivery drop off.
2. Proposed herbaceous planting will run along the Western side of the landscape and beneath the existing trees to create an attractive back drop to the proposed building and look to frame the entrance to the existing Martin Harris Building.
3. Simple and robust hardwood furniture has been chosen to provide opportunity to sit and relax or to study in groups. The picnic benches are positioned within individual pockets flanked by proposed trees to foster creative discussion amongst sensory planting.
4. An approved document Part M2 compliant ramp will ensure wheelchair users can access the new building comfortably. A planter sits between the two lengths of ramp to soften up the landscape arrangement and facade to the building. The application of glass panels to the handrail system will ensure the ramped access will be less visually intrusive amongst the landscape.
5. A rain garden will be planted along an existing linear drain to create a visually attractive amenity feature that functions as a sustainable drainage system.
6. A simple, robust palette of paving units have been selected to withstand regular pedestrian and vehicular traffic. The grey pastel colours will help to bring out the greens and purples of the planting and lend to the dark timber hardwood that sits atop the seating and picnic benches.
7. The row of Acer platanoides 'Columnare' will provide privacy and screening between the picnic benches and frame the existing building for pedestrians approaching from Bridgeford Street.
8. The two existing disabled parking spaces will be relocated further North East along Bridgeford Street. Please reference drawing 0626_PLI_00_ZZ_DR_L_0101.



Key Plans

Martin Harris Music Practice Building, Manchester

Landscaping Continued - Accessibility

On Street Blue Badge Parking

2no blue badge parking bays will be provided on Bridgeford street within 20m of the proposed development. The parking bays measure 6600x3300mm and will each have a disabled parking sign installed.

Tactile Surfaces

A row of 400x400mm corduroy paving units will be installed to the bottom and top of the external steps up to the building access. The paving will contrast in colour to the rest of the sites paving material to enable safe access for the visually impaired.

Ramped Access

The ramp conforms with guidance set out in the Design for access manual produced by Manchester City Council. 1100mm high Handrails are provided to both sides of the ramp with a 100mm up-stand to the foot way edges. A 1500mm width will be set between the up-stands with landings of 1200mm.

