

Manchester Aquatics Centre.

Design And Access Statement

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Note:

Unless otherwise stated, all diagrams & images are not to scale

1.0 Introduction.



1.1 Executive Summary.

This document is submitted to Manchester City Council (MCC) as supporting information for the Full Planning Application for Manchester Aquatics Centre. It outlines the key principles underlying the design to date and development proposal.

The report is made on behalf of the Applicant - Manchester City Council, who are working in partnership with the MCRactive, Greenwich Leisure Limited (GLL) and KIER Construction Ltd, who are the appointed contractor.

Reference: 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.

These are listed below:

- MACR-PAL-Z0-B1-DR-A-01110 Existing Basement Plan
- MACR-PAL-Z0-00-DR-A-01111 Existing Ground Floor Plan
- MACR-PAL-Z0-01-DR-A-01112 Existing First Floor Plan
- MACR-PAL-Z0-02-DR-A-01113 Existing Second Floor Plan
- MACR-PAL-Z0-02-DR-A-01114 Existing Roof Plan
- MACR-PAL-Z0-ZZ-DR-A-01025 Location Plan
- MAC-PAL-Z0-ZZ-DR-A-1050-Proposed Site Plan-C2
- MACR-PAL-Z0-ZZ-DR-A-01300 Existing North and South Elevations
- MACR-PAL-Z0-ZZ-DR-A-01301 Existing East and West Elevations
- MAC-PAL-Z0-00-DR-A-2001-Proposed Ground Floor Plan-C3
- MAC-PAL-Z0-RL-DR-A-2004-Proposed Roof Plan-C3
- MAC-PAL-Z0-ZZ-DR-A-3000-Proposed North & South Elevation-C3
- MAC-PAL-Z0-ZZ-DR-A-3001-Proposed East & West Elevation-C2
- MAC-PAL-Z0-XX-VS-A-1700-Entrance Lobby Views-C2
- MAC-PAL-Z0-XX-RP-A-1000-Design & Access Statement-C2
- Planning Submission - Phasing, Programme, Logistics & Site Security Narrative
- MAC - External Logistics Plan
- MAC - Internal Works Phasing
- 27112-RP-1-R3-TENS NIA Report

1.2 Introduction & Proposal.

Manchester Aquatics Centre was built for the 2002 Commonwealth Games. The centre has been opened for around 20 years and has been very well received.

Currently, the facilities available to the public and professionals are a 50m swimming pool, diving pool, training pool, 3 gyms including strength gym, cardio gym and a performance gym, health suite including sauna and steam rooms, studio with an extensive class programme, cafe and leisure pool.

However, the wear and damage to the mechanical & electrical equipment and the facilities overall are visible, requiring refurbishment and repair.

The proposal is to update and renew mechanical & electrical services to current standards and improve energy efficiency by implementing carbon reduction works. Architecturally, the internal use of facilities will be improved and updated to suit the increased use of facilities and the changed pattern of use.

1.3 Applicant & Design Team.

Applicant:

Manchester City Council

End user:

MCRactive & Greenwich Leisure Limited

Appointed Contractor:

KIER Construction Limited.

Design Team:

- KIER - Construction Management, Cost Management
- Pozzoni Architecture Limited- Architects
- Ridge and Partners LLP- Civil, Structural
- TACE - M&E Consultant
- SaferSphere - CDM & H&S
- Hann Tucker - Acoustic Consultant
- SPL Fire Safety - Fire Engineers
- Devin Consulting - Pool Specialist

2.0 Analysis.

2.1 Location.

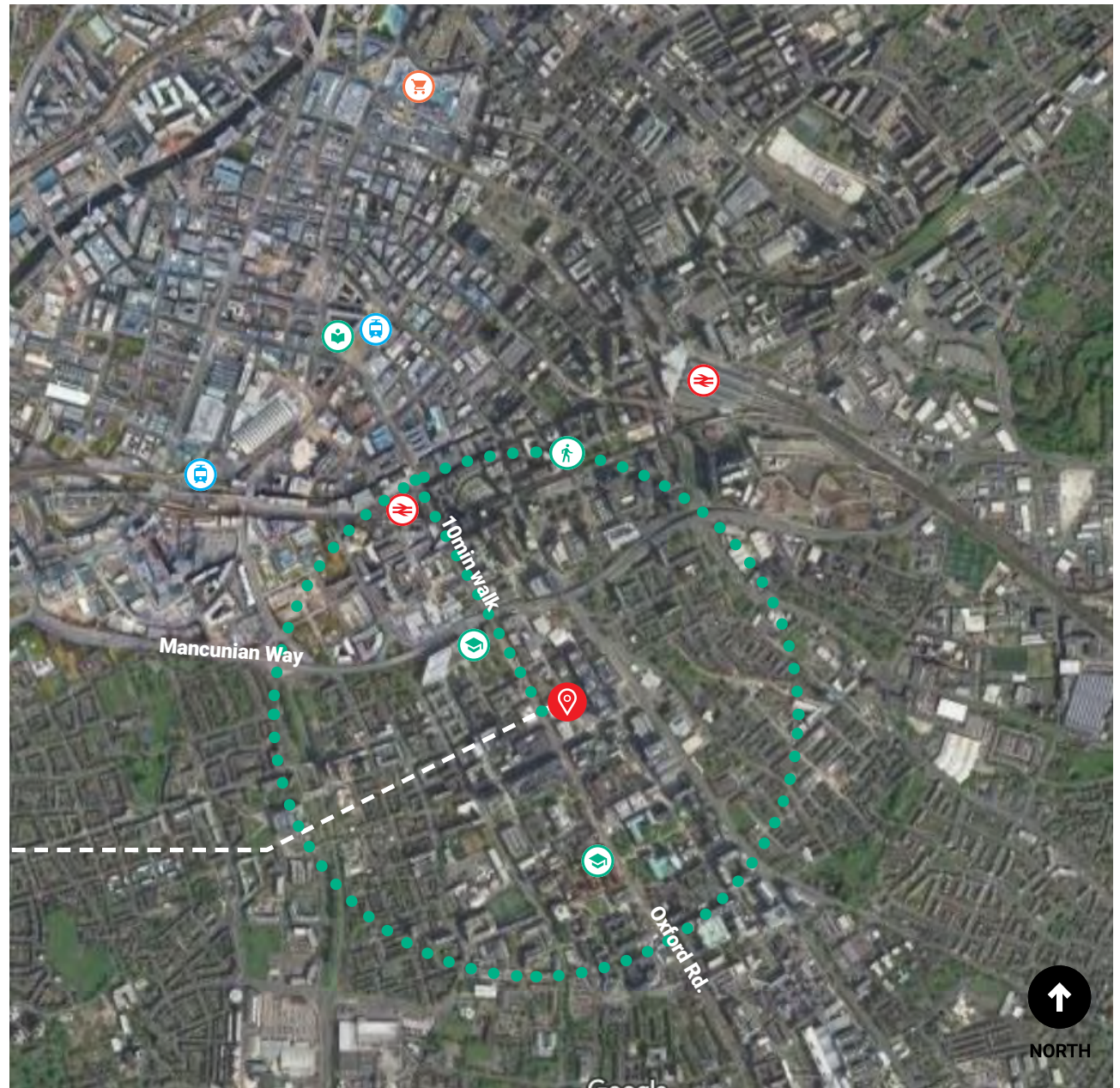
Site Postcode: M13 9SS

Manchester Aquatics Centre (MAC) is located within Manchester City centre.

The site is bound to the West by Oxford Road, to the South by Booth Street East and to the East by the newly constructed Manchester Engineering Campus Development (MECD). To the North, the Aquatics Centre parking area is accessed from Boundary St E.

The Aquatics Centre is located close to the University of Manchester (UoM) and the Manchester Metropolitan University (MMU), with frequent bus links and a cycle lane via Oxford Street.

