All Saints West Refurbishment
Design & Access Statement

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Design & Access Statement
Document History & Project Details

Document History

Version	Date	Description
P01	20.01.2026	S3 Suitable for Review & Comment
P02	26.01.2026	S3 Suitable for Review & Comment Updated following Deloitte comments
P03	31.03.2026	S3 Suitable for Review & Comment Updated to capture revised panel setting out

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Project Details

This Design & Access Statement has been prepared by Hawkins\Brown to accompany the application for planning permission submitted on behalf of Manchester Metropolitan University for the proposed retained portion of the vacant All Saints Library building, located in the University's All Saints campus, off Oxford Road in central Manchester.

This application is one of a series of three which comprise in their entirety the regeneration of the former All Saints Library Site within the Manchester Metropolitan University's Campus.

The site location is indicated on drawing:
103040-HBA-XX-XX-DR-A-080000
Which is contained within the application drawings appended to this document.

The purpose of this document is to set out this applications design proposals. An access statement is provided at the end of this document.

This document should be read in conjunction with all other supporting documents, these are listed overleaf on the document contents page.

Other Applications:

For completeness, and the readers information, the prior two planning applications which complete the regeneration of the All Saints Campus are as below.

Demolition of the vacant All Saints Library Building:
Application ref. 143943/FO/2025

New Library Building:
Application ref. 144697/FO/2025

Manchester Metropolitan University

Applicant	**Manchester Metropolitan University**
Architect	**Hawkins\Brown Architects**
Project Manager	**Turner & Townsend**
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Planning Consultant	**Deloitte**
Landscape Design	**Planit IE**
Structural & Civil Engineer	**Buro Happold**
MEP Services Engineer	**Buro Happold**
Fire Engineer	**Buro Happold**
Acoustic Engineer	**Buro Happold**
Facade Engineer	**Buro Happold**
Transport Consultant	**Buro Happold**
Sustainability Consultant	**Buro Happold**
Audiovisual Consultant	**Hoare Lea**
Principal Designer	**KOK Surveyors**
EDI Consultant	**GRD:EDI**

Design & Access Statement
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WELCOME

Introduction

Introduction
Executive Summary

Introduction

This report has been produced to support the planning application for the All Saints West Refurbishment project.

The project comprises of the refurbishment of a retained portion of the existing All Saints Library which is currently scheduled for demolition, and a new-build extension element which provides vertical circulation, service distribution and additional accommodation space, to create a new educational facility within the All Saints Campus.

The Site currently comprises a three-storey portion of the vacant All Saints Library Building. This part of the library is set to be retained (as established within planning application ref. 143943/FO/2025) and refurbished as part of this proposed development.

The adjacent portion of the library is subject to demolition (as established within planning application ref. 143943/FO/2025) and redevelopment, as proposed under a separate planning application (application ref. 144697/FO/2025).'

The retained portion is abutted by the existing MMU Business School to the east and Sandra Burslem Law School building to the North. Following the demolition, the Sandra Burslem building will also receive an area of new infill cladding where the All Saints Library is to be demolished.

The new building will provide circa 2,700m² of space across a range of uses including services for students, IT lab teaching spaces and staff work and meeting space.

The Brief

The University is taking a refreshed approach to shape the future vision for the library and cultural services at the heart of the All Saints Campus. The aim is to create a comfortable and welcoming environment for everyone who uses it.

The proposals form a part of Manchester Metropolitan University's intent to uplift this area of their campus, to create a dynamic learning environment. Alongside the delivery of this educational facility, the University plan to deliver a library building on the land adjacent to this site, in place of the remaining portion of the vacant All Saints Library'

The project will bring a new home for Services for Students to the heart of the All Saints Campus. It will deliver a high quality and welcoming environment to students and guests to the campus. The building sits within a wider 'Street of Services' which runs along the northern edge of All Saints Park alongside the Business School and forthcoming new Library building.

The design team have worked closely with the client and End-User team to evolve the brief to reflect an emerging operating model and flexible spatial configuration.

The building layout has been developed around a grand arrival, with a new double-height space being cut into the existing structure and framed opening in the facade.

The ground floor of the building is the home of a range of services for students and facilitates different modes of interaction to meet the needs of students. This spans between digital interaction, open desk-based conversations and private spaces for more sensitive conversations. These are all co-located in an open and inclusive environment, accessible to all students.

Elsewhere in the building a number of other uses are included to support staff and wider campus life. This includes flexible work space, meeting rooms and reconfigurable event space.

The top floor of the building contains a suite of new IT teaching labs. These spaces will meet the growing needs of the University and provide more tech-enabled teaching space for the All Saints Campus.

Façades

The facade strategy for the building responds to the two main elements of the building - the retained portion of All Saints West and the new extension.

The retained portion will see much of the external fabric retained with the replacement of all existing glazing and doors. A new double height entrance will be formed in the southern elevation facing Lower Ormond Street. The retained brick will be cleaned, repointed and receive a neutral mineral paint stain to recolour.

The new facade along the demolition line will also be clad in brickwork to visually match the existing. This new facade will be supported by SFS spanning slab to slab.

The new extension will be clad in a dynamic ripple-textured stainless steel cladding. This will form a bold new addition to the All Saints Campus and have a strong presence against the park and address the new boulevard between All Saints West and the new Library.

All façades can be cleaned and maintained from the ground or main roof via a long reach pole and the university Facilities management team have been consulted.

Further to the main building, the Sandra Burslem building will receive new cladding to match the existing to the area where the existing Library is to be demolished.

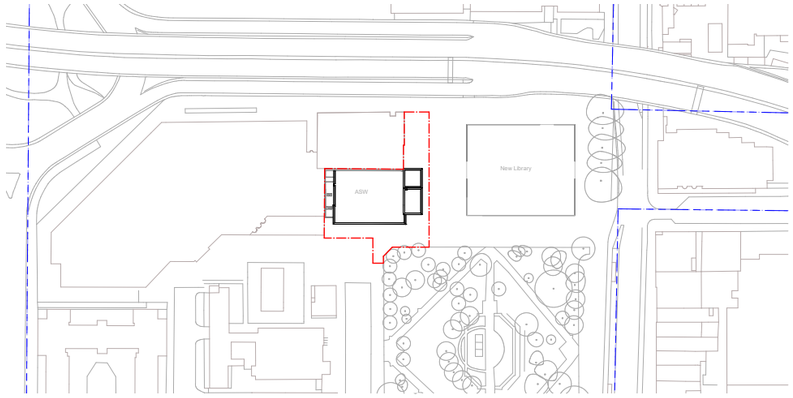
Consultation

The project team has undertaken a comprehensive consultation programme with University, Council and local stakeholders during the briefing and design development of the project.

A number of pre-application meetings have been undertaken with MCC Planners between May and December 2025, to discuss and agree the approach to strategy, design, stakeholder engagement and materiality.

Engagement with local councillors of the Deansgate and Hulme Wards took place between August and October 2025 in relation to the proposals and the contextual development at the campus.

Further statutory consultation will be undertaken during the determination period, with the Applicant committed to ongoing engagement with the Local Planning Authority.







Top: Site plan

Middle: View from in front of new Library

Bottom: View up Lower Ormond Street



The Site & Context

The Site & Context
Location

Site

Manchester Metropolitan University buildings:

Main Manchester Metropolitan University campus

1. Science and Engineering
2. John Dalton East
3. Manchester Technology Centre
4. Business School
5. Sandra Burslem Building
6. MMU New Library
7. Institute of Sport
8. Grosvenor Building
9. Geoffrey Manton Building
10. Lowry Building
11. SODA
12. Brooks Building

University of Manchester key buildings:

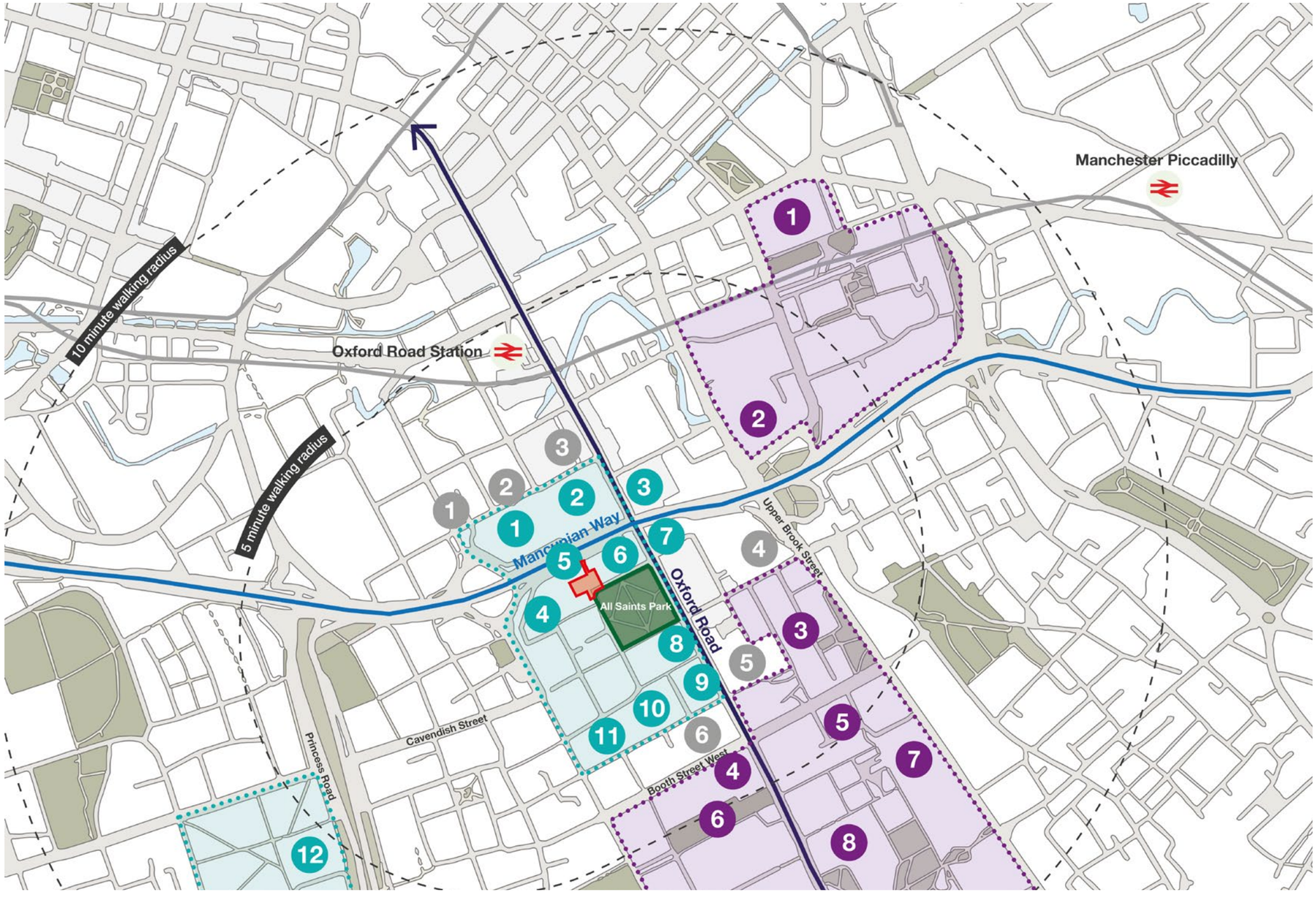
Main University of Manchester campus

1. Sackville Building
2. Manchester Institute of Biotechnology
3. Nancy Rothwell Building
4. Business School
5. Graphene Institute
6. University Green
7. Sir Henry Royce Institute
8. University Place

Other key buildings:

Train Station

1. Cambridge Mill
2. Chatham Mill
3. The Quadrangle
4. Sugden Leisure Centre
5. The Aquatic Centre
6. RNCM



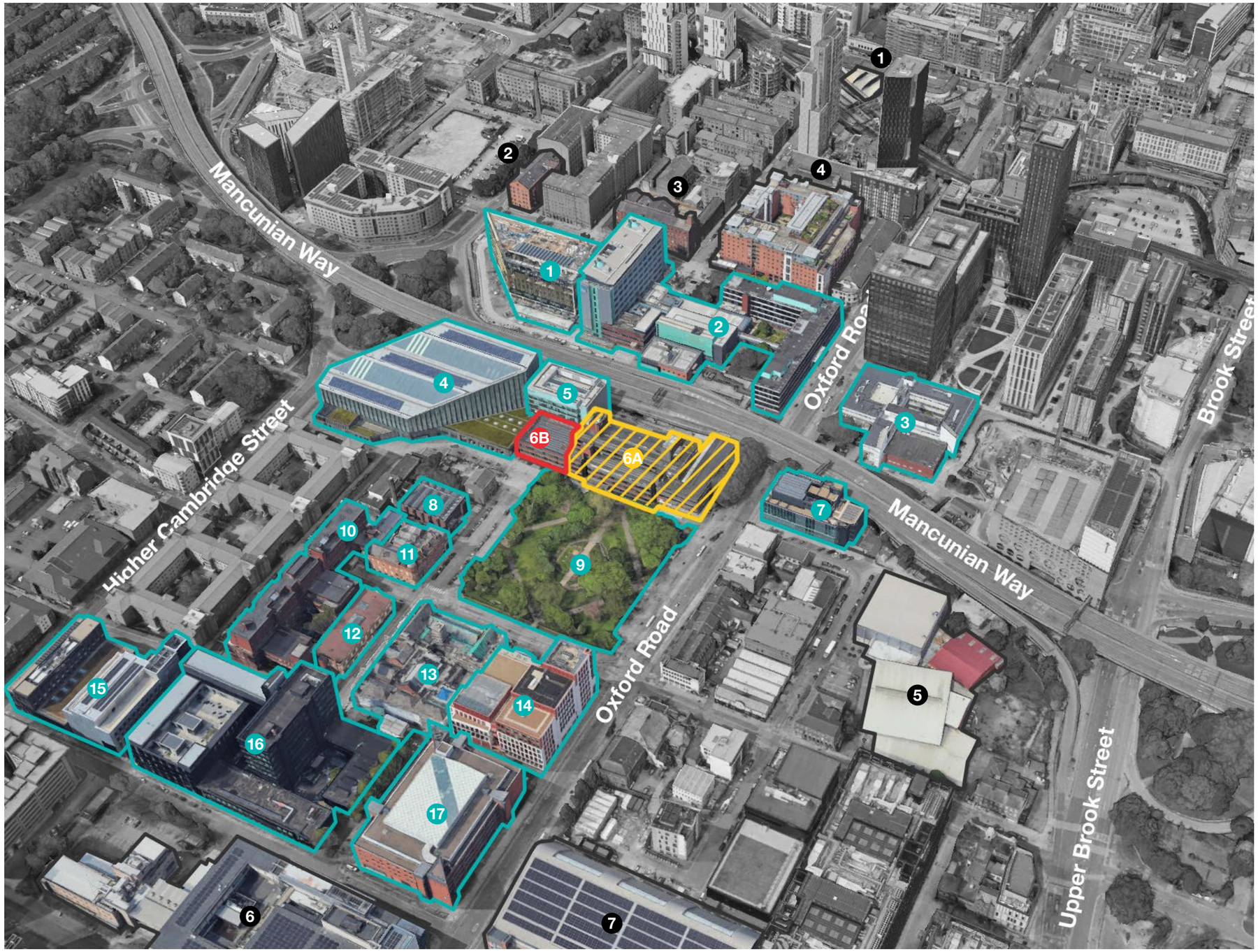
The Site & Context
Location

Manchester Metropolitan University buildings:

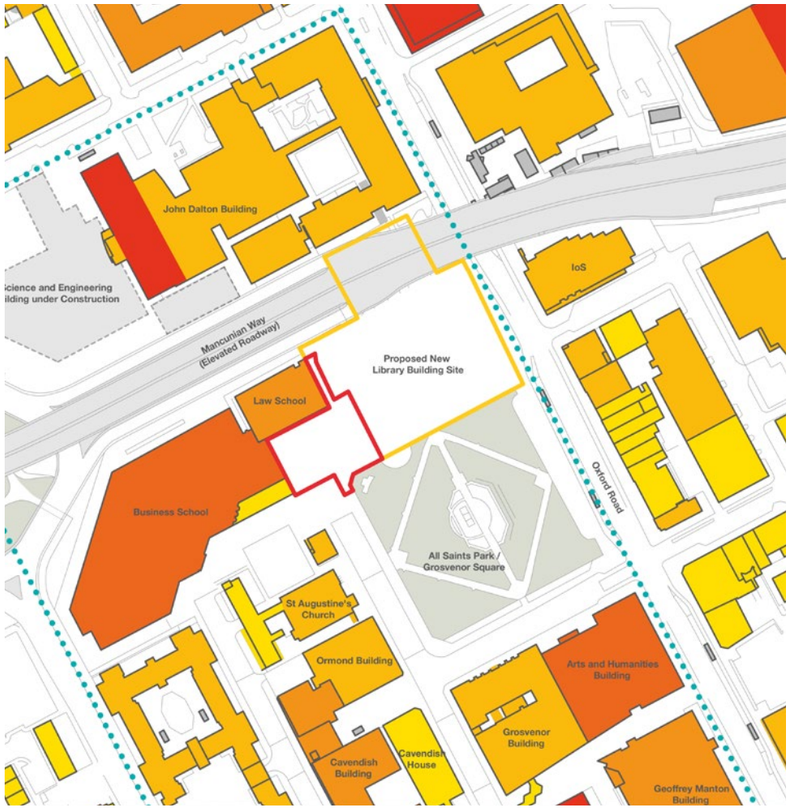
1. Science and Engineering
2. John Dalton Building
3. Manchester Technology Centre
4. Business School
5. Sandra Burslem Building
6A. Extent of Existing Library to be demolished
6B. Extent of Existing Library to be retained
7. Institution of Sport (IoS)
8. St. Augustine's Church
9. All Saints Park
10. Cavendish Building
11. Ormond Building
12. Cavendish House
13. Grosvenor Building
14. Grosvenor Building East
15. SODA
16. Lowry Building
17. Geoffrey Manton Building

Other buildings:

1. Manchester Oxford Road
2. Cambridge Mill
3. Chatham Mill
4. The Quadrangle
5. Sugden Leisure Centre
6. RNCM (Royal Northern College of Music)
7. The Aquatic Centre



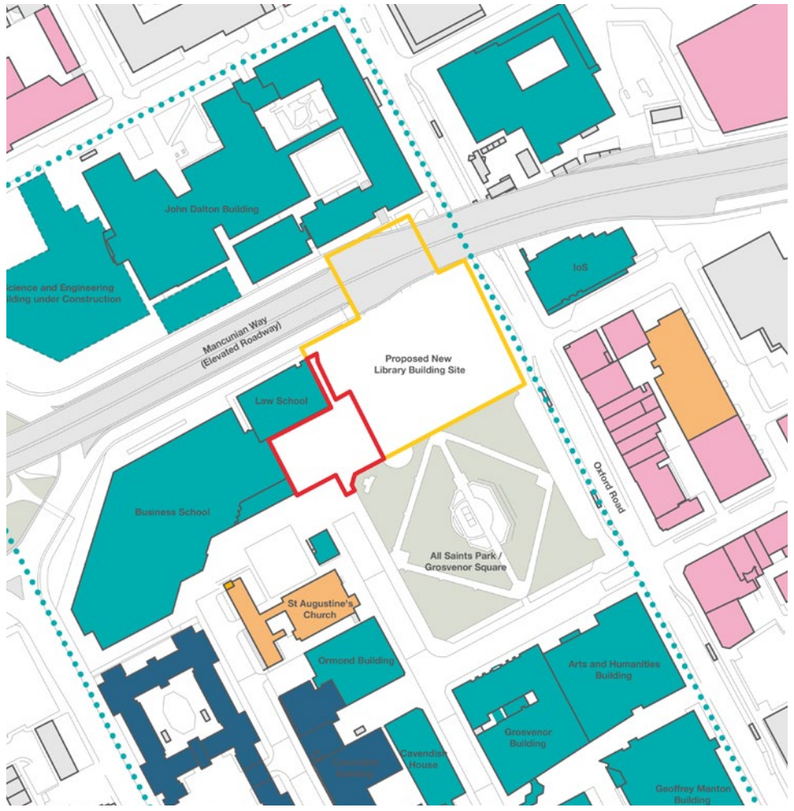
The Site & Context
Context



Building heights

The site is surrounded by buildings of varying heights, the tallest in close proximity being the John Dalton buildings' tower, and the Circle Square development. This will change further with the emergence of the New Library Building next door, and the nearby Cambridge Halls proposal.

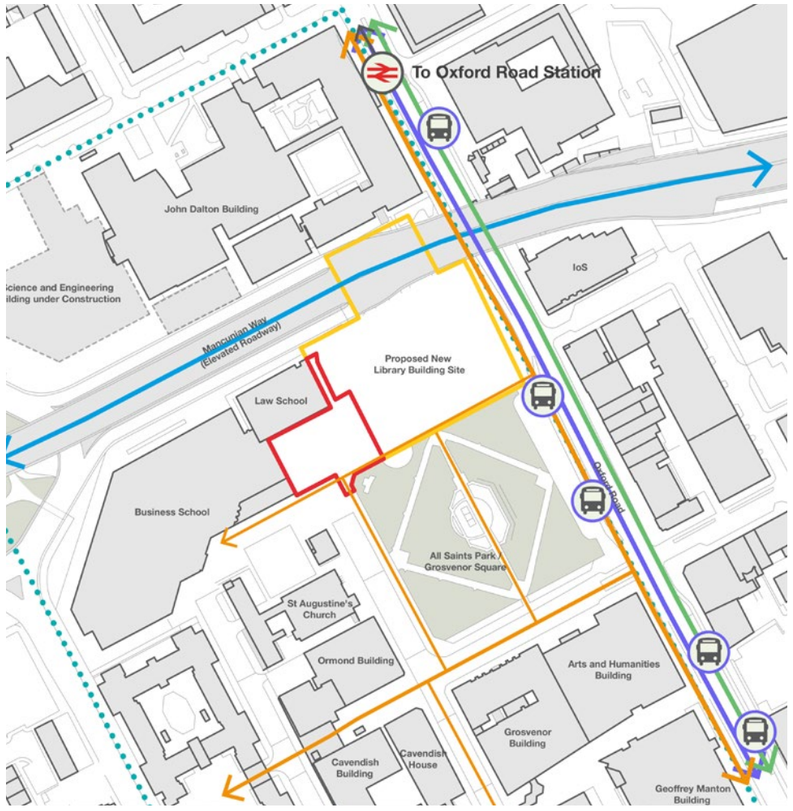
- Site
- Manchester Metropolitan University Main Campus
- 0-10m
- 10-20m
- 20-30m
- 30-40m
- 40m +



Building uses

There are a range of building uses along Oxford Road, however, the site is located at the heart of Manchester Metropolitan University's campus and therefore the majority of surrounding buildings are used for higher education.

- Site
- Manchester Metropolitan University Main Campus
- Education
- Student residential
- Residential
- Commercial
- Leisure
- Religious



Key routes

The site is well connected by transport links; Oxford Road offers pedestrian, cycle, and bus routes to and from the City Centre, this route is closed to cars weekdays 6am - 9pm. The A57(M) is elevated to the north, but is not directly accessible.

- Site
- Manchester Metropolitan University Main Campus
- Key pedestrian route
- Key vehicle route
- Cycle route
- Bus route
- Bus stop
- Train Station

The Site & Context
Context

Context
Sitting at the junction between the All Saints campus and the city centre, the context of the site is in a state of continual change and renewal as developments come forwards.

Most notably, the proposal for the MMU New Library (**application ref. 144697/FO/2025**) and Cambridge Halls (**application ref. 142888/FO/2025**) and which has been submitted for planning.



Planning Consent

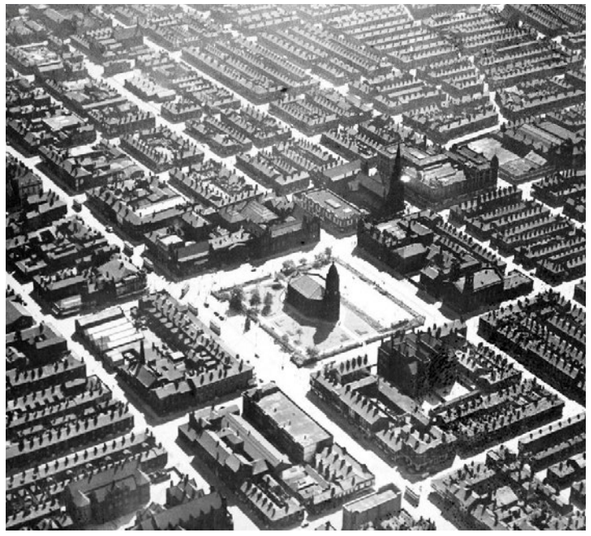
Under Construction

Recently completed projects

Existing Buildings

Site Boundary

The Site & Context
Photographs



SW facing aerial view of All Saints Church, 1937
Terraced houses and the Cavendish Street School are visible on the site



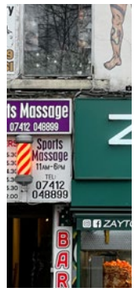
All Saints Park and Cavendish Street School, 1960s
The Cavendish Street School was demolished in the early 1960s, and stood on the site



Lower Ormond Street, 1972
Showing Bell house, formerly Manchester Ear Hospital, far left, the now demolished Grosvenor Street Presbyterian Church, and the site beyond



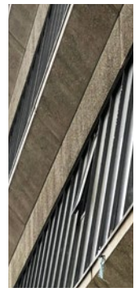
Loxford Towers, 1974
Now the site of Manchester Metropolitan University Business School













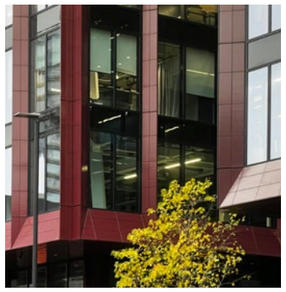




















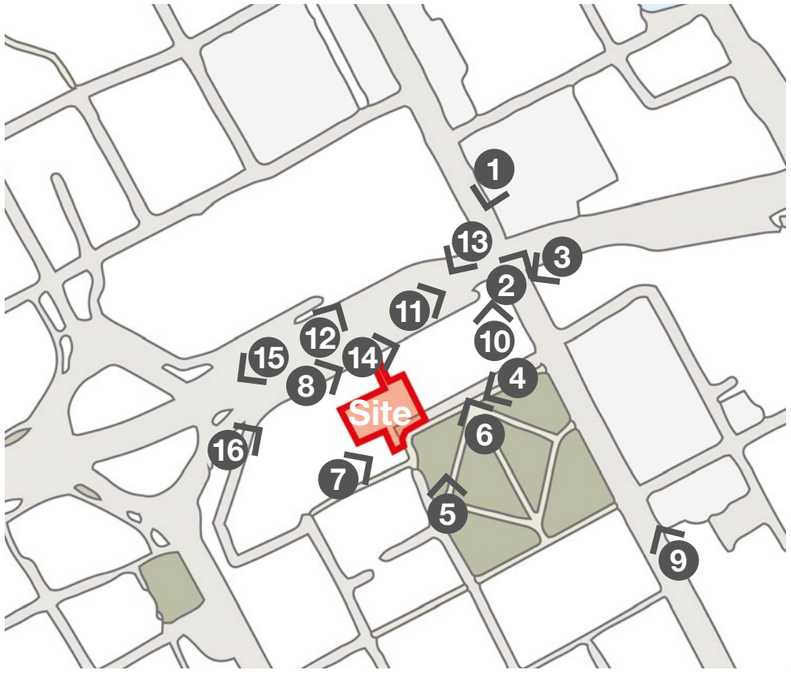




The Site & Context
Photographs

The site is currently occupied by the vacant All Saints Library building, which is no longer fit for purpose.