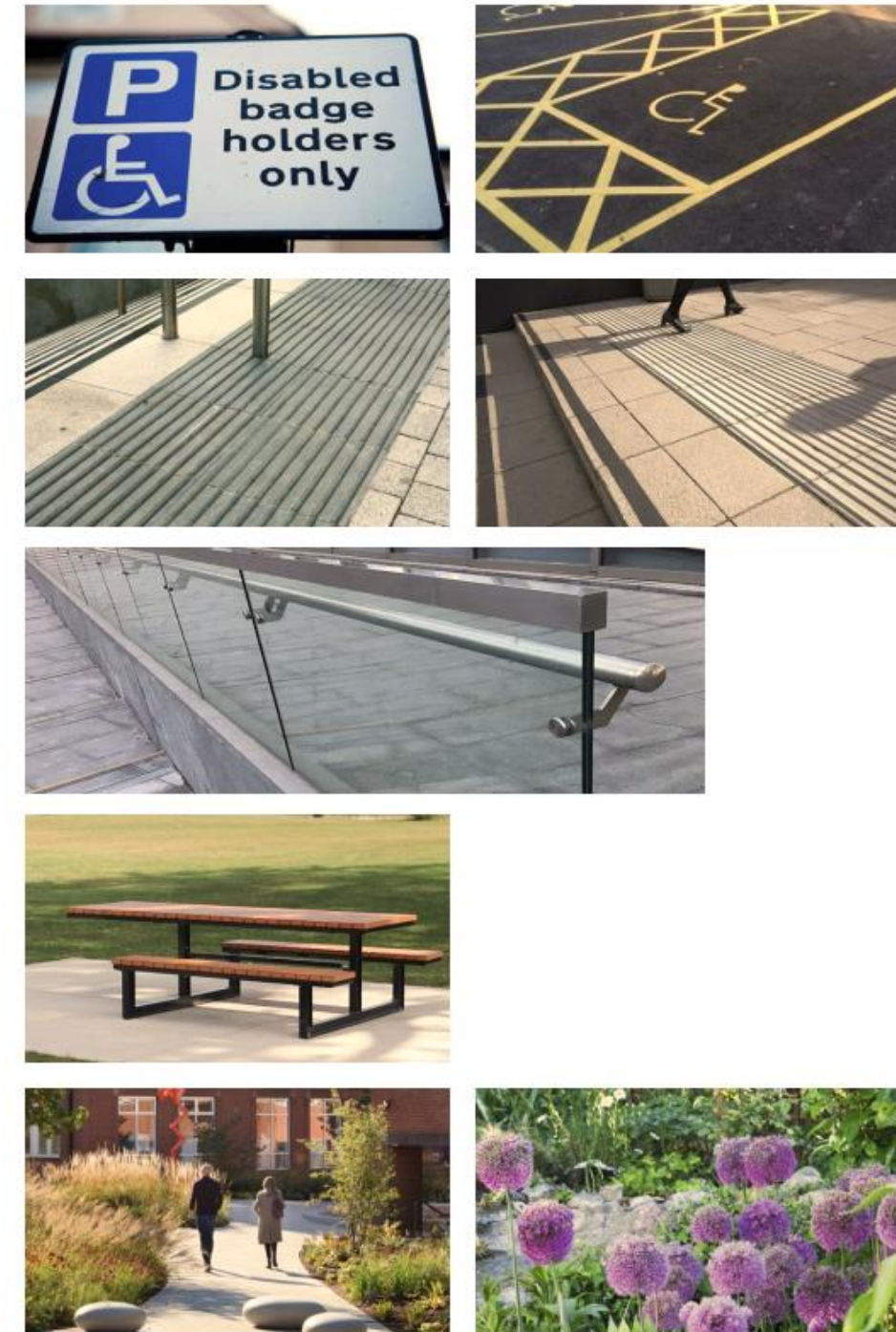
Site Furniture

3no wheelchair accessible picnic benches will be installed and recessed from the foot way allowing comfortable seating whilst not obstructing access for pedestrians and vehicles. 2no timber seats will include back and arm rests with a 600mm wide seat-top.

Planting

A sensory palette will provide layers of colour, varying heights and a range of textures and smells. The picnic benches and timber seats are positioned within the planting to encourage therapeutic learning, relaxation and general well-being.

Design Principles and Concepts 4



Landscaping Continued - Complying with access regulations

The design principles for inclusive design and design for people with disabilities have been incorporated wherever possible.

The main constraint on the site development has been set by a building finished floor level which has been fixed at 37.02. This has been set to provide a resilient building adapted for future flood events, however, it has meant that the new building level is circa 650mm higher than the level at Bridgeford Street.

To achieve a compliant access route to/from the new building, linked to the new public realm space and to providing clear access to multiple other existing building entrances, a ramped path is proposed. This is surrounded by formal /ornamental planting areas which are intended to provide soft amenity along this route so it is perceived as part of the overall landscape scheme rather than just a switchback ramp, and better integrate it into the wider landscape proposal.

Due to space constraints we are unable to provide this at 1800mm width recommended in DFA2 as this would start to reduce other access pathways elsewhere between existing buildings, or reduce landscape amenity.

This access approach we hope is within the spirit of DFA2 guidance, and the client is happy that the ramp integrated with planting is a positive contribution to this new piece of public realm.

Surface Water Drainage

We proposed to connect surface water drainage for the new building and external works into the existing site infrastructure.

The existing site is impermeable and generates surface water runoff which is discharged into an existing sewer network. The new proposals will not increase the impermeable area and runoff into the public sewer network.

The proposals will adopt SuDS features where possible, however, these may be limited due to spatial constraints within the site. It may be possible to introduce soft landscape features which can help provide water quality benefits. This could be in the form of ground level rain gardens or under drained swales with planting.