Site Location

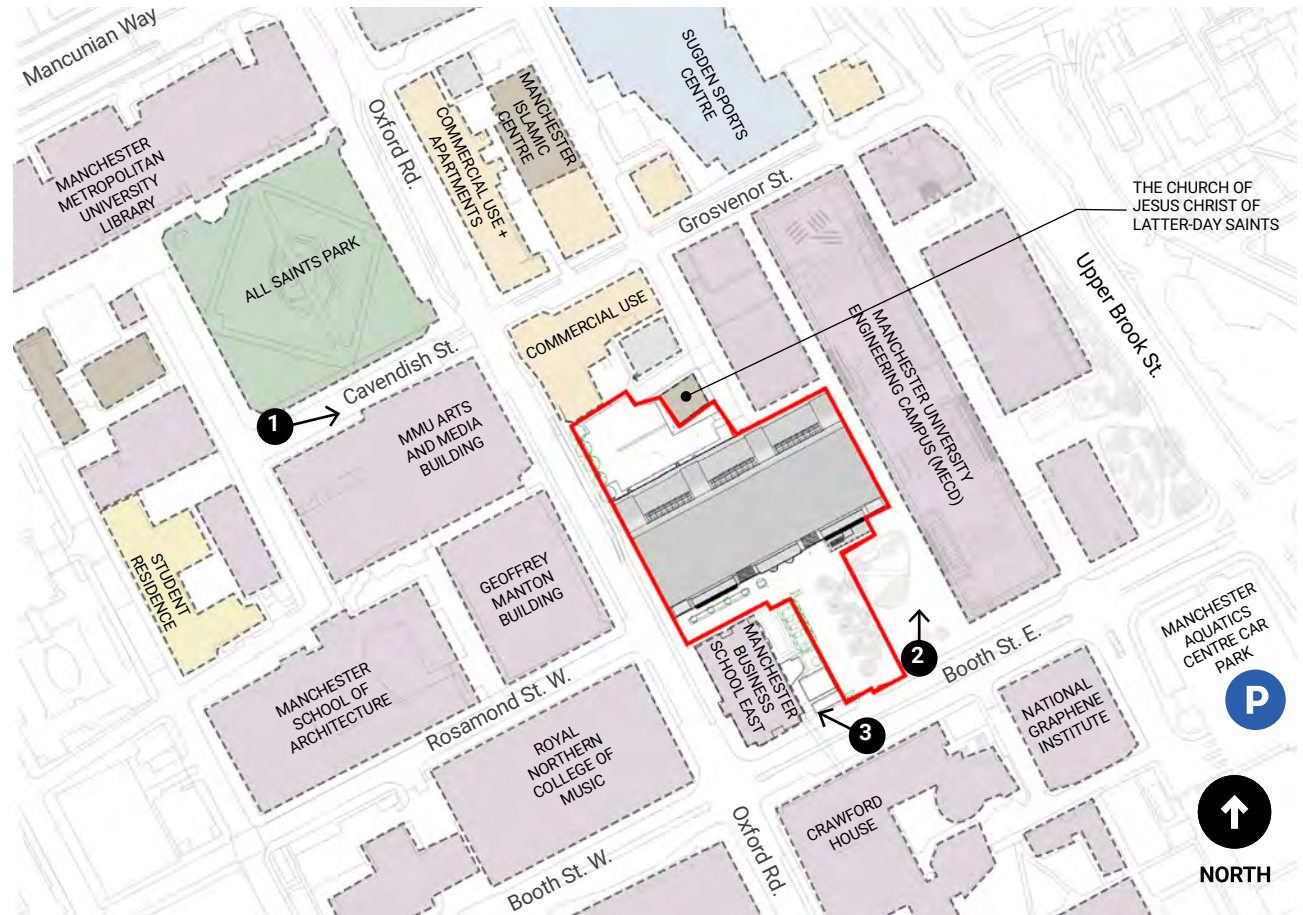


Site Location Diagram - Proposed Layout

Manchester Aquatics Centre, 2 Booth St E,
Manchester M13 9SS

2.2 Adjacent Uses.

The immediate adjacent uses to the Aquatics Centre are predominantly educational facilities (UoM and MMU), many of which have been redeveloped or refurbished to cater for the changed pattern of use with improved learning facilities and greater and enhanced catering and retail provision.



Adjacent Uses Diagram

- Park
- Education Facilities
- Student Accommodation
- Mixed Use (Commercial + Retail + Apartments)
- Places of Worship
- Under Construction
- Sports Facilities



1. MMU Arts and Media Building



2. MECD



3. Manchester Business School East

2.3 Site Access & Surroundings.

Pedestrian access to the centre is from Oxford Road and Booth Street East. Both access ways link well with the existing bus service and cycle lane connections.

The car park is a minute walk away from the centre with a few parking spaces to the rear of the building.

The access from Booth St. E. is used for deliveries, drop off and accessible parking spaces.

Cycle parking stands are positioned close to the main entrance.

Key:

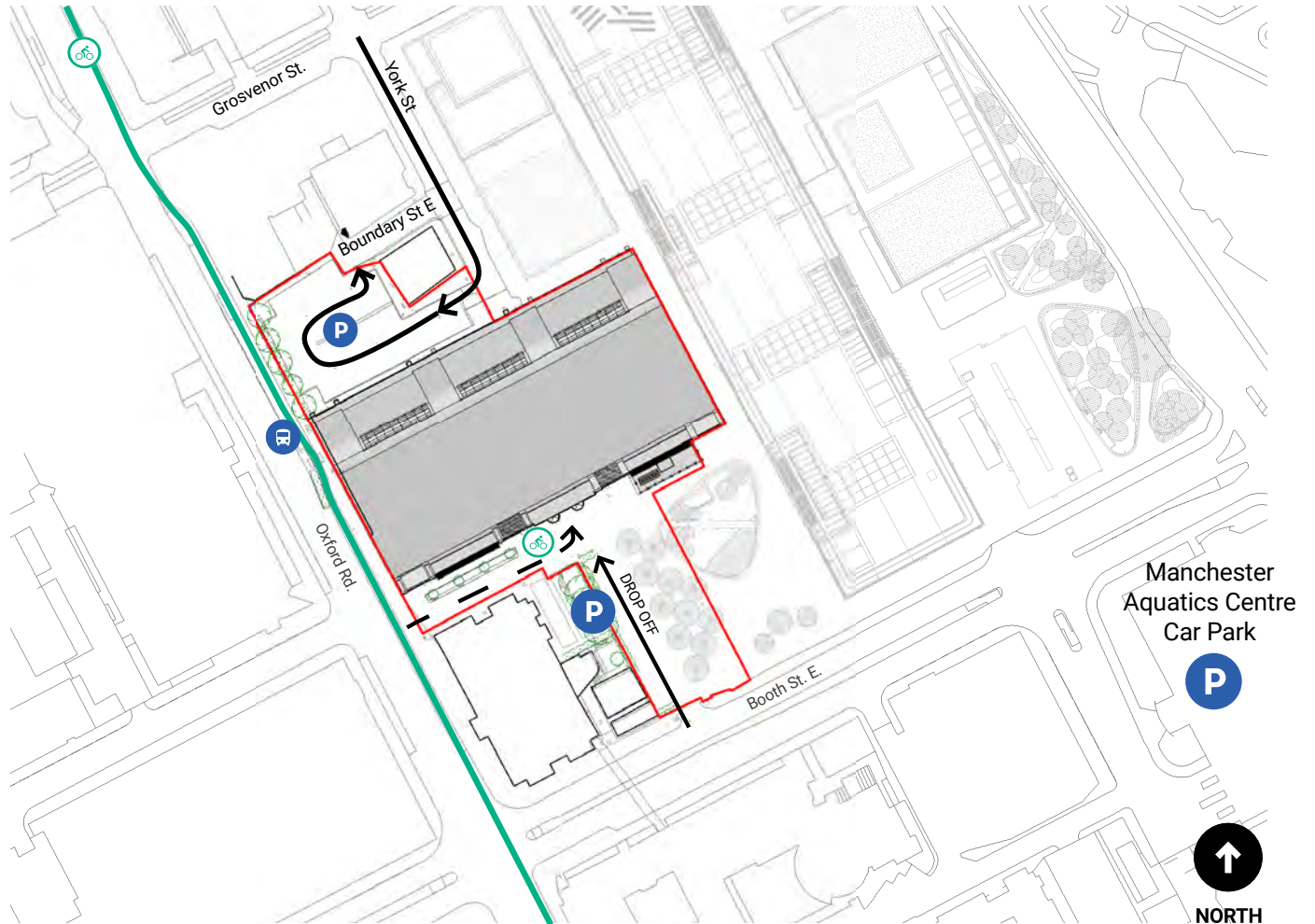
Vehicular & Pedestrian Access Point →

Pedestrian Only Access Point - - - - - →

Parking 

Bus stop 

Cycle route 



Existing Site Access Point Diagram

2.4 Existing Site.

1



2



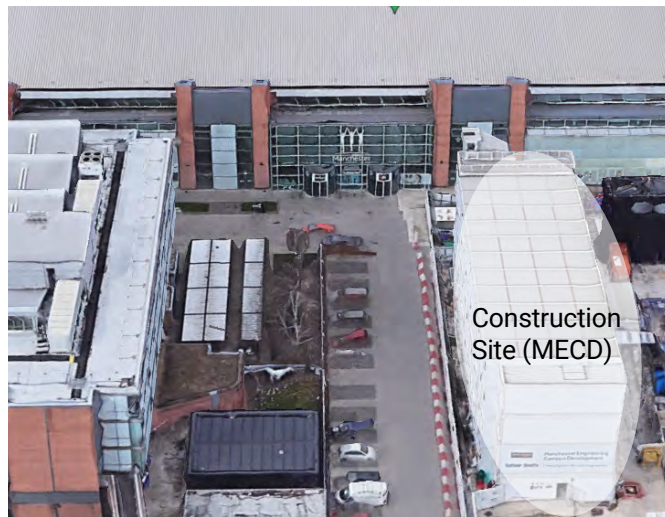
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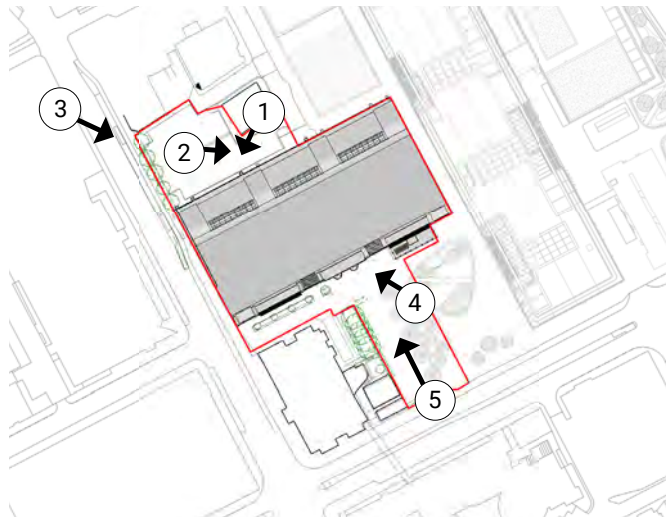
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5



Site Map



3.0 Brief.

3.1 Design and accommodation.

The brief evolved through the early design stages. The project and design team workshops interrogated and challenged the project to achieve a successful scheme.

Design strategy focused on containing the pool environment and keeping it to a minimal footprint. The main aim of the strategy is to isolate the pool environment from the rest of the centre, for more efficient heating and ventilation, overall improved management of the room temperatures and moisture levels.

This strategy reduces the effect of the corrosive pool environment on the equipment and improves environmental comfort for the personnel and the users.

Energy conservation measures formed an integral part of the project. The key driver for the works is to reduce the dependency of the gas heating and improving energy efficiency, reducing overall consumption.

Accommodation

- Grouping of accommodation, i.e. all fitness located on the first floor
- New interactive Splashpad area
- Creation of dedicated cycle studio
- Creation of larger multi-purpose studio
- Creation of unisex WC provision to cafe/waiting area
- Redesign and refurbishment of health suite
- Creation of poolside COMAST gym space
- Increased shower provision to Village Changing by opening up underutilised group change showers

- Additional doors within Village Changing to allow for more efficient use of space
- Enlargement of first-floor fitness spaces
- Increased connectivity between first-floor fitness spaces
- Reconfigures changing facilities to the first floor
- Dedicated spectator's WC
- Additional COMAST office space with integrated kitchenette, physio and WC provision
- Addition of a platform lift between ground floor and basement, increasing access between floors
- New entrance lobby design and reconfigured reception area

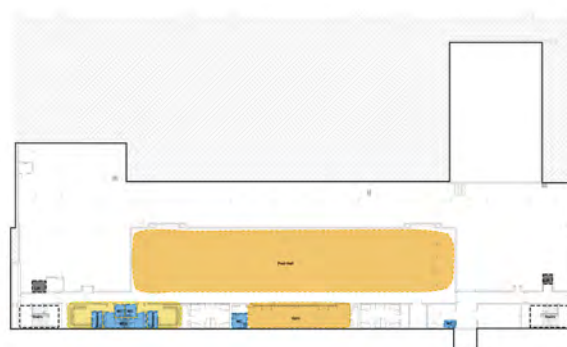
The changes increase the legibility of the buildings accommodation, improve how the building can be run and increase the accessibility of the facilities on offer, which better serves Manchester Aquatics Centre current and future use.

4.0 Use.

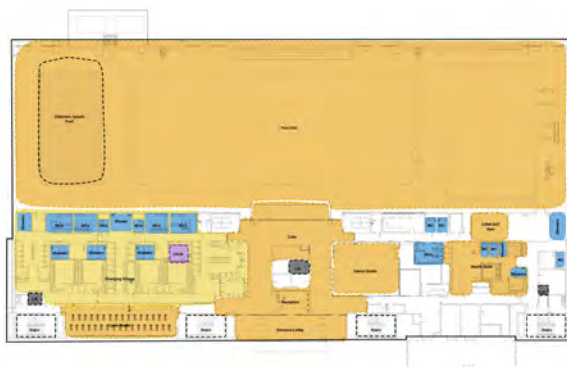
4.1 Internal Layout Refurbishment.

Following the project teams collaborative design process, the legibility of the centre has been developed and advanced, allowing for the provision of more flexible and diverse spaces for all customers.

- A new AD-M compliant platform lift has been integrated into the design, giving additional access to the training pool, basement gym facilities and changing spaces.
- Grouping of Fitness Activity Spaces has created a more linear, more accessible first-floor offer.
- Opening up the existing kitchen facility allowed to create of a more versatile and flexible studio space while also allowing for improved unisex WC provision for customers and visitors.
- Increased accessible unisex WC provision on all floors gives better integration for all.
- Grouping of services and offer help understanding of spaces and aids in navigating the facility.
- The use of materials and colours will increase subconscious understanding while also giving the facility a more high-quality and modern feel, without intimidating or confusing customers though designing for access by all customer and visitor groups.
- Demolishing under-utilised space and combining others has created more space for activity and relaxation.



Basement Level



Ground Floor Level

Legend:

- Activity
- Changing Places
- Showers WC
- Lift
- CPCR



First Floor Level

Use adjacency diagram

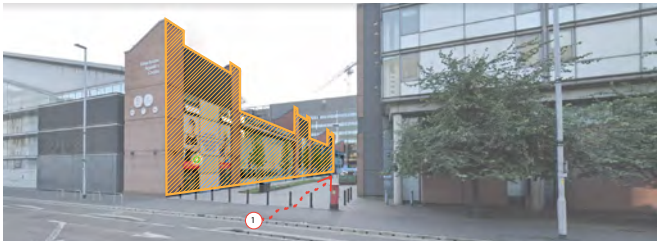
4.2 Entrance Refurbishment - Analysis.

The following diagrams and sketches provide an overview of the site analysis and design exploration for the centre's new entrance and the environmental lobby.

The existing revolving lobby doors create queuing during peak times with a singular exit and entry points. Currently, there is no shelter or cover for the users when queuing outdoors (3).

In addition to that, the poor condition of the existing lobbies allows warm air out during cool weather seasons and condensation during warm.