The surrounding built context is varied but uneven in quality, comprising a mix of 1960s and 1970s university buildings in concrete and brick alongside more recent academic developments featuring glazed and composite-clad façades. While incremental regeneration has enhanced the public realm along Oxford Road, areas adjoining the Mancunian Way remain visually and materially degraded. This reflects the ageing condition of the existing site, which the proposal seeks to address through the partial refurbishment of the existing building and the addition of a new, high-quality, purpose-built extension.

















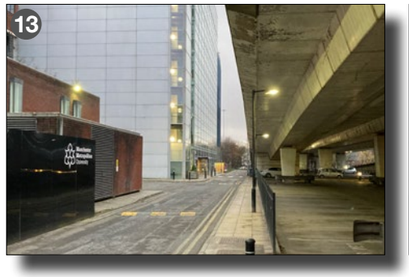


















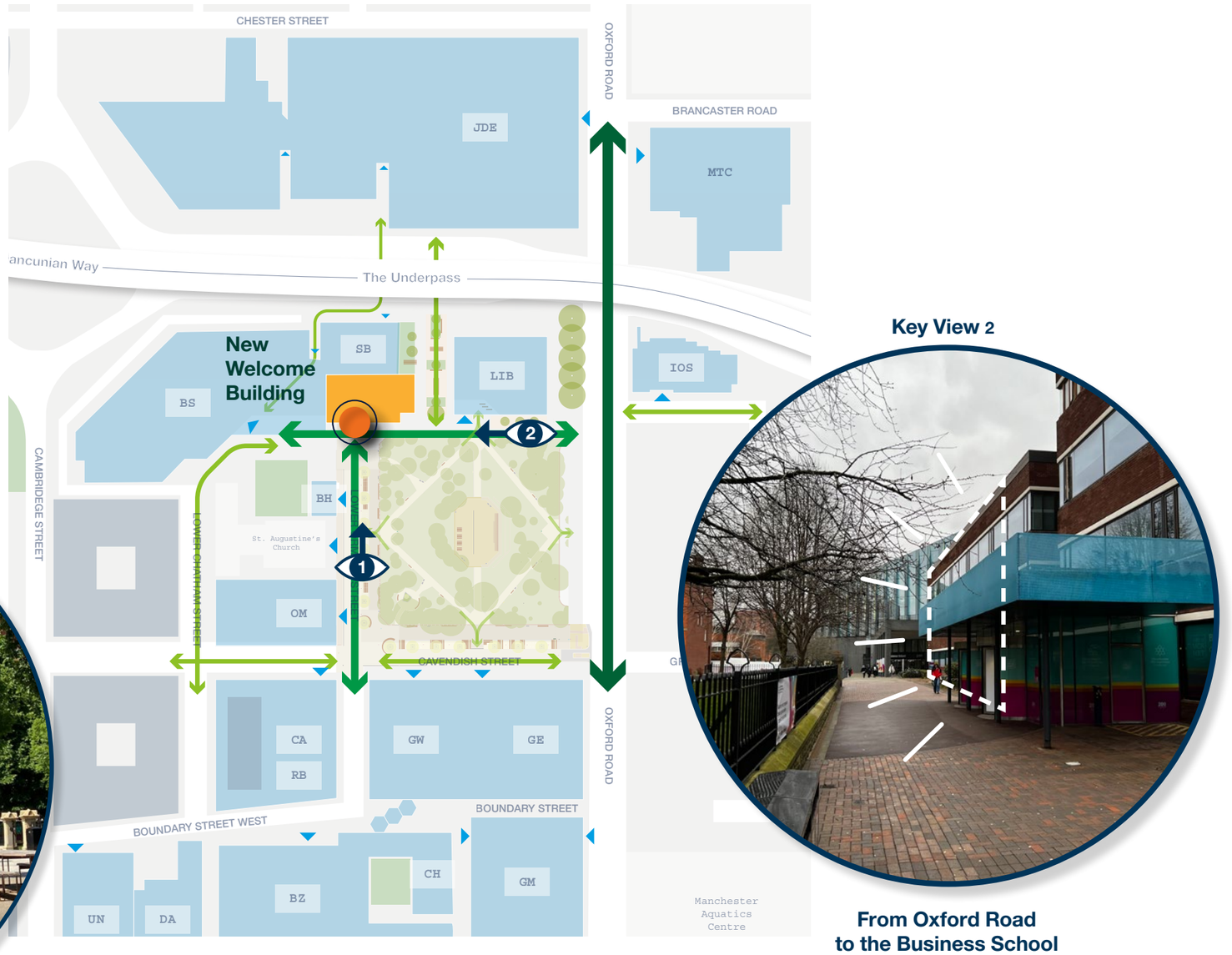
The Site & Context
Further Analysis

All Saints West sits at the convergence of two key pedestrian routes within the heart of the Manchester Metropolitan University All Saints campus.

The retained portion of the building holds the end of a long view up Lower Ormond Street along the western edge of All Saints Park (View 1). This prominent view is experienced from as far back as the Lowry Building as well as the Cavendish and Ormond Buildings along Ormond Street.

The building also sits on a highly trafficked pedestrian link along the northern edge of All Saints Park between Oxford Road and the Business School (View 2). Here, the building forms a new gable corner to the forthcoming boulevard between All Saints West and the new Library.

Both of these routes and their respective views have influenced how the building has been designed, so as to be perceived and experienced in the most engaging way as users approach it, it forms a defined destination within the campus.



Key View 1



Long view up Lower Ormond Street

Key View 2

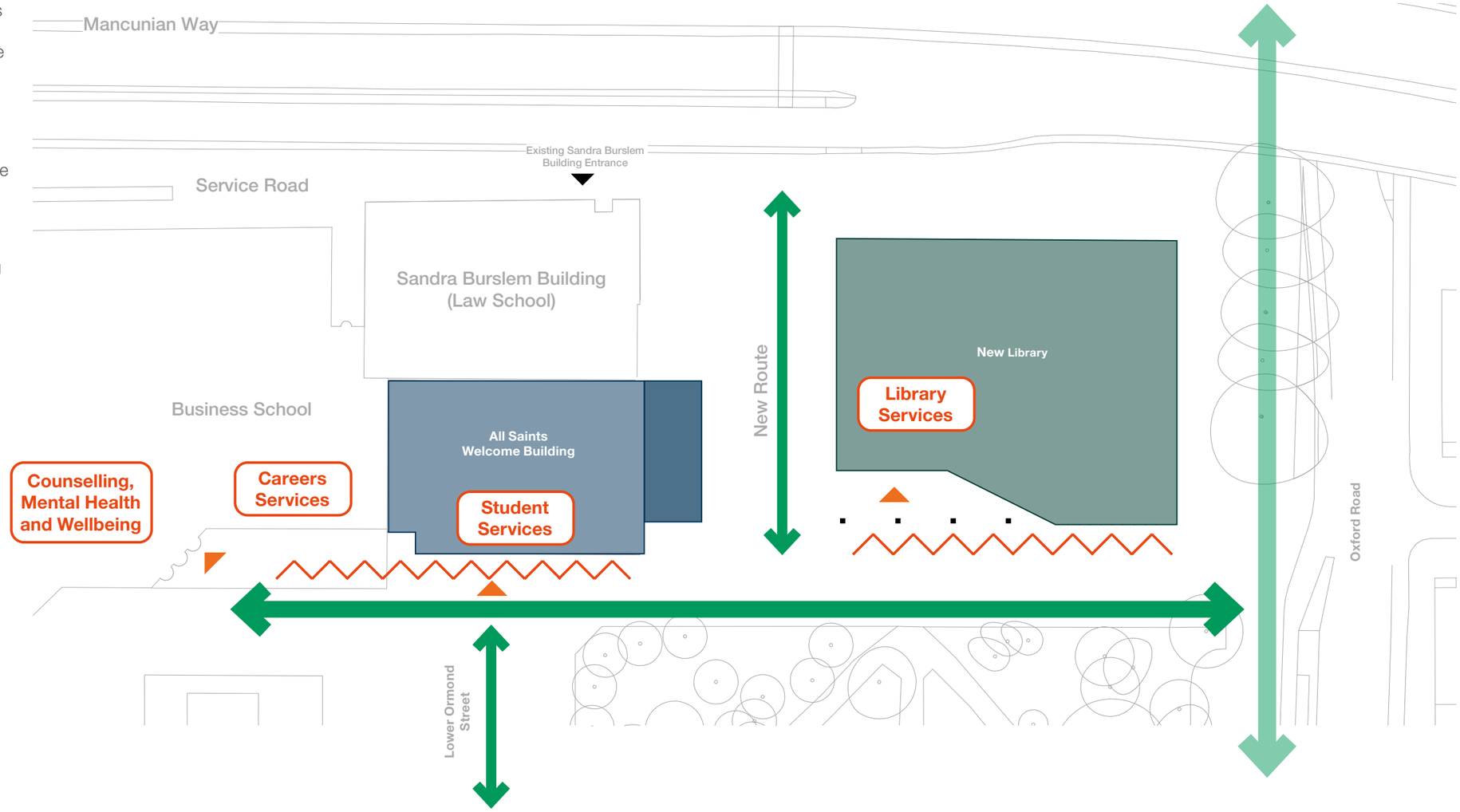
From Oxford Road to the Business School

The Site & Context
Further Analysis

All Saints West as a part of the redevelopment of the All Saints Campus will, as part of the northern edge of All Saints Park help in forming a new ‘street of services’ within the heart of the university’s Campus.

The Business School contains both the new Careers Hub and Counselling, Mental Health and Wellbeing Services, and the new Library will contain Library Services. All Saints West will be the home of the widest range of services.

The facade design and interventions to the existing building have been made to make the arrival experience to the building clear and welcoming as the primary destination for this new street.





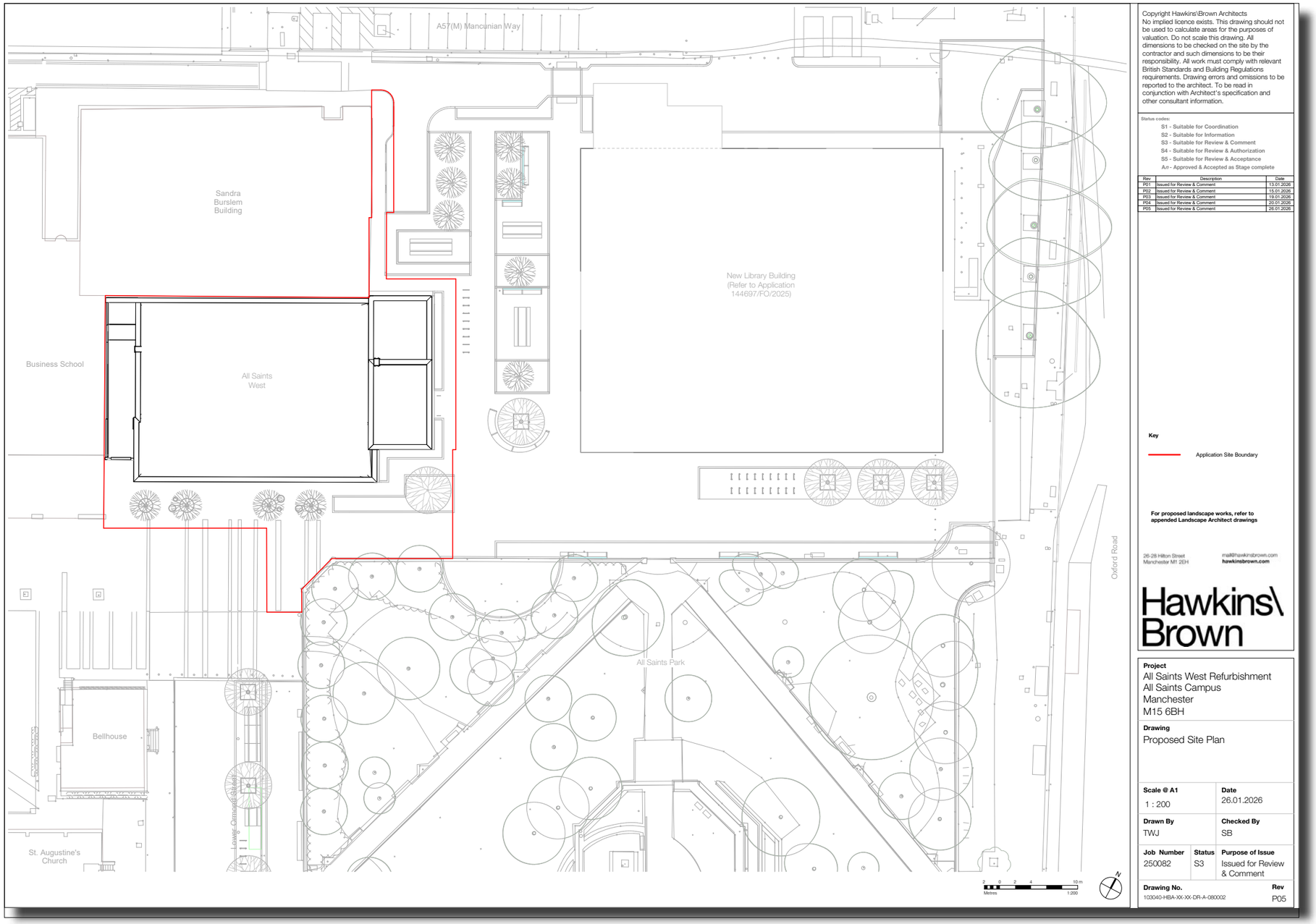
Design Proposal

Design Proposal
Site Plan

The Proposal
The basis of the proposal for this application is the retrofit and refurbishment of the retained portion of the vacant All Saints Library Building following its demolition as established in the earlier referenced planning application, in conjunction with the addition of a new construction extension and circulation core which looks to form a new gable condition along the demolition line of the retained portion of the building.

The drawing page right indicates the proposed building footprint, and the extent of the application area within its context.