Appearance

The proposed development will be constructed using prefabricated steel frame units. The building will have a contemporary appearance with a large, glazed opening to the principal elevation forming the entrance point with both a fanlight above the doorway and side glazed panel. To the first floor there is a similar large, glazed opening to the stairs landing with smaller punched windows within the cladding module, one to the upper flight of stairs of slot appearance and a smaller square window with obscured glazing to the upper floor WC. There will also be large, glazed openings to the side elevations allowing good levels of daylight into the circulation space between acoustic music practice pods. The rainscreen cladding is proposed to extend past the roof level to form a parapet for safe roof access; at this level perforations within the façade, taking precedence from musical scripts in its pattern, will provide transparency reducing the mass and providing glimpses of light and the sky. Rainscreen cladding was chosen for the main building envelope material given the desire to reference music scripture through a perforated pattern, the copper colour was also chosen to compliment the adjacent redbrick of the Coupland building.

The air source heat pump condenser units on the roof to the substation will be positioned close to the rear to the new practice building on the eastern side of the substation meaning they are screened by the proposal itself to views from the courtyard and Bridgeford Street. They are also minimal in height at approximately 1100mm, given the depth of the substation roof they will out of sight from Coupland Street also.

Environmental

The building will be highly insulated to the walls and roof with a fabric first approach. It will make use of daylight and naturally ventilated via MVHR units. Furthermore, air source heat pumps will be installed on the existing MHMC sub-station roof.

Whilst a BREEAM route hasn't been taken sustainability has been considered in the use of building products and strategies and we will make further environmental decisions to meet the Universities sustainability criteria through the technical design stage.

There is 790m distance to the nearest watercourse (River Medlock) therefore, the ground floor will be raised 300mm above external ground level due to the risk of flooding.

An acoustic report has been included in the planning application as a supporting document. The increase in sound output from the new music practice building is summarised within this report as having a negligible impact to the surrounding residential locations and the change in ambient noise levels is not considered to be significant. In summary noise breakout from amplified music was assessed and based on the sound reduction of the glazing and external facades stated in the report, noise levels are not predicted to be higher than existing daytime and night-time ambient noise levels. Please refer to this report for a full summary.

Martin Harris Music Practice Building, Manchester

Vehicular, Transport Links and Access to the Building

The site is in close proximity to Oxford Road a key road connecting the city centre with Rusholme, Fallowfield and other student areas with numerous transport links including bus services and the city centre train station within 20 minutes walking distance. The current disabled parking arrangement will be altered with the two disabled parking bay to the MHMC courtyard entrance being moved to Bridgeford Street given the need for vehicle turning. Aside from these parking bays, there is the need for delivery drop off to be maintained within the courtyard and adequate space has been factored into the design for the manoeuvring of musical equipment; these larger delivery vehicles will reverse into the courtyard from Bridgeford Street.

Design for accessibility – Design References

- Building Regulations 2010 approved Document M Access to and use of buildings Department of the environment HMSO 1992 (Including 2020 amendments)
- Equality Act 2010
- Manchester City Council – Design for Access 2

Design for accessibility

Accessibility has been provided by the full variety of music practice spaces and ancillary facilities being provided at ground floor level. The ground floor level is fully accessible with ramped and stepped access up to a landing providing a level access threshold through a large automatic sliding door into the building. A fully accessible toilet is also provided at ground level from the entrance lobby and both the toilet on ground and first floor are unisex given the compact nature of the facility and proximity of the main MHMC WC facilities. A raised floor is also included to provide level access to the acoustic practice pods. No lift has been included in the proposed scheme given the site constraints, small building footprint and low occupancy, instead a fully accessible ground floor level has been provided with the full range of spaces.

Provisions for ambulant disabled building users have been incorporated into the design. At first floor level the toilet is sized in excess of the minimum dimensions stated in approved document Part M2.

The design team have considered the recommendations within the Design for Access 2 document also and where possible have met these higher standards. However, given the site constraints i.e., courtyard space and constraints imposed by the building requirements meeting all these standards has not been possible and we have based the design on the current building regulations in these instances. By taking this approach we have been able to provide a broader range of practice pod spaces within the building creating greater accessibility in the core function of the building. The following is a brief summary of key design elements where we have met the Design for Access 2 standards:

- The internal stairs have been designed to 1500mm width and unobstructed landings of 1800 x 1800mm have been provided at the top and bottom of the stairs.