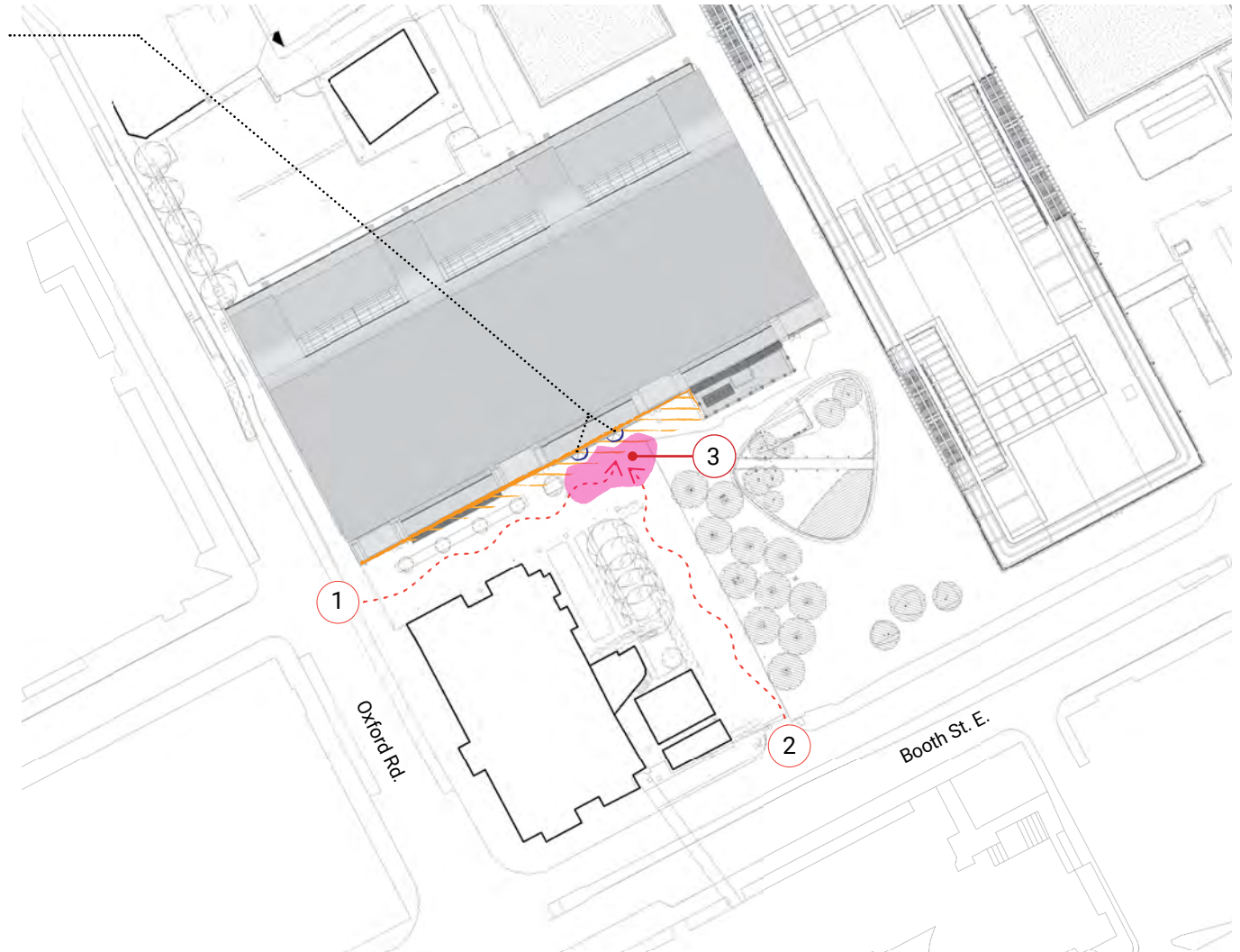
The entrance is visually merged with the existing facade (view 1) and the immediate visual connections (views 1 & 2) to the entry point are far away and disadvantage the wayfinding.



Oxford Street View 1



Booth Street View 2



Constraints & Opportunities

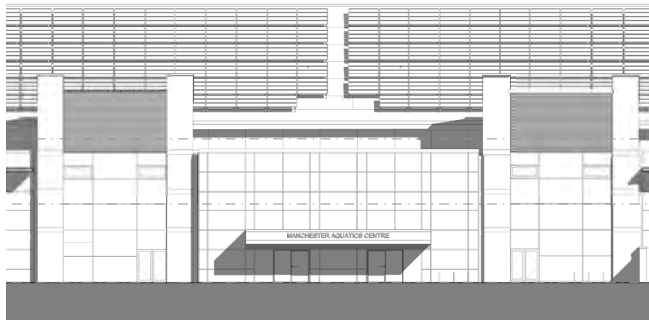
4.3 Entrance Refurbishment.

The design opposite takes influence from the existing building to respond to the issues outlined previously. The solution proposed provides a more flexible and adaptable space for the centre's changing needs while also giving customers and visitors a clear and easily understood entrance into the refurbished centre.

Customers will be able to enter from both the Oxford Road and Booth Street East approaches equally. The proposed entrance is appropriate for use at quieter times and when the centre is hosting a large event. The number and size of doors, coupled with the adaptability of the reception area immediately within the centre, give customers and visitors a warm welcome which shows through the quality of finish and design.



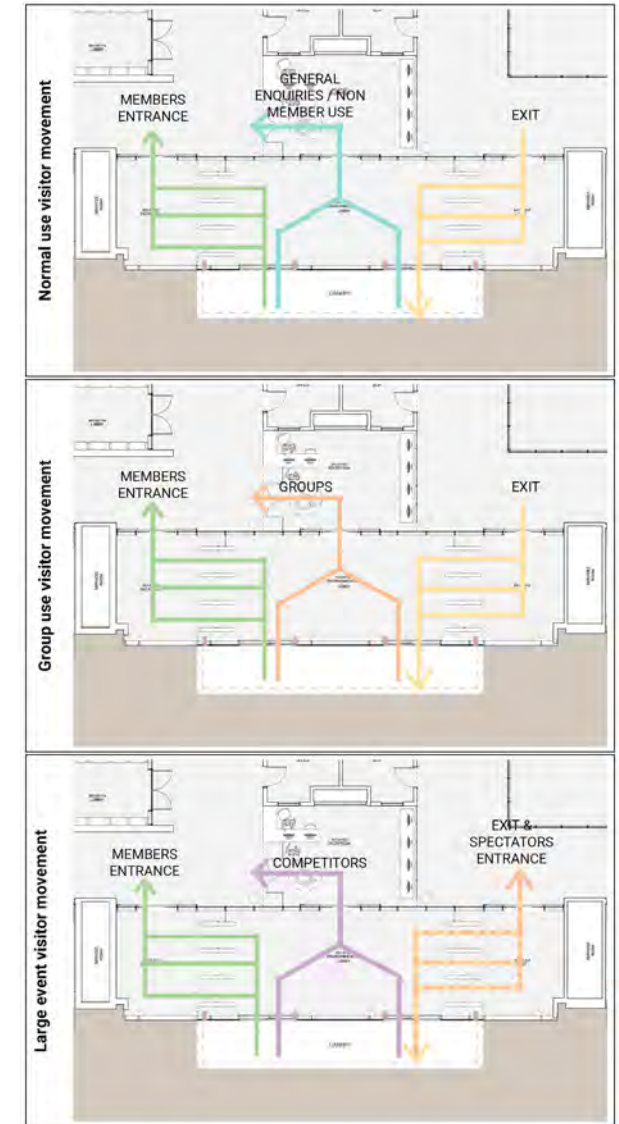
Proposed Entrance View



Proposed Entrance Elevation



Existing Entrance Demolition



4.4 Carbon Reduction Works.

As part of the city's ongoing drive to reach zero carbon a study has been commissioned which recommended the following:

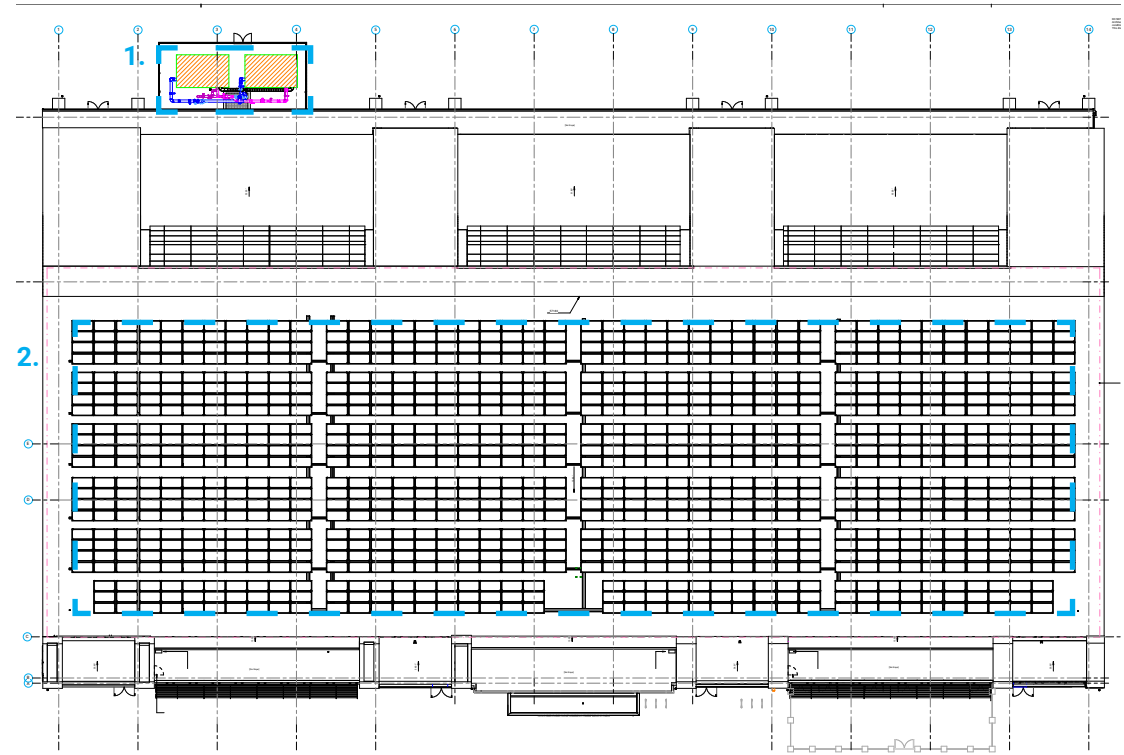
- Air source heat pump to the rear of the building (1)
- Solar photovoltaic (PV) panels to the roof (2)
- Battery storage to the ground floor
- Metering and Monitoring