This drawing is contained within the appended drawing pack, reference:
103040-HBA-XX-XX-DR-A-080002



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No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Status codes:
- S1 - Suitable for Coordination
- S2 - Suitable for Information
- S3 - Suitable for Review & Comment
- S4 - Suitable for Review & Authorization
- S5 - Suitable for Review & Acceptance
- A1 - Approved & Accepted as Stage complete

Rev	Description	Date
P01	Issued for Review & Comment	13.01.2026
P02	Issued for Review & Comment	15.01.2026
P03	Issued for Review & Comment	19.01.2026
P04	Issued for Review & Comment	20.01.2026
P05	Issued for Review & Comment	26.01.2026

Key
- Application Site Boundary

For proposed landscape works, refer to appended Landscape Architect drawings

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Hawkins\ Brown

Project
All Saints West Refurbishment
All Saints Campus
Manchester
M15 6BH

Drawing
Proposed Site Plan

Scale @ A1	Date
1 : 200	26.01.2026
Drawn By TWJ	**Checked By** SB

Job Number	Status	Purpose of Issue
250082	S3	Issued for Review & Comment

Drawing No. 103040-HBA-XX-XX-DR-A-080002 **Rev** P05

Design Proposal
Summary of Intent

Summary
The refurbishment of the retained portion of the vacant All Saints Library building looks to provide an environmentally conscious response to the university's spatial and functional requirements, to be provided within a building that allows access to all.

Over 3 main storeys, the All Saints West project will provide a variety spaces, from dedicated 1:1 meeting rooms for more private student matters, shared staff workspace, bookable large meeting rooms, through to flexible IT suites.

Aims and Vision
The proposed design intends to provide a flexible, future proofed series spaces which can be adapted to the university's ever changing needs so that they can continue to provide services reflective of the university's commitment to academic excellence, inclusivity, and sustainability.

The proposed design responds to its setting in the heart of the All Saints campus, acting as a central welcome point for the university, helped by its visibility along key pedestrian routes within the campus.

Urban Integration and Connectivity
The position of All Saints West within the campus is constrained by the utilisation of retained structural elements, however, this constraint allows the proposed additions to work in tandem with the proposed massing of the adjacent new library building to create spaces within the campus for transitional landscaping and introduction of spaces for pause, whilst not impeding essential pedestrian routes through the campus.

The main entrance to All Saints West will be positioned to the northern end of Lower Ormond Street within a newly formed double height opening along the southern elevation of the building, this location establishes the entrance as a key focal point to head of the pedestrianised streetscape.
To the eastern elevation, facing onto the new library there will be a secondary entrance, which will allow better interconnection between these two new elements of the campus, unifying future student routes between buildings.

Design Character and Architectural Expression
The architectural character of All Saints West is predominantly that of the retained brick structure, however, the design looks to alter what is currently defined by linear windows and break this up through introduction of a new double height entrance opening and feature framing to areas of the new linear glazing, both acts looking to provide visual texture to the south elevation.

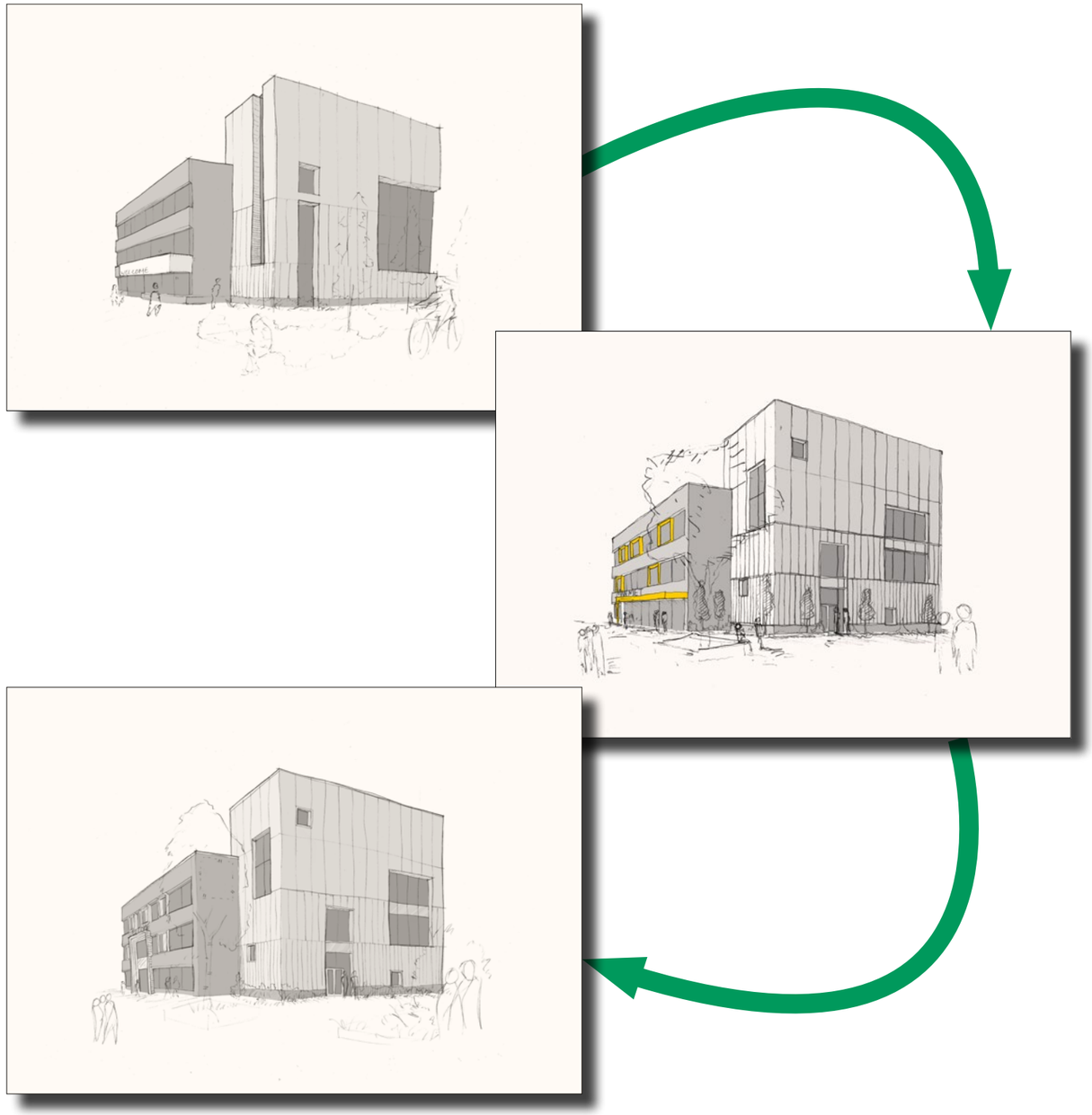
The east elevation will be defined by its mirror polished, rippled, stainless steel panelled facade - the facade will reflect its surroundings and amplify the elements of natural atmosphere provided within the new landscaping to public realm and that of All Saints Park.

The ground floor of the building will provide a way-finding point to sign post students and visitors alike to their required destinations (whether within the campus, or the All Saints West building), with a provision for open desk seating for student services usage, along with several flexible spaces which can be used for varying uses depending on the time of academic year, and depending on the needs of the university.

On the upper floors, the first floor looks to provide further student services meeting spaces, on this floor with a greater sense of privacy, to be used for more sensitive meetings, along with a bookable events space, bookable meeting rooms of varying sizes, and a shared staff workspace. On the second floor, the floor is entirely dedicated to IT suites, three of which have the ability to be combined into one large format teaching space subject to requirements.

All levels of the building will benefit from linear panoramic views south onto All Saints Park, allowing light to travel deep into the building. Other spaces will benefit from large glazing areas within the proposed new build portion of the project.

A Building of the Past, Reimagined for the Future
All Saints Wests' primary aim is to provide the most functionality and flexibility through the retrofit and refurbishment of a retained existing structure - allowing the project to embody both the university's past while also allowing it to be a visual marker of where the university wants to go in the future: a forward-looking, inclusive, adaptable, and enduring resource for cohorts of the future to use and enjoy.



Design Proposal
Facade Design - All Saints Campus Context

Careful consideration has been made as to how the refurbished All Saints West building sits within its context at the heart of the All Saints Campus. The building is nestled between a series of landmark buildings for the University and our proposal responds to a number of key themes that unite architecture in this part of the campus

Reflective

The materiality of the buildings are highly reflective with primarily glazed and high gloss ceramic façades. This has the effect of reflecting and amplifying the city and green tree canopies over the park that surround the buildings

Monolithic Forms

The massing of each of the building take simple monolithic forms, whether this is the rectilinear slab of the Sandra Burslem Building or the sloping rhombus form of the Business School.

Colour from Refraction

Whilst the buildings themselves do not provide a distinct colour they utilise reflections and iridescent/dichromatic elements to bend and refract light into playful colours which reflect the dynamism of the urban context

Calm Backdrop

The colour and language of the buildings does not compete with the luscious green context of the park in from,

Reflective | **Monolithic Forms** | **Colour from Refraction** | **Calm Backdrop**

Business School

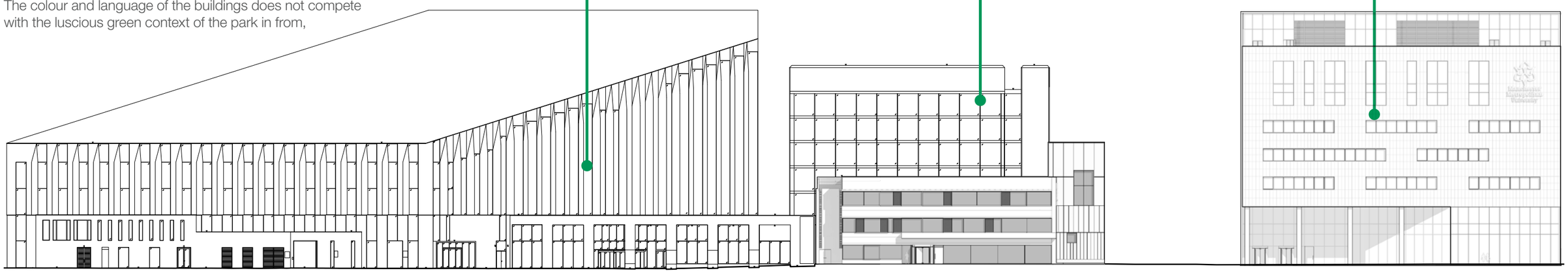


Lower Ormond Street view



New Library





Business School | All Saints Welcome Building | New route | New Library Building

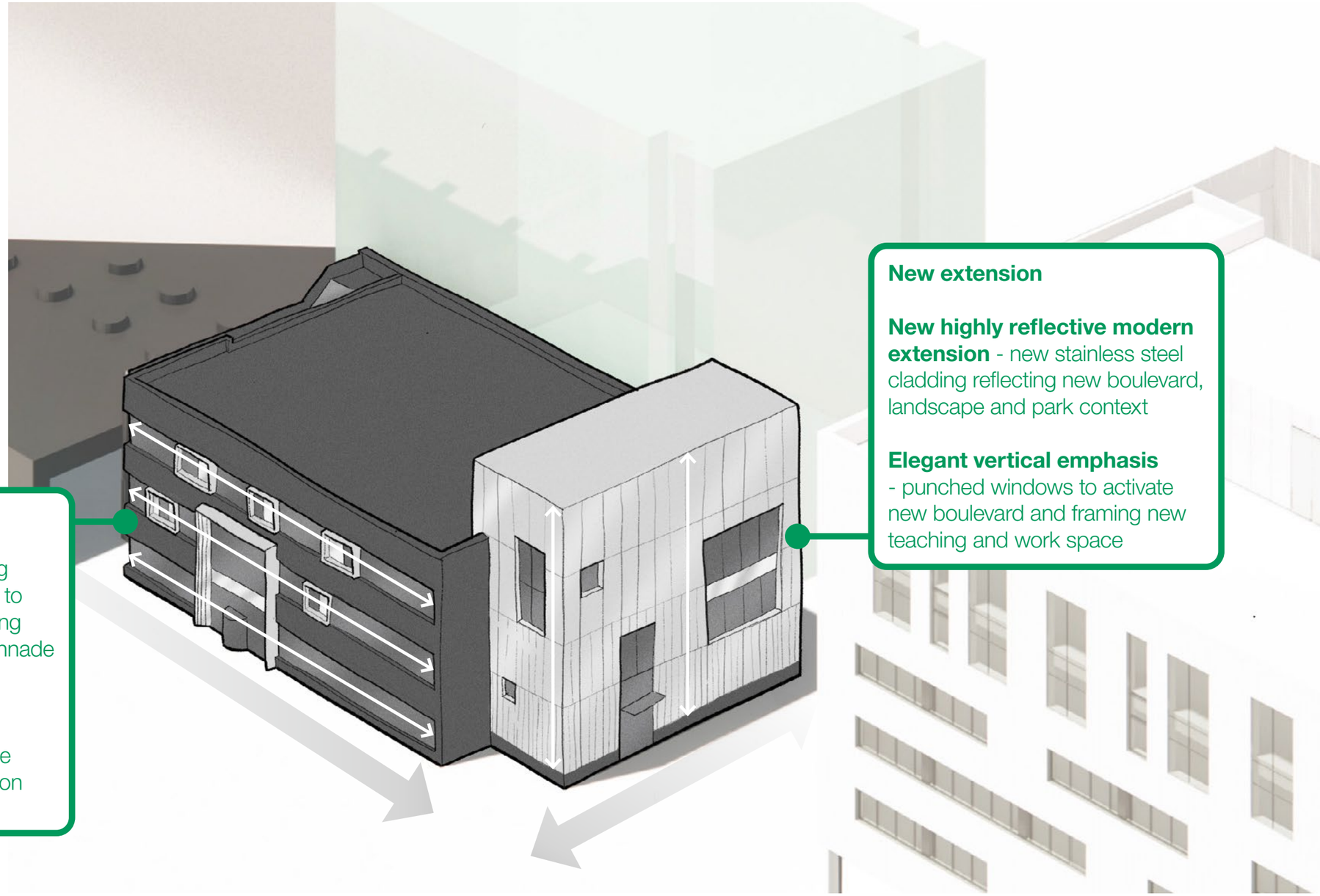
Design Proposal
Facade Design - Main Strategies

Informed by its context, an architectural response has been established for the building of a pair of simple interlocking forms. The two forms - the retained portion and the new extension - are in dialogue with each other, combining two complimentary but contrasting languages of solidity and reflectivity.