Access Statement

5

- Recesses have been avoided beneath the stairs by the provision of an understairs cleaner's store.
- The external door is power operated and sliding.
- Internal doors have 850mm clear openings, with the modular practice pod doors having a clear opening of 844mm.
- The circulation space between the practice pods is over 2000mm wide.

The following is a brief summary of where we have not met the Design for Access 2 (DfA2) standards and the reasons why this has not been possible:

- The depth of tread and risers are above the minimum required by approved document part M2, however are marginally below the recommendations in the DfA2 document given the need to reduce the footprint of the stairs within the building plan and create a balanced space with adequate music practice and supporting facilities, given the site constraints.
- A baby change has not been included in the layout given the proposed building is not a public building and there are further facilities as part of the overall MHMC campus.
- The accessible WC is larger than required by approved document part M2 but less than recommended by the DfA2 document, again this is due to the nature of the courtyard site constraints, size of the facility, further supporting facilities within the MHMC campus and provision of further facilities by the provision of a more standard sized accessible WC.

Building Security

Whilst no antisocial behaviour has been recorded within the courtyard of the MHMC, the alleyways are proposed as gated to their entrances to negate the possibility of antisocial behaviour within these areas. The gates are to be fob/ code accessed and the only student access required will be to the north alleyway leading to the Electro-acoustic building main entrance.

Access, Maintenance and Cleaning

Cleaning of the windows being at maximum two storey height is proposed as manual by a squidgy on an extendable arm system. A permanent parapet is proposed with roof access by a high-level gantry, allowing the gutter, roof and skylights to be easily maintained and cleaned.

Martin Harris Music Practice Building, Manchester

Supporting Documents

6

Read in conjunction with supporting documents

2080-JSA-XX-XX-DR-A-00005 / Location Plan
2080-JSA-XX-XX-DR-A-01001 / Existing Site Plan
2080-JSA-XX-XX-DR-A-01000 / Block Plan
2080-JSA-XX-XX-DR-A-02000 / Proposed Ground Floor Plan
2080-JSA-XX-XX-DR-A-02001 / Proposed First Floor Plan
2080-JSA-XX-XX-DR-A-03001 / Proposed Section A-A
2080-JSA-XX-XX-DR-A-03002 / Proposed Section B-B
2080-JSA-XX-XX-DR-A-04012 / Existing North Elevations
2080-JSA-XX-XX-DR-A-04011 / Existing East Elevations
2080-JSA-XX-XX-DR-A-04013 / Existing South Elevations
2080-JSA-XX-XX-DR-A-04014 / Existing West Elevations
2080-JSA-XX-XX-DR-A-04002 / Proposed North Elevations
2080-JSA-XX-XX-DR-A-04001 / Proposed East Elevations
2080-JSA-XX-XX-DR-A-04003 / Proposed South Elevations
2080-JSA-XX-XX-DR-A-04004 / Proposed West Elevations

0626_PLI_00_ZZ_DR_L_0100 / Landscaping Proposed Site Plan
0626_PLI_00_ZZ_DR_L_0101 / Landscaping Disabled Parking
0626-PLI-XX-XX-SP-L-0210 / Landscaping Outline Specification

And supporting reports

- 784-B033892 Martin Harris Noise 24jun22 / Acoustic Report
- 10-2084-001 Martin Harris Centre for Music and Drama - Phase 1 Preliminary Risk Assessment / Ground Investigation Phase 1 Report
- JAC28173_Music Building Bridgeford Street University of Manchester / Archaeology Report
- 784-B033892 Martin Harris Manchester EA FINAL / Ecological Appraisal Report
- 784-B033892 Martin Harris Manchester BNG FINAL / Biodiversity Net Gain Report
- M&E external lighting strategy
- 2080-1.7- Design & Access Statement / Design and Access Statement
- Martin Harris Music Block -FRA_220601 / Flood Risk Assessment
- 21L118 / Topographical Survey of UoM Music Practice Building