Renewable energy technology such as PV panels captures the sun's energy and generates electricity; the use of this system allows the building to reduce its reliance on the grid.

The proposed battery room is built to store any excess of solar electricity generated and is not required at the time. Captured electricity that is stored in battery room will be available for use when needed and any excess will be exported.

An Air-Source Heat Pump (ASHP) positioned to the rear of the building (1) will allow for more energy-efficient heating and cooling.

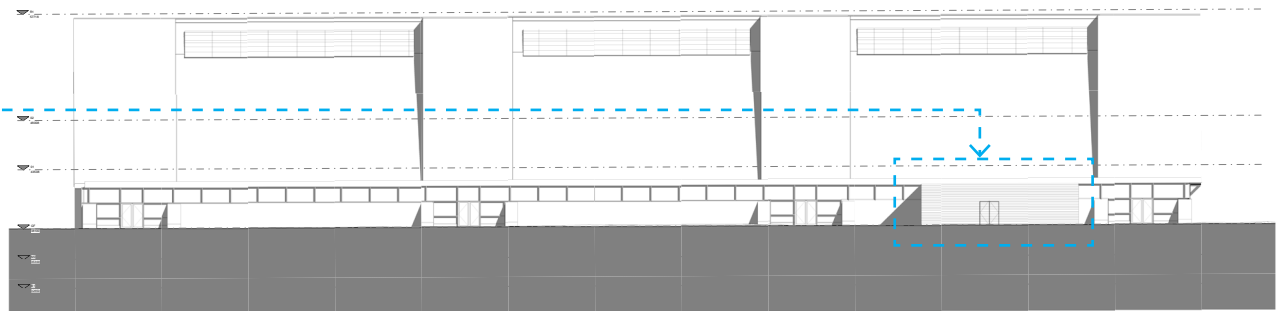
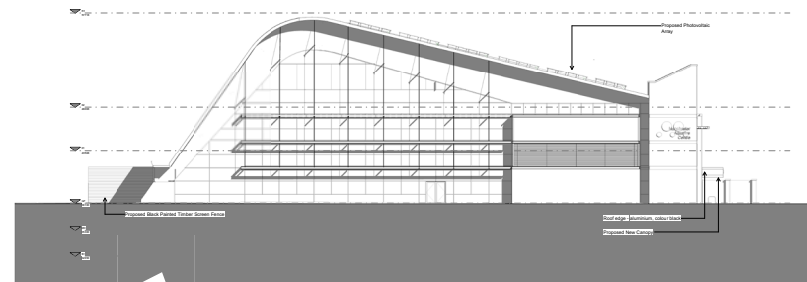
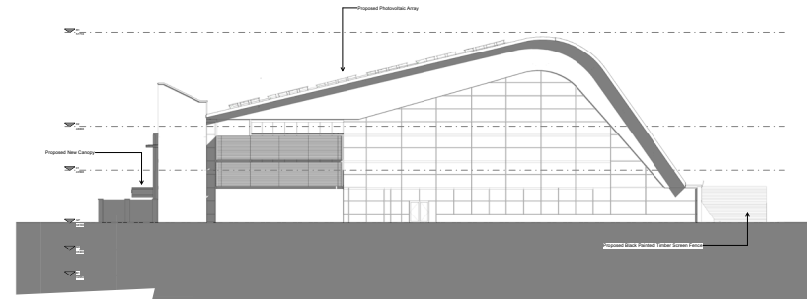
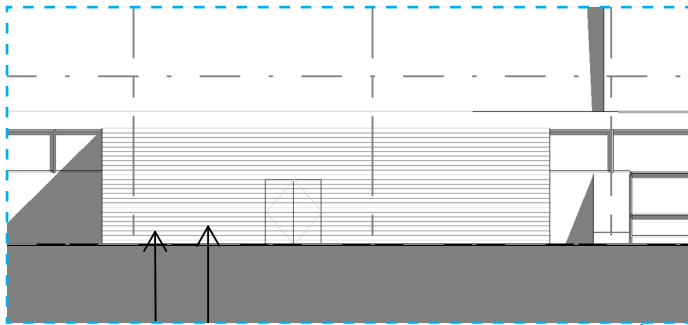
An upgraded building management system will allow MCC to monitor and manage newly installed equipment and energy consumption.



Proposed Roof Plan

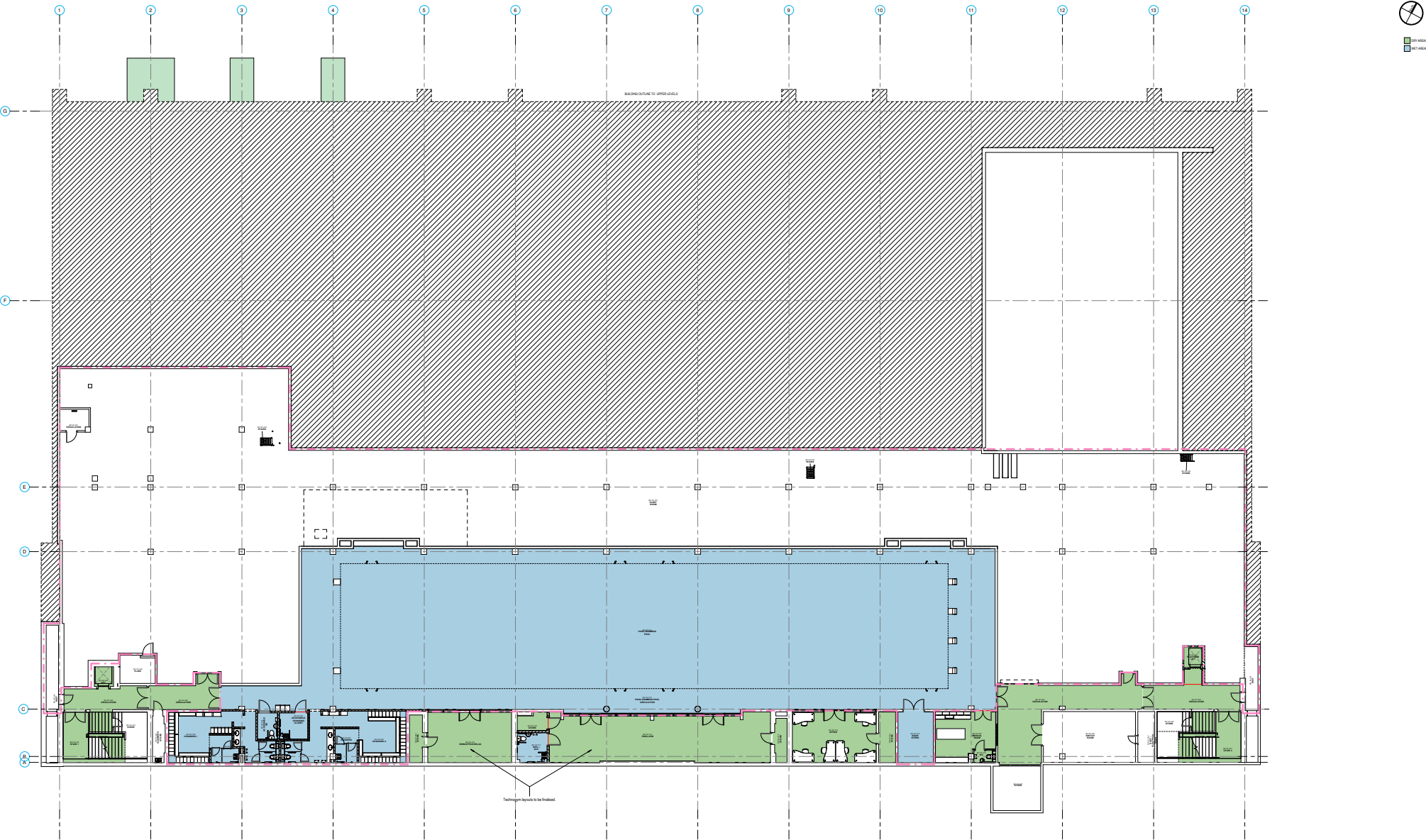
4.5 ASHP enclosure.