The existing block retains its strong horizontal language with ribbon glazing and banded brickwork. The retained brickwork will be refurbished with the existing arrangement of glazing preserved to maintain panoramic views across the park

The new extension contrasts the solid and familiar appearance of the retained brick with a new highly reflective cladding which celebrates the richness of the buildings' immediate context. The format and panellisation of this new cladding provides a vertical emphasis which provides elegant proportions and contrasts with the horizontal bands of the retained portion.

The two volumes are brought together with a series of bold openings which cut into each of them. The openings form clear entrance points and frame key views across the park and new boulevard.



Existing block

Dark matt finish - existing bricks refreshed and tinted to create a backdrop in keeping with Business School colonnade

Horizontal emphasis of existing architecture - panoramic views across the park through replaced ribbon glazing

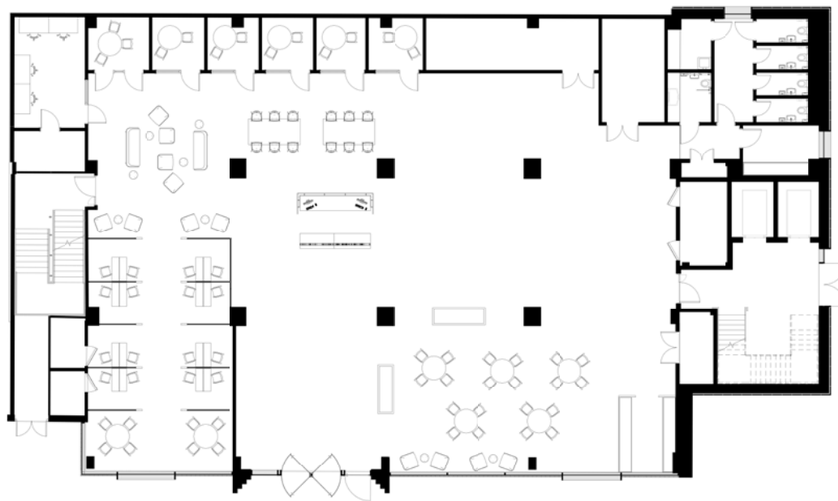
New extension

New highly reflective modern extension - new stainless steel cladding reflecting new boulevard, landscape and park context

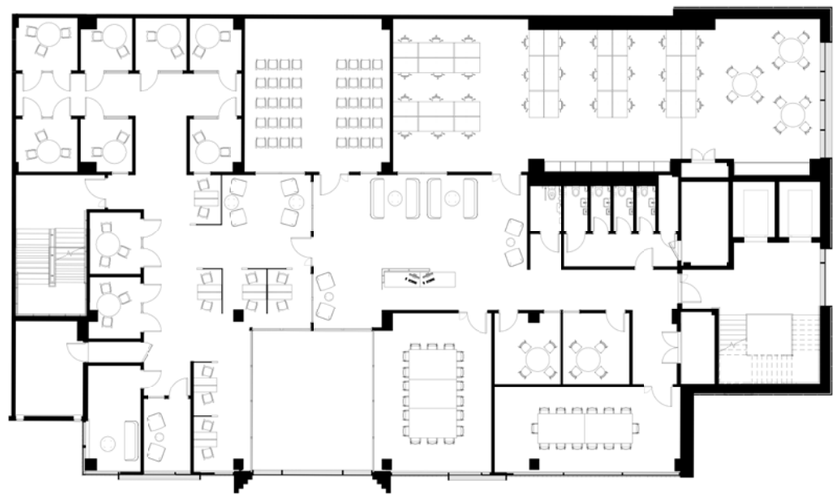
Elegant vertical emphasis - punched windows to activate new boulevard and framing new teaching and work space

Design Proposal
General Arrangement Plans

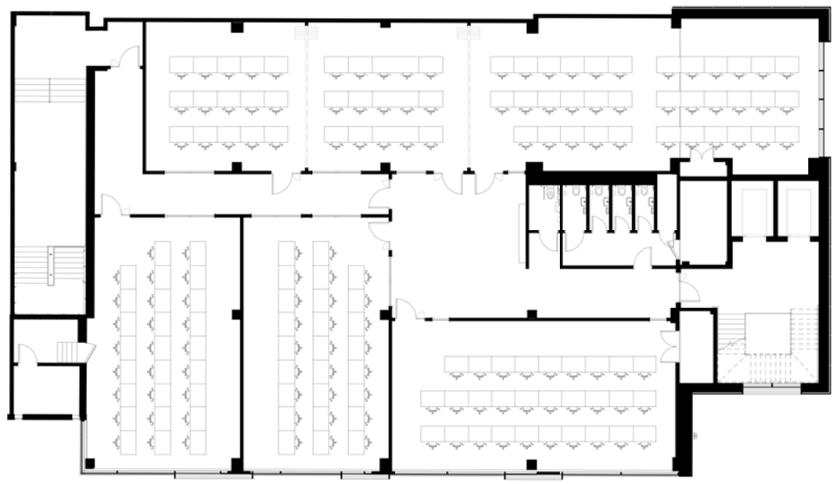
General Arrangement
The general arrangement of the building is indicated on the plans to the right of the page. The proposal is formed over 4 habitable storeys, with the programmed spaces of the building typically sitting on ground floor, first floor, and second floor.



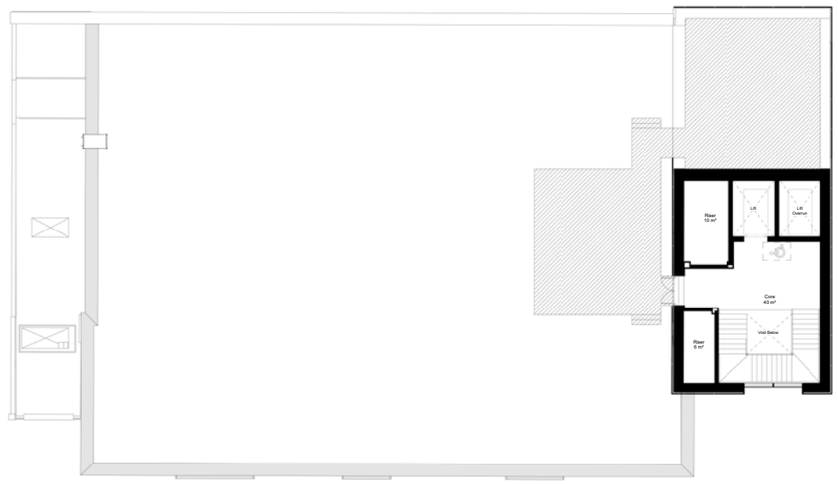
Ground Floor
For scaled drawing refer to 103040-HBA-YY-00-DR-A-080100



First Floor
For scaled drawing refer to 103040-HBA-YY-01-DR-A-080101



Second Floor
For scaled drawing refer to 103040-HBA-YY-02-DR-A-080102



Roof
For scaled drawing refer to 103040-HBA-YY-RF-DR-A-080103

Materiality & Appearance

Materiality & Appearance
Illustrative Visual - Lower Ormond Street View

Illustrative CGI for planning purposes

Materiality & Appearance
Summary of Intent

Summary
The material approach for All Saints West prioritises quality, durability, and contextual response. Materials have been selected to keep in balance with the retained and proposed elements of the building, providing a welcoming, inviting, and visually responsive atmosphere.

Material Palette
Whilst the retained portion of the building will remain as brick, the proposal looks to change the tonal qualities of this through use of a mineralised stain which will be applied to both the brickwork and the concrete headers to the window openings once both elements have been made good, this will drastically alter the appearance of the existing portion and bring it closer in appearance to the adjacent colonnade to the Business School. The proposed portion will primarily be composed of a mirror polished ripple finished stainless steel rainscreen facade system, this will sit above a brick plinth which will tie through into a new build brick gable wall which will provide a finish to the south eastern corner of the existing portion and tie the new build portion into the existing - the proposed brickwork will be selected to match closely with the textural qualities of the existing brickwork, and will be finished in the same mineralised stain. The proposed double height entrance will be finished with a protruding surround canopy finished in a flat mirror polished stainless steel, and looks to further tie the existing and proposed portions of the building together through continuity of finishes.

The use of reflective materials and more natural finishes across the façades of the building is an intentional act, looking to place the building in its context as more neutral entity with the reflective elements taking on the character of the surrounding buildings and natural landscape elements, and as such the character of the building will change and respond to the seasons, weather, and as the campus itself evolves.

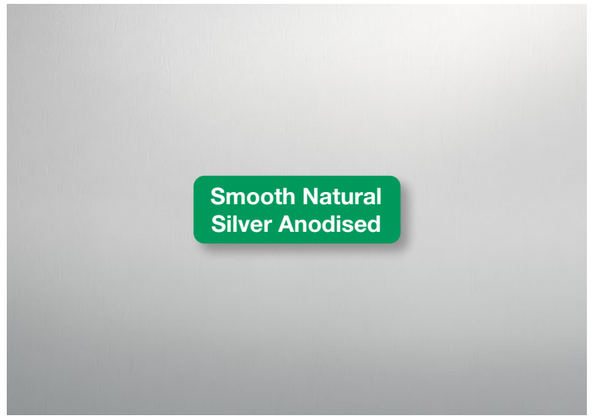
Maintenance and Longevity
Durability and maintainability are central to the material choices. The treatment to the brickwork being mineralised means the finish will be absorbed into the pores of the bricks, and remove potential degradation through peeling or flaking of the finish, this finish can also be overcoated in high traffic / accessible locations with an anti-graffiti finish to further protect it, this finish also allows for the brick facade elements to be cleaned in the same manner as unfinished brickwork.

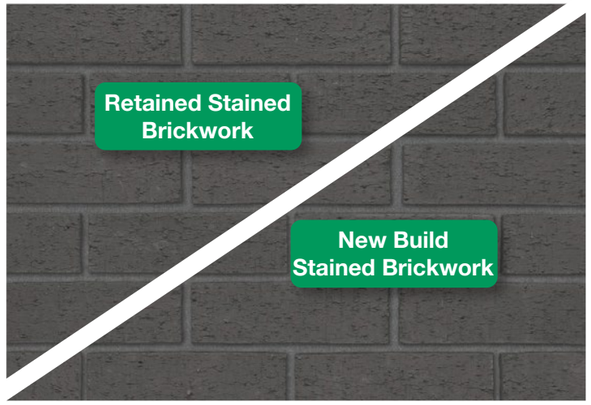
For metalwork, the choice of either stainless steel, or anodised finishes both provide high durability, weather and moisture resistance, necessary within the Manchester climate, whilst maintaining a high quality visual appearance.

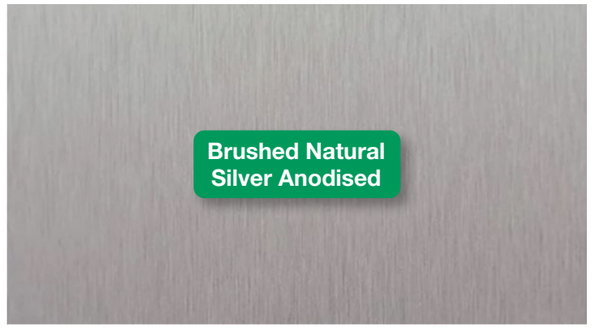
General / typical facade cleaning and maintenance intervals will be defined by the Operations and Maintenance Schedule which will be developed in latter stages of the project, but will likely be 12-24 monthly depending on supplier, with cleaning not anticipated to consist of anything more intensive than soft brush and mild detergent - this is expanded upon in the Access Statement within this document.

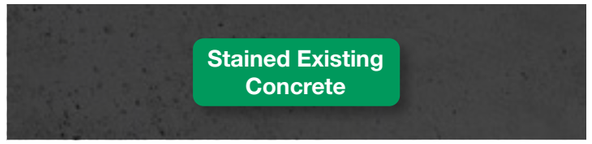
Graphics and Signage
Locations for university branding and text based signage are indicated on the proposed elevations, but the intent is for these elements to be conditioned at a later date or via separate applications. This signage will likely comply with university branding standards with regards to typefaces, stylisation of emblems, and general signage appearance.