Air source heat pump will be situated to the rear of the Manchester Aquatics Centre, in a black painted timber enclosure, fully disguising M&E equipment within it.

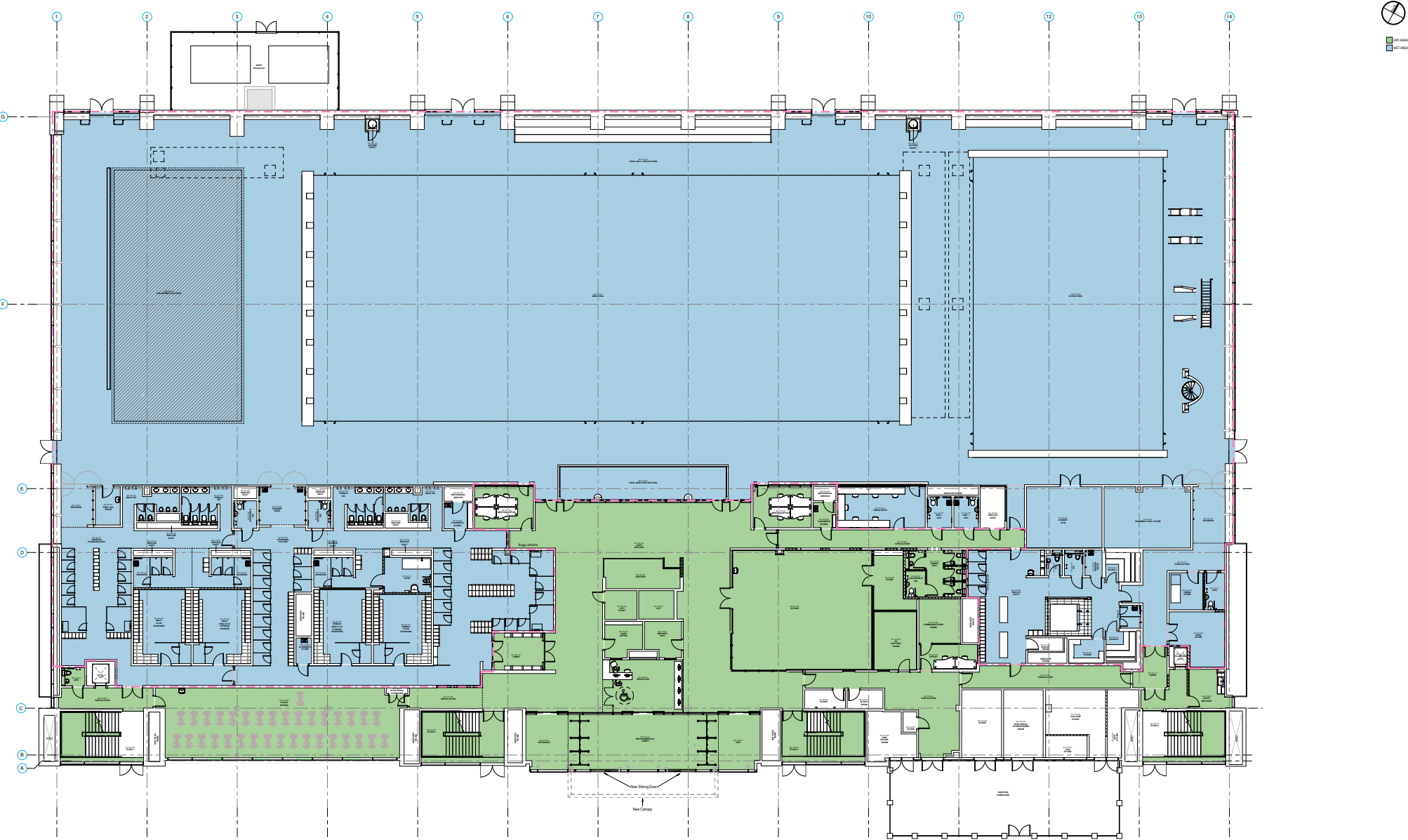


5.0 Plans & Elevations.

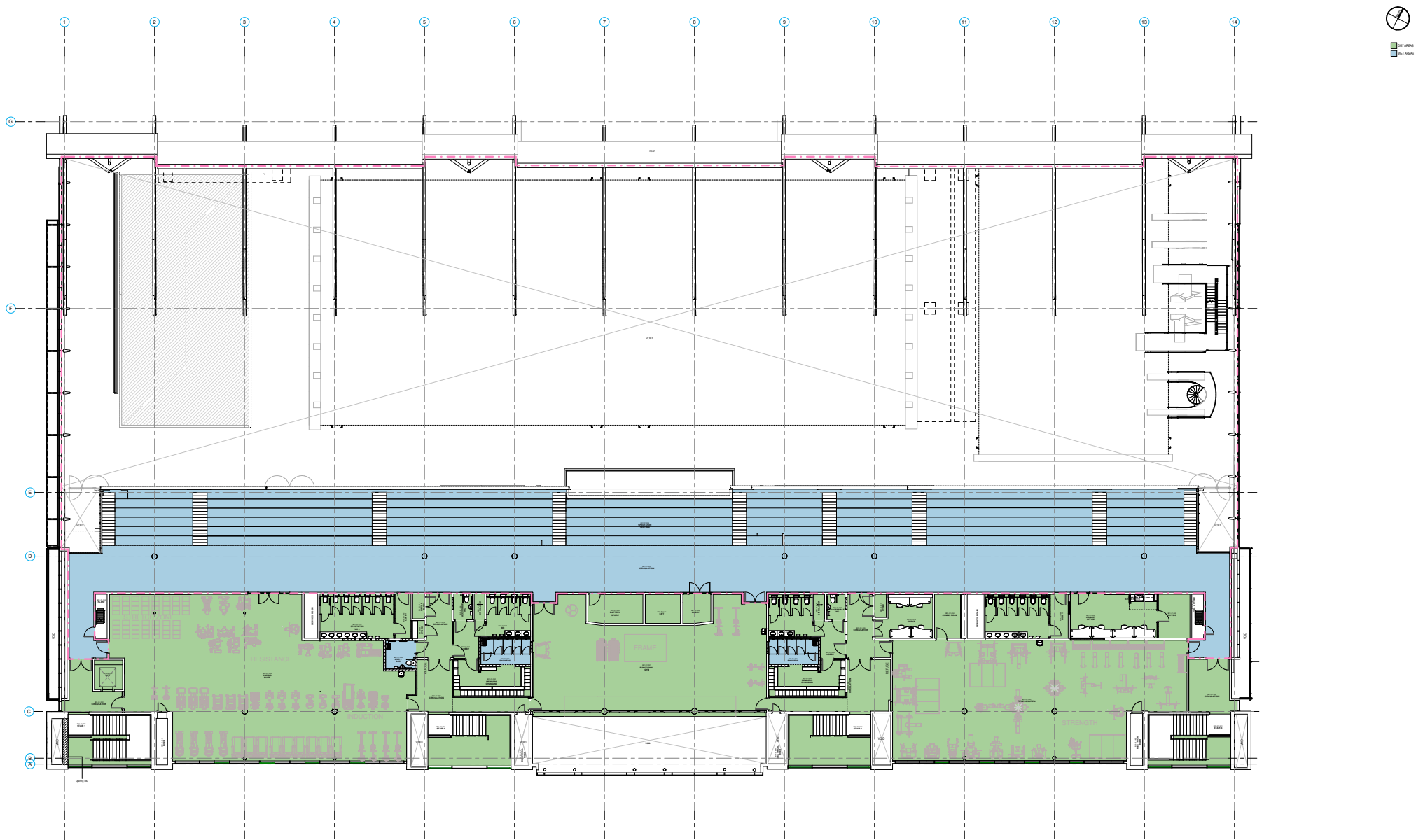
5.1 Basement Plan.