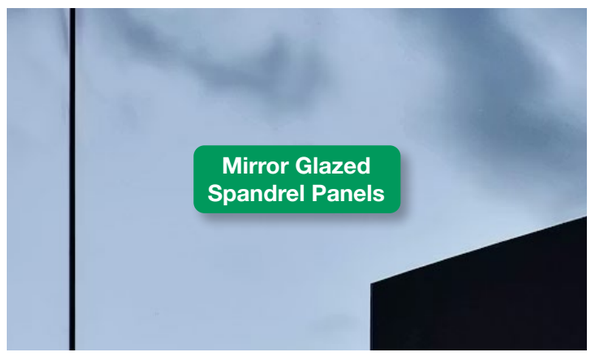
Illustrative materials

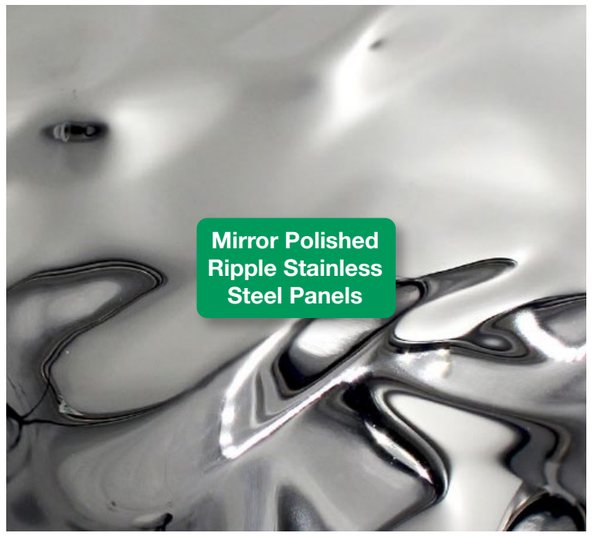












Materiality & Appearance
Proposed Materiality - Retained Façades

The retained brickwork will be brought back to life with a process of:

– Intensive steam cleaning
– Raking out and repointing all mortar joints
– Application of a neutral mineral based stain to provide a deeper tonal accent

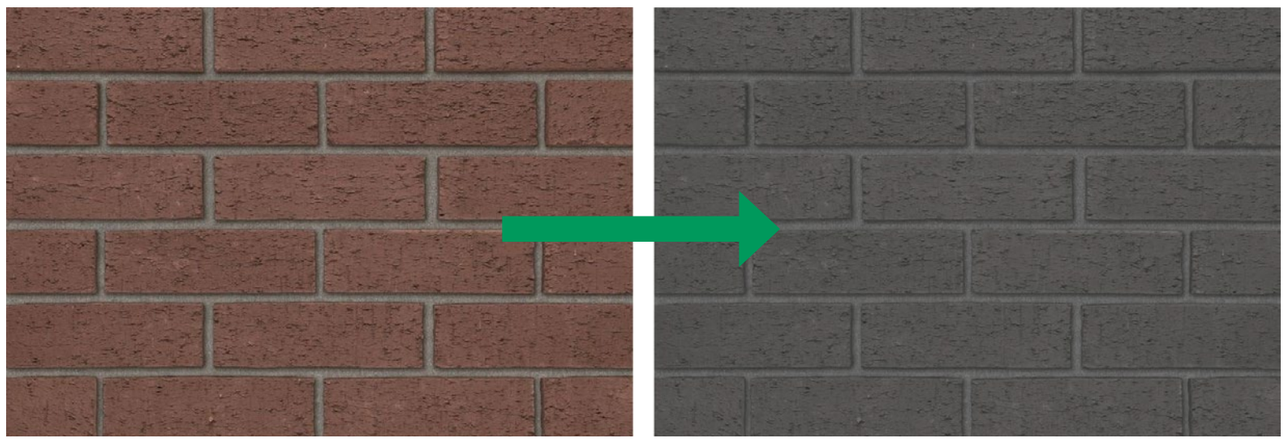
The new colour to the brickwork will be provided by a pigmented mineral paint which will stain the brick in a neutral dark tone which will visually reference the adjacent Business School colonnade.

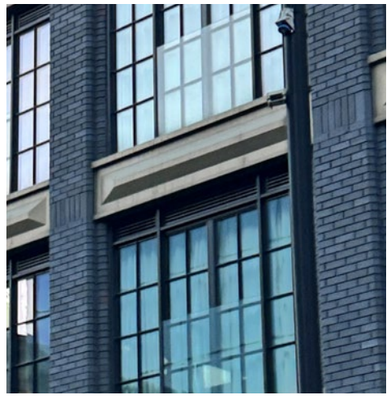
The mineral paint is a UV stable product and as such is not susceptible to fading. By nature it soaks into the brick and will therefore not peel or flake off. This also facilitates the application of an anti-graffiti coating at lower levels.

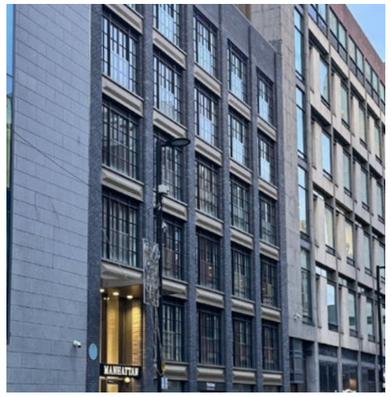
The mix of the paint will be bespoke to the project and so a testing process will be undertaken to produce a suitable tonal mix for the specific retain brick and allow a fine control of the final tone of the stain.







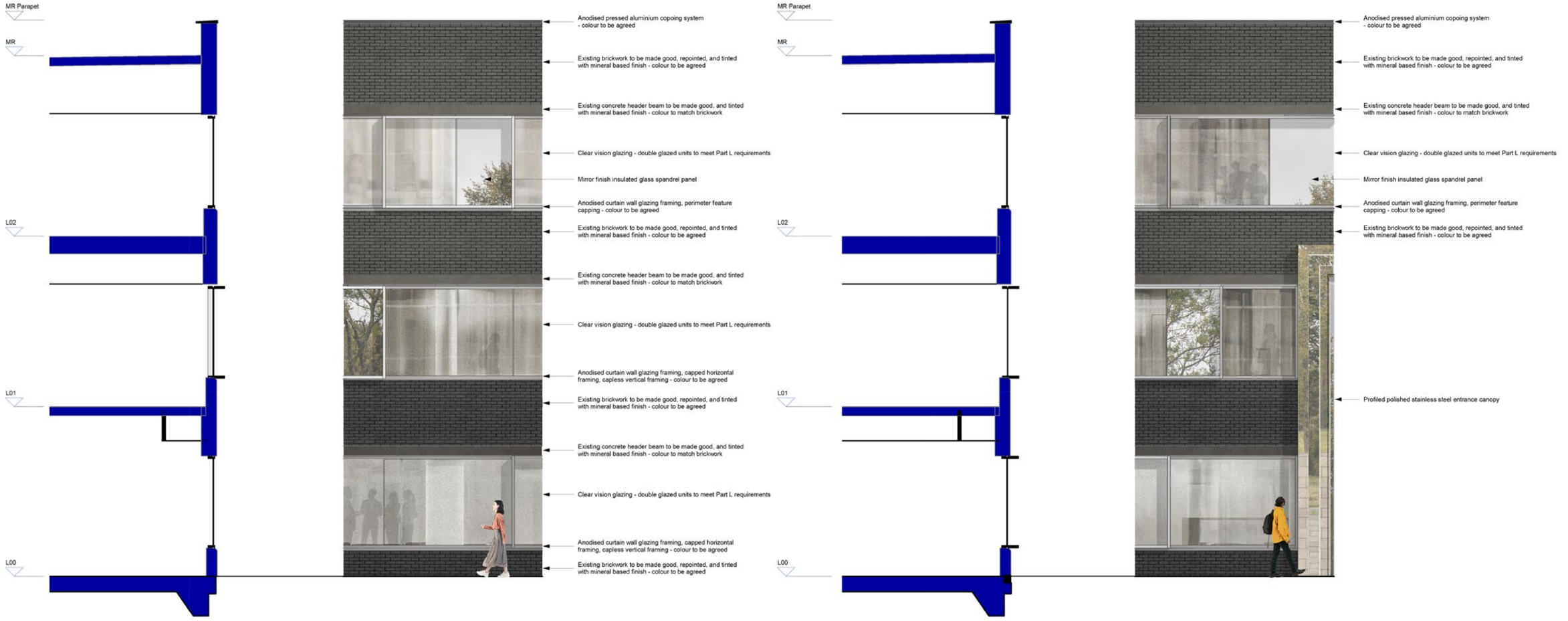






Materiality & Appearance

Proposed Materiality - Retained Portion Bay Studies



Key

- Indicates Retained/Existing Building Fabric
- Indicates Proposed Building Fabric

For scaled drawing, refer to 103040-HBA-XX-ZZ-DR-A-080350

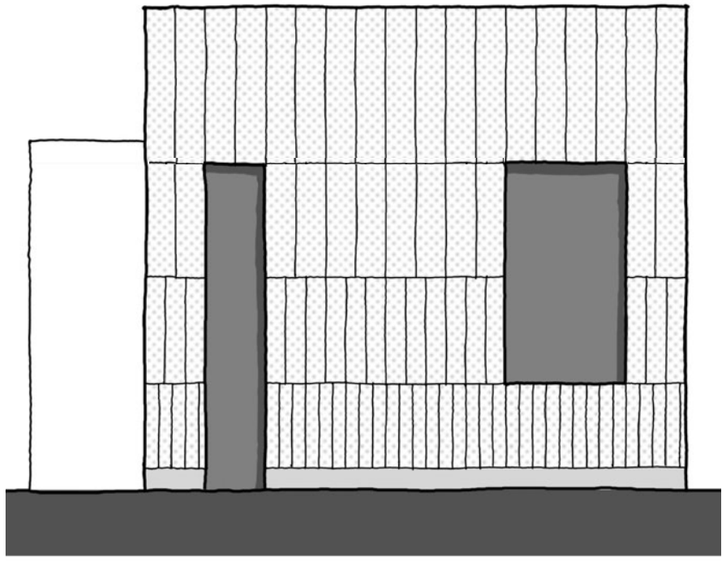
Materiality & Appearance
Proposed Materiality - Stainless Steel Façades

The new extension to All Saints West will be wrapped in a highly reflective rippled stainless steel rainscreen cladding.

The mirror-like finish will provide reflections of the park, new boulevard and surrounding architecture while the rippled finish provides a subtle distortion which will soften the reflections with a water-like effect to the surface of the panel.

Beyond this organic texture, care has been taken to integrate this dynamic material into its context. Panel joints are expressed as narrow shadow gaps. These joints increase in frequency at lower levels which helps to visually break the reflective surface along pedestrian routes. At street level, the reflective cladding terminates in a brick plinth which sits behind a zone of planting in order to provide a physical and visual defence. We are also lining openings with a natural silver matt finish which visually accentuates them through visual contrast and avoids confusing reflections at access points.

The panelisation pattern of the cladding has the effect of celebrating the vertical emphasis of the building, leading the eye skywards, providing less interrupted reflections of the sky.





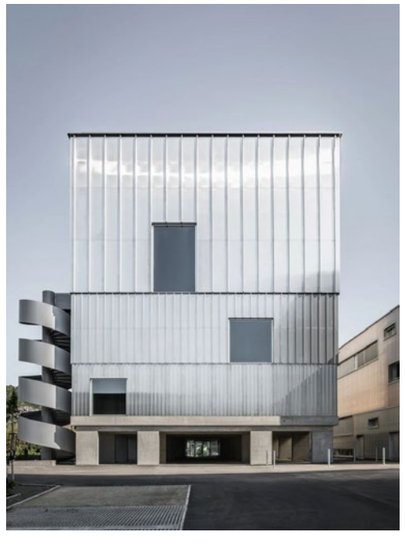


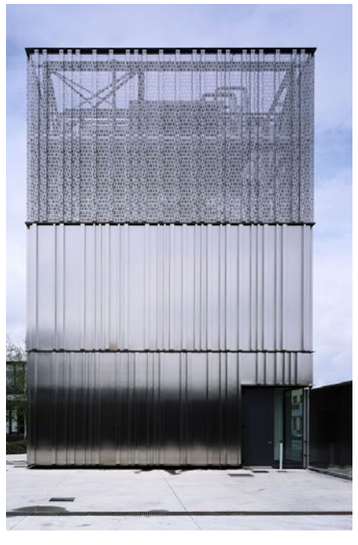


















Materiality & Appearance
Proposed Materiality - Additional Materials

New Brickwork

The proposed new brickwork will be coursed to line through with the existing brickwork, the brick type will be select to closely resemble the textural qualities of the existing brick type so as to tie together once both brick types are finished.





New Metalwork

As a part of remediation of the retained existing portion of the building, the existing parapet capping and fascia boards will be removed, to make good, a new anodised pressed metal coping system will be installed to ensure that both the roof and wall itself are weather-proofed to best possible level.

New Glazing

To ensure that the building is aligned to current Part L targets, and to ensure the comfort of future building users, the current window systems across the retained portion of the building will be removed and recycled, these will be replaced with new curtain wall glazing, to improve air permeability, solar shading, heat transmission, and user comfort.

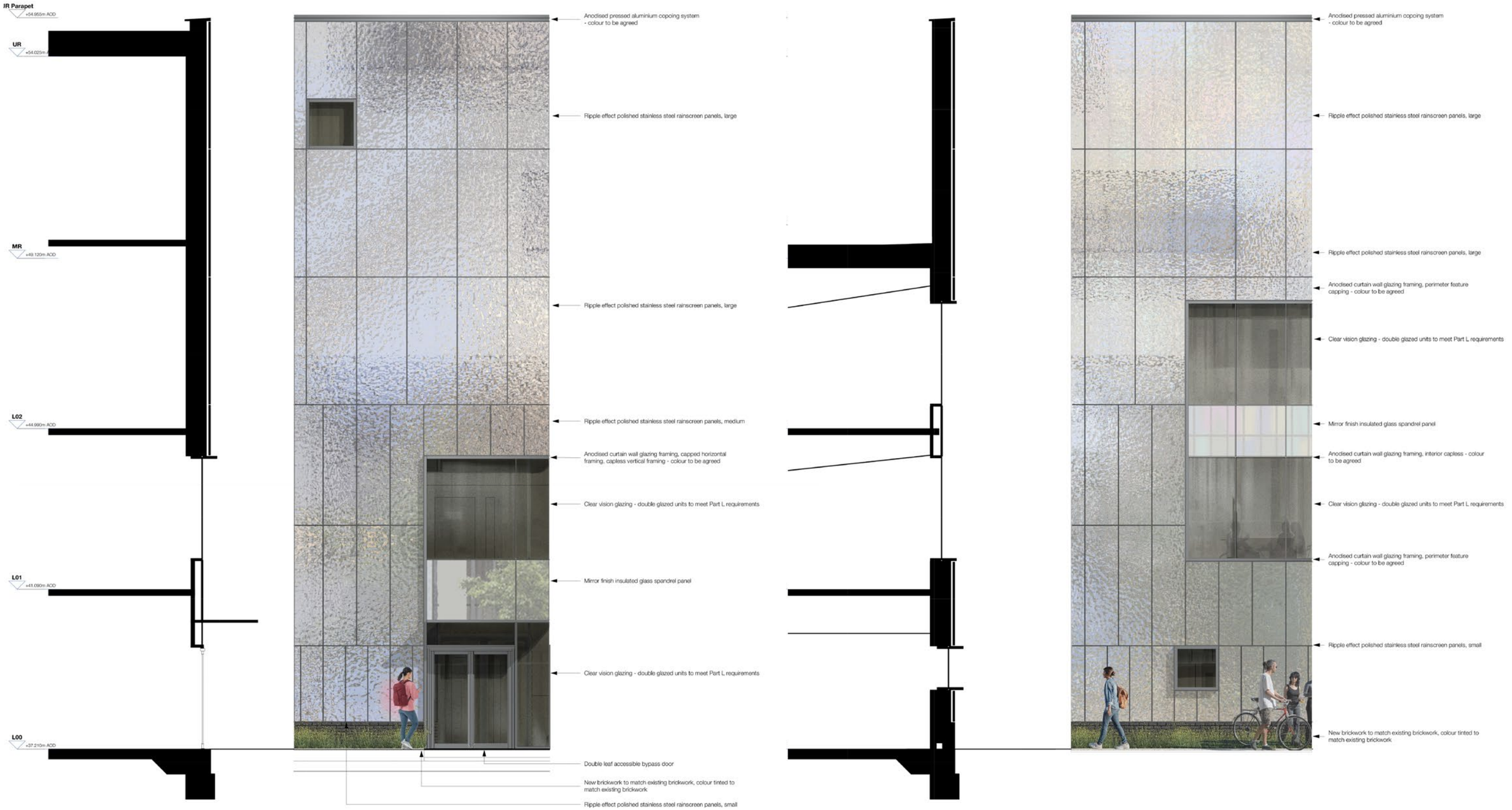




New Door & Louvres

To further ensure alignment with Part L, and to ensure the security of the building, new metal doorsets, and louvre systems will be install to replace the existing systems currently installed, the existing systems will be recycled where possible.

Materiality & Appearance
Proposed Materiality - Proposed Bay Studies



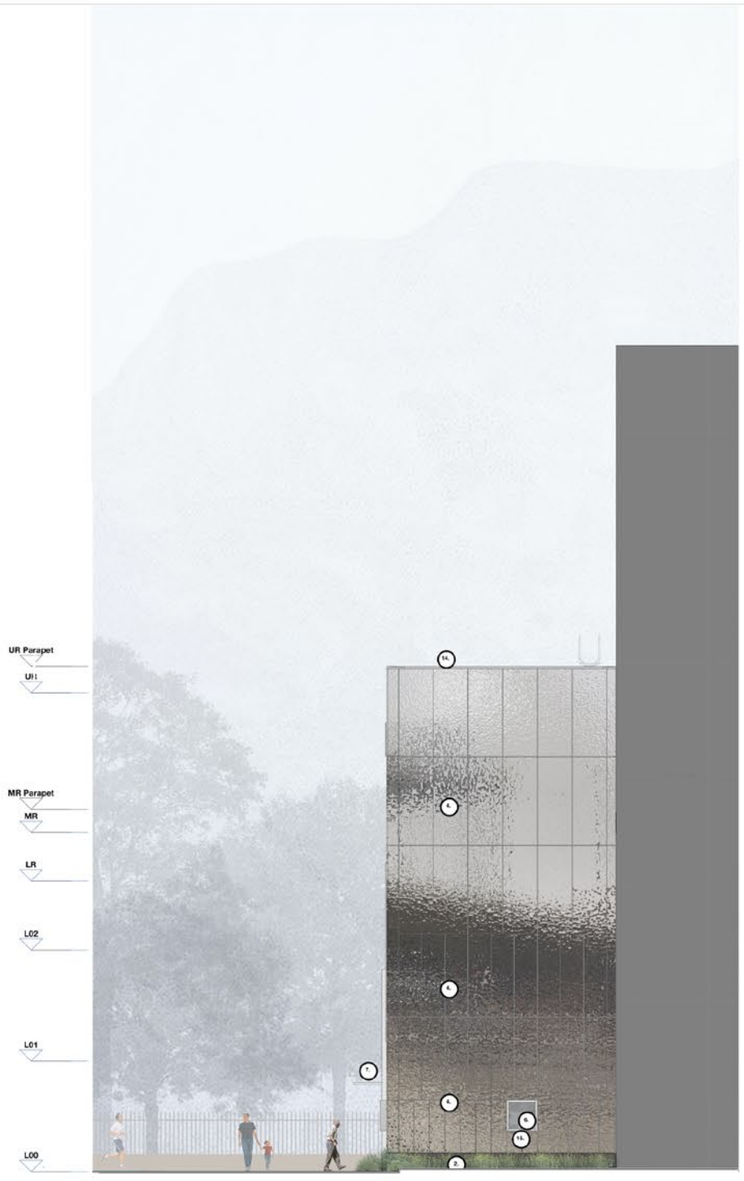
For scaled drawing, refer to 103040-HBA-XX-ZZ-DR-A-080351

Key

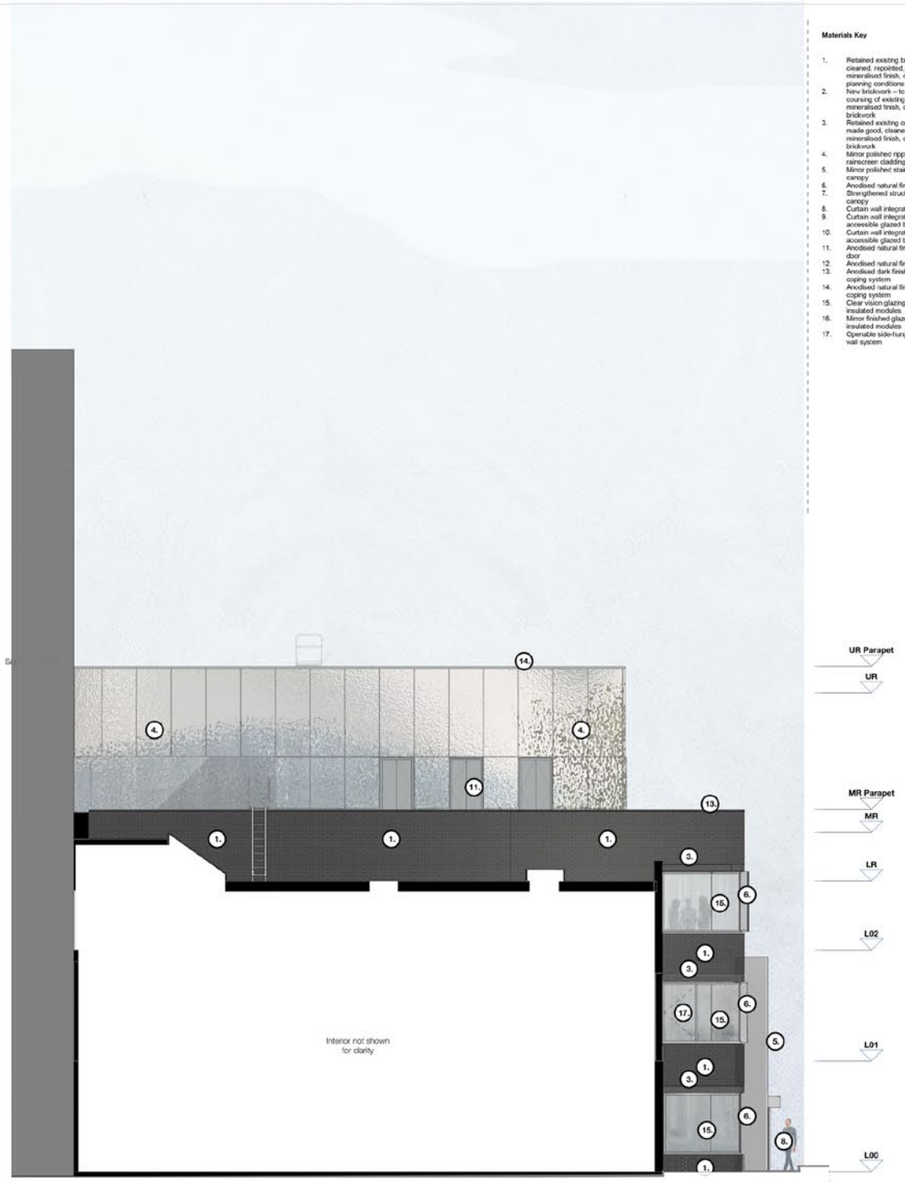
Indicates Retained/Existing Building Fabric

Indicates Proposed Building Fabric

Materiality & Appearance
Illustrative Elevations



North Elevation - Not to scale



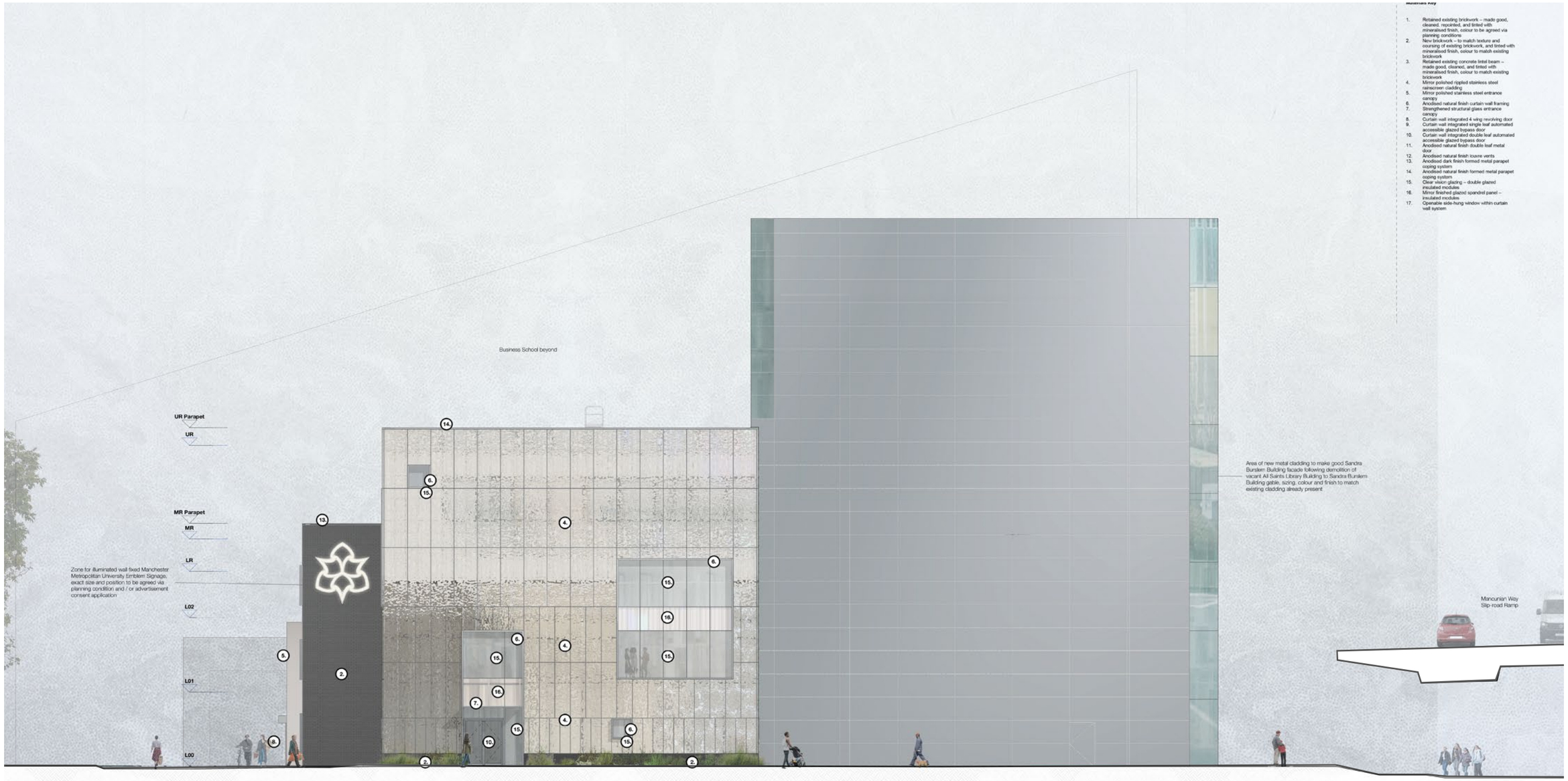
West Elevation - Not to scale

Materials Key

1. Retained existing brickwork – made good, cleaned, repointed, and tinted with mineralised finish, colour to be agreed via planning conditions
2. New brickwork – to match texture and coursing of existing brickwork, and tinted with mineralised finish, colour to match existing brickwork
3. Retained existing concrete lintel beam – made good, cleaned, and tinted with mineralised finish, colour to match existing brickwork
4. Mirror polished rippled stainless steel rainscreen cladding
5. Mirror polished stainless steel entrance canopy
6. Anodised natural finish curtain wall framing
7. Strengthened structural glass entrance canopy
8. Curtain wall integrated 4 wing revolving door
9. Curtain wall integrated single leaf automated accessible glazed bypass door
10. Curtain wall integrated double leaf automated accessible glazed bypass door
11. Anodised natural finish double leaf metal door
12. Anodised natural finish louvre vents
13. Anodised dark finish formed metal parapet coping system
14. Anodised natural finish formed metal parapet coping system
15. Clear vision glazing – double glazed insulated modules
16. Mirror finished glazed spandrel panel – insulated modules
17. Openable side-hung window within curtain wall system

For scaled drawing, refer to 103040-HBA-YY-ZZ-DR-A-080200

Materiality & Appearance
Illustrative Elevations



East Elevation - Not to scale
For scaled drawing, refer to 103040-HBA-YY-ZZ-DR-A-080201

Materiality & Appearance
Illustrative Elevations



South Elevation - Not to scale
For scaled drawing, refer to 103040-HBA-YY-ZZ-DR-A-080202

Materiality & Appearance

Illustrative Visual - All Saints Park Approach View



Illustrative CGI for planning purposes

Access Statement

Access Statement
Equality, Diversity & Inclusion - Produced by GRD:EDI

Overview

This Disability Access Overview provides the project requirements to assist Manchester Metropolitan University meet the needs of the Equality Act 2010, along with the requirements of the Building Regulations 2000 - Part M: Approved Document M – Access to and Use of Building (2004 Edition), notably:

Access & Use (M1): Reasonable provision shall be made for people to:

– gain access to; and use the building and its facilities.

It is an intention of Manchester Metropolitan University that the development captures social and educational opportunities: To achieve this, it is recognised that an inclusive approach is fundamental to the ethos of the development so to ensure an environment which is accessible and usable, where all building users can utilise the full range of facilities and services without any detriment to that experienced by non-disabled people.

Therefore, design solutions for the scheme aim to meet what could be considered 'reasonable' under the Equality Act 2010.