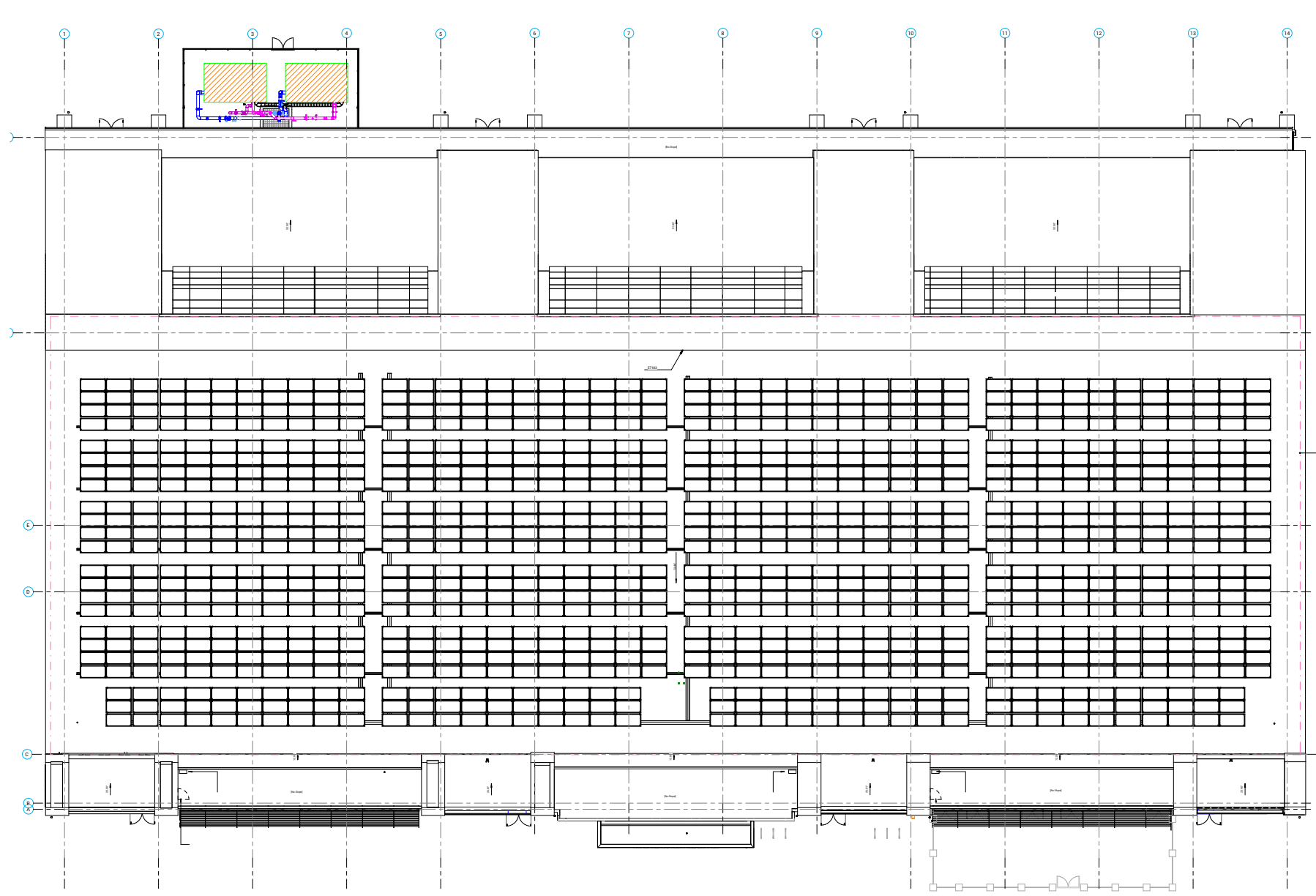
5.2 Ground Floor Plan.



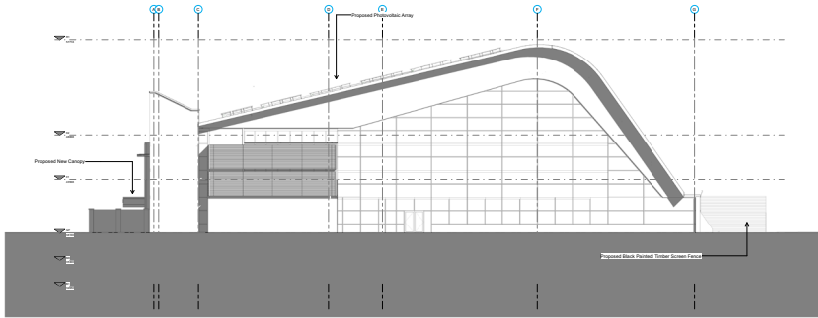
5.3 First Floor Plan.



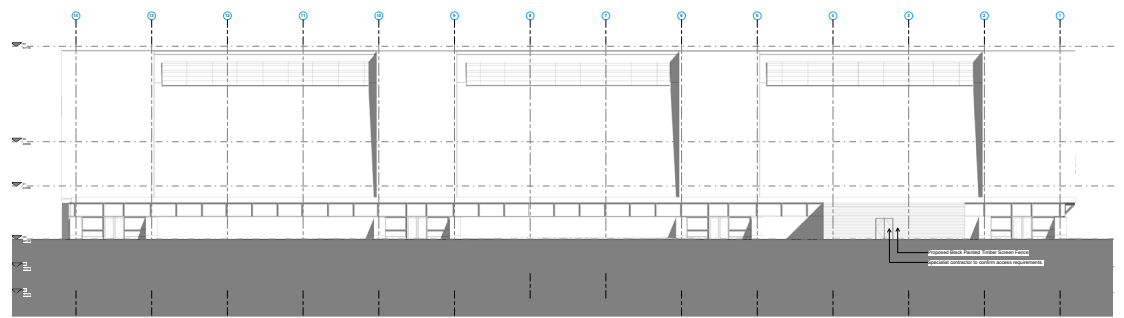
5.4 Roof Plan.



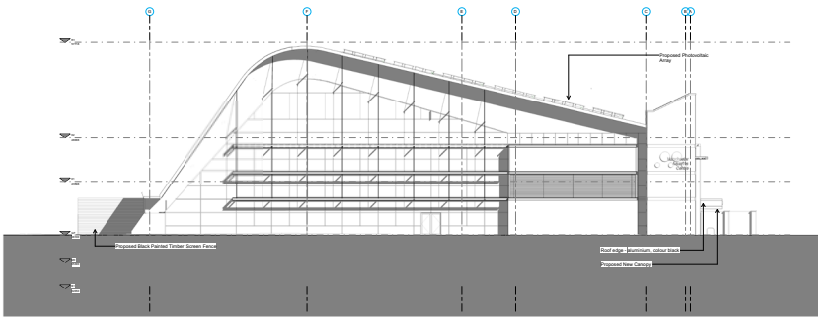
5.5 Elevations.



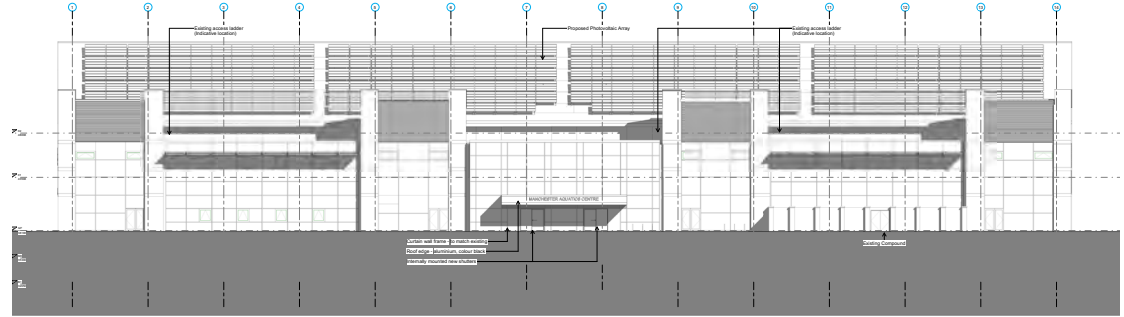
Proposed East Elevation



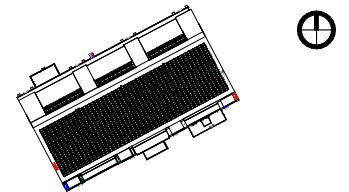
Proposed North Elevation



Proposed West Elevation



Proposed South Elevation



6.0 Appearance.

6.1 Context.

Buildings within the local context are shown in the images opposite.

There is no defined material palette, various new cladding solutions are used to complement the existing built environment. The new and refurbished buildings are prominent in their form and linear grid and pattern.



Manchester Engineering Campus Development (MECD)



National Graphene Institute (UoM)



Alliance Manchester Business School (UoM)



Royal Northern College of Music



MMU Arts and Humanities Building

6.2 Proposed Materials.

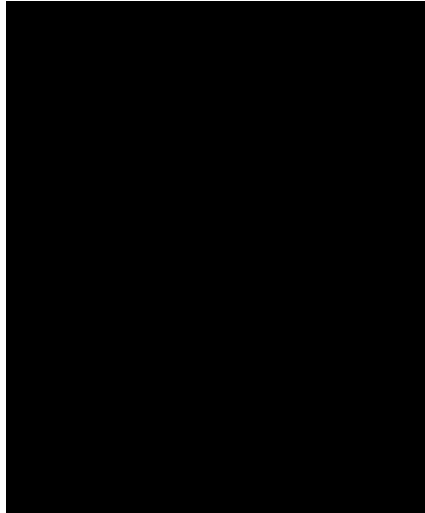
There are no extensive changes proposed to the external building envelope. However, with such a landmark building as the Manchester Aquatics Centre, any addition needs to be very carefully considered. The built form is extremely recognisable, especially in profile and any addition should support that. The proposed improvement works are designed using complementary palette of materials and colours to appear as a continuation of the existing building.

Roof: carbon reduction works include PV panels to the roof with associated roof access safety accessories.

Northern elevation: carbon reduction works will require an air source heat pump. The proposed material for the compound enclosure is black painted timber (3).

Southern elevation: improvements to the building access and the entrance lobby. The proposed new entrance lobby to match the existing frame RAL colour (2). The entrance canopy to be black metal sheet cladding (1&4).

The existing building has a selection of materials, red stone, glazed & opaque panels, curtain wall framing and louvres that are prominent to the external elevations. The new external entrance doors and framing is proposed to match the existing curtain walling framing system to tie in with the existing facade. The black cladding to the canopy provides a visually elegant, minimal yet prominent entrance complimenting the existing surround.



1. Black Aluminium Cladding



2. Existing Entrance View

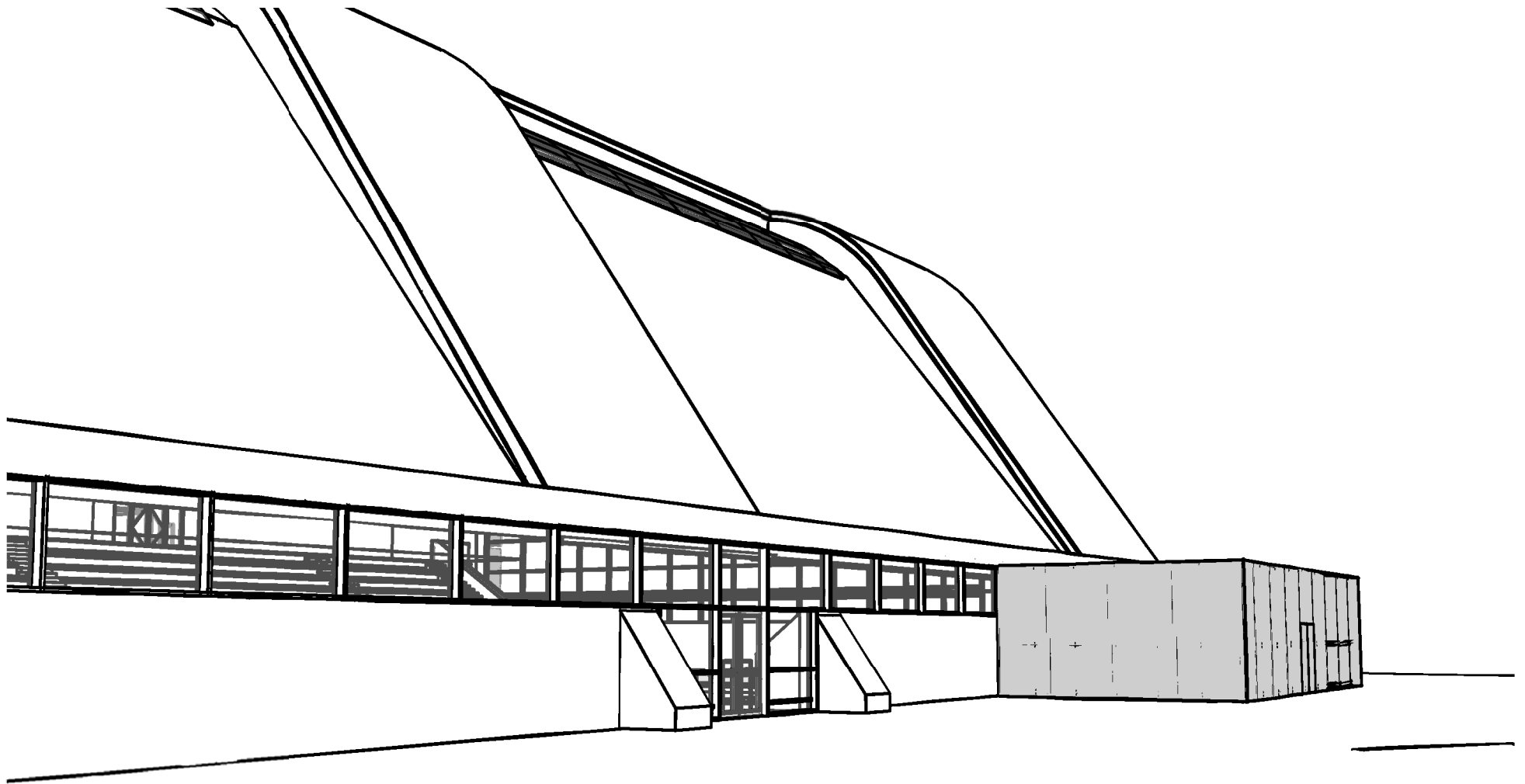


3. Black Painted Timber Enclosure



4. Proposed Entrance View

6.3 Enclosure.



6.4 Entrance View.



7.0 Access.

7.1 Pedestrian & Transport Links.

Maintenance & fire, pedestrian & staff access will remain unchanged to the current use and provision.

The provision of ASHP compound for the carbon reduction works to the rear of the building will, however, reduce parking no. by 7 spaces. — — — — —



Transport context

7.2 Inclusive Access.

Inclusive access has been an integral part of the designs, to make the building accessible to all.

Appropriately sized doors & circulation spaces are used throughout the proposal for ease of access and to meet the current design standards. Circulation routes have also been optimized to offer simple and legible wayfinding. In addition to evenly distributed stair cores and 2 Lifts, an additional platform lift is proposed to enable access between basement and ground floors for all building users.

Reorganised layouts will include 1no. Changing Places Changing Rooms which will increase access of the facilities to all.

Reconfigured entrance lobby will emphasise access points and aid wayfinding for building users and visitors. Increased reception area and entrance points will improve the entrance and exit circulation eliminating queuing outdoors and therefore, improving building users comfort.

WCs have been evenly distributed throughout the building, with ambulant WCs and changing facilities available on every floor. Unisex WC provision is included on the ground floor.

Separated lobby access to the Spectators WCs will improve building management and ease access to the facilities for the visitors.

Public functions (such as the multipurpose studio and cafe) have all been placed on the ground floor for ease of access for visitors.

The roof is accessible for maintenance using a man safe system. The addition of a guardrail to the roof will improve the safety due to an increased accessible area to the roof required to maintain the PV panels

The completed works will continue to provide the current level of accessible parking spaces.



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