Access Consultant & Standards

Manchester Metropolitan University have appointed a project Access & Inclusion Consultant who is providing advice on disability access and inclusive issues to the project team.

Requirements to meet the needs of people with disabilities have been extracted from the sources listed below:

1. The Building Regulations: Approved Document M (ADM)

2. British Standard (BS)8300 - 2018: Design of an accessible and inclusive built environment

3. General access solutions considered 'reasonable' by the Access Consultant

Provision for People with Disabilities

The design and solutions for the scheme are being developed to meet what could be considered 'reasonable' under the Equality Act 2010. The lead designer (Hawkins Brown Architects) has been liaising with the Access Consultant throughout RIBA Stages 2 and 3 and design process to confirm and develop requirements regarding Disability Access & Inclusion.

Additional consultation with the Access & Inclusion Consultant, the Design Team and Mona Patel (Manchester Metropolitan Equality, Diversity & Inclusion Specialist) will continue through all subsequent RIBA Stages.

During this consultation process there has been focus on agreed solutions for (but not limited to):

– Users and use
– Main entrances
– Reception and common areas
– Sanitary provision for all:
  - General provision
  - Ambulant WCs
  - Accessible WCs
  - Gender neutral WCs
– Vertical circulation
– Teaching, learning and study spaces
– Neurodiversity
– Hearing enhancement facilities
– Shelving & distribution

Main Entrances

The main entrance will be prominent and provided with level access all-round. There will be power assisted revolving doors and pass doors for people who cannot negotiate revolving doors.

Sanitary Provision for All

Man Met recognise the requirement for "sanitary provision for all":

– Gender neutral
– General provision
– Ambulant
– Accessible

Gender Neutral & Ambulant Provision

Single sex and gender-neutral WCs ('superloos') are provided on all floors throughout the scheme and will meet the requirements of Building Regulations Part T. Plus:

– Sanitary towel and incontinence pad dispensers, and sealed container for their disposal, as well as disposal bins for other items.
– 1:6 WCs will be provided as ambulant WCs.

Accessible WCs

All accessible WCs will meet the requirements of BS8300-2: 2018.

Accessible WCs are provided on all floors and will include:

– 50/50 split between left- and right-hand approach compartments.
– Fall within the AD M '40m rule'

Changing Places

An existing Changing Places is provided in the Arts & Humanities; this building sits directly opposite the proposed site on All Saints Park.

A new, fully MenCap compliant Changing Places is also planned to be provided in the immediately adjacent new library project.

Multi-Function Requirements

Numerous multi-function requirements have been identified. Baby change will be provided in the building with these additional functions provided in the immediate vicinity:

– Wellbeing spaces
– Baby feed
– Faith and prayer
– Respite and wellbeing

IT Suites, Learning & Study Spaces, Meeting & Interview Rooms

Throughout, the scheme will incorporate teaching, learning and study spaces that do not include stepped/changes in floor level (i.e., traditional education lecture layout).

Included throughout will height adjustable and standing desks. Considerations also include accessible and inclusive seating (including armrests) and tables. The use of 'booths' has been avoided

"Access for All" to employment and research is being considered throughout design development. This includes consultation with numerous staff groups.

AV requirements will consider both Man Met and EDI requirements.

Vertical Circulation

Vertical circulation is obtained via:

– Core staircase: As a minimum, these will comply with ADM 3.50 and 3.51
– There is also an existing escape staircase
– Two lifts that will meet the requirements of ADM 3.21 to 3.33 (one of these lifts will also be an evacuation lift)

Neurodiversity

Neurodiversity requirements cover a broad spectrum, with solutions often covering the needs of other impairments, such as mental, visual and hearing.

On an ongoing basis, design development will consider the needs of all throughout, including (but limited to):

– Two wellbeing spaces on the first floor
– Orientation and connecting spaces
– Material and colour strategy
– Public, teaching, learning & study spaces
– Graphics and wayfinding – utilising Man Met standards
– Acoustics

Hearing Enhancement Facilities

On a holistic basis, consideration is regarding the suitability of fixed and/or desk-top systems. These will be resolved as the design progresses and there is a fuller understanding of how spaces are to be used, along with local acoustics.

However, for meeting and bookable rooms desk-top systems will be provided. This will require a management process

Means of Escape

Means of escape for vulnerable people has been comprehensibly considered and includes:

– Horizontal egress and compartmentation
– Evacuation lift
– Refuge points on all the core and existing escape staircases
– Personal Emergency Evacuation Plans (PEEPs)
– General Emergency Evacuation Plans (GEEPs)
– Staff training
– Staff and student building inductions

Access Statement
Security Strategy

Security Strategy
The following diagram plans describe the varying levels of security currently proposed for the project - this strategy will be considered by Manchester Metropolitan University and amended as necessary to suite their internal security policies and requirements.

The established strategy for All Saints West includes CCTV locations (not indicated), access control secure lines, general surveillance monitoring, and integration into the university's existing systems.

The building will typically operate during normal teaching hours, with access primarily through the main entrance on the south elevation, additional access is provided via the entrance into the new build core on the east elevation. The primary entrance will be in direct line of sight of the manned entrance desk, and both entrances will be controlled via access control.

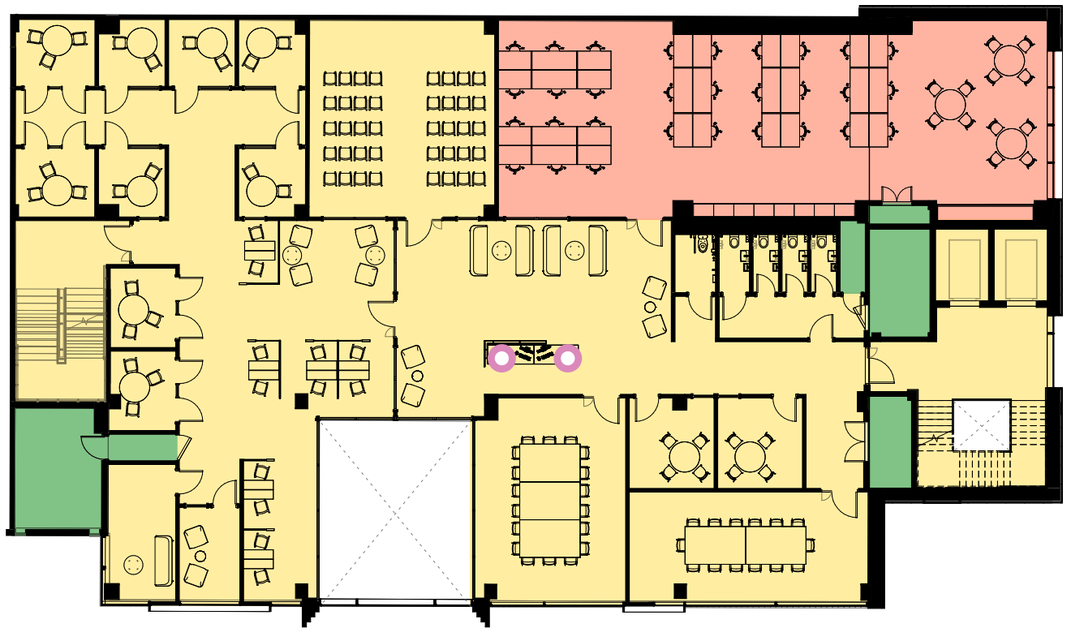
Ground Floor - Not to scale



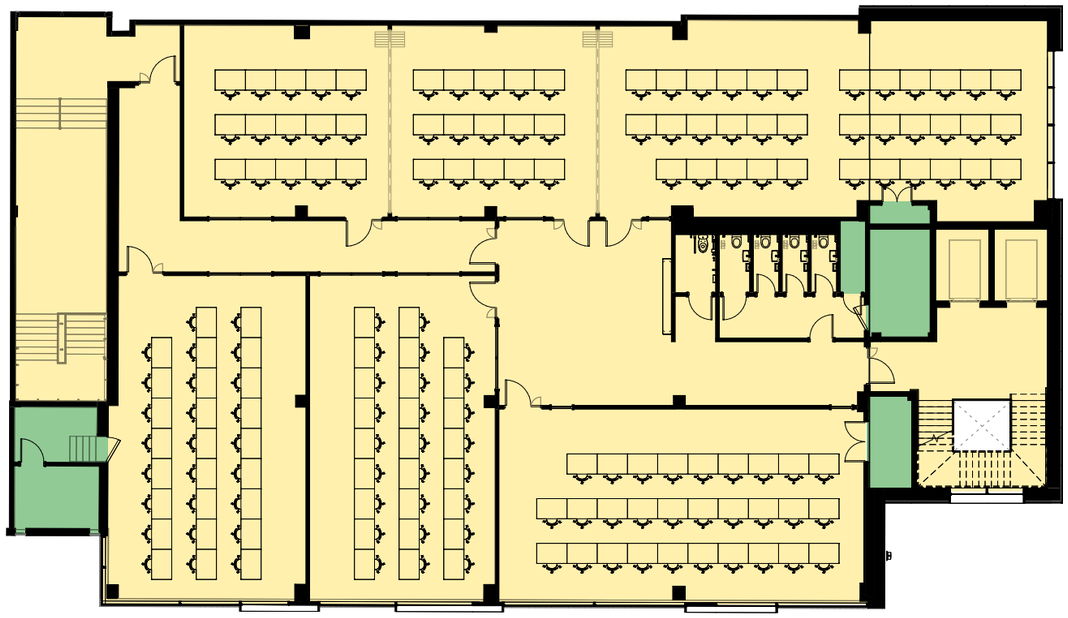
Key

- Entrance
- Fire fighting access point
- Welcome Desk
- Back-of house areas secred ny lockable/access controlled doors
- General access
- Staff Only access

First Floor - Not to scale



Second Floor - Not to scale



Key

- Entrance
- Fire fighting access point
- Welcome Desk
- Back-of house areas secred ny lockable/access controlled doors
- General access
- Staff Only access

Access Statement
Cleaning & Maintenance Strategy

Cleaning & Maintenance Strategy

The approach to cleaning and maintenance on All Saints West is primary from ground level - a clear zone has been established around the perimeter of the building to allow MEWP access to all exposed façades, upper level façades on return gables are accessible via level access from the main roof, where safety railing will be implemented in a compliant installation.

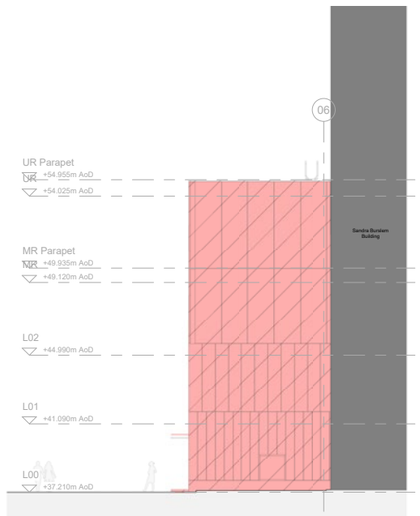
The following diagrammatic drawings indicate the strategy across the building.

Key

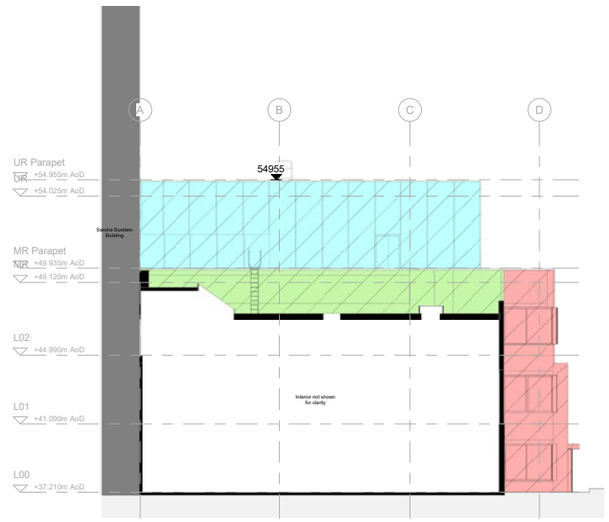
- Facade cleaning from ground via pole. Replacement/ repair from ground via MEWP
- Facade/Plant screen cleaning & replacement/repair from Level 03 roof via scissor lift
- Facade cleaning & replacement/repair from Lower Roof above existing escape stair
- New cladding to Sandra Burslem to be maintained/replaced in line with existing MMU strategy for Sandra Burslem East Elevation

Note

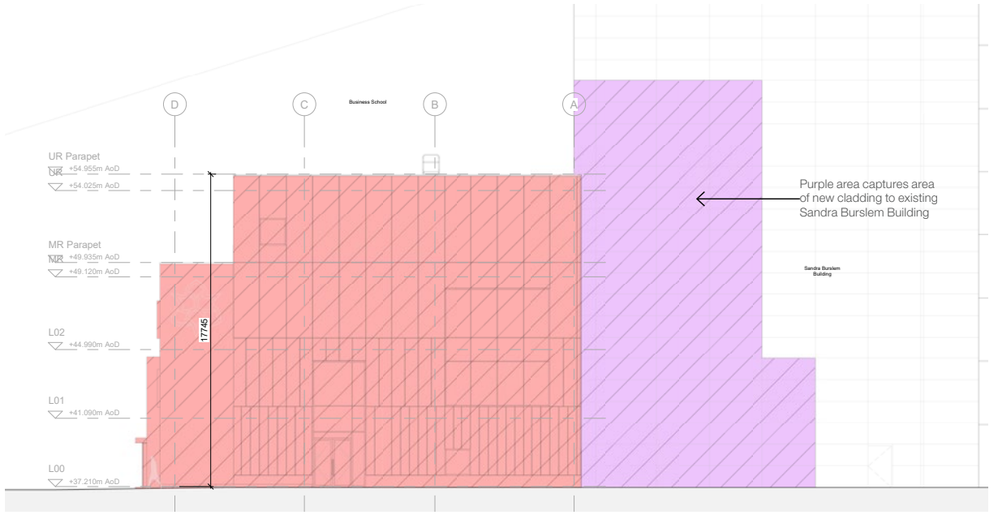
Strategy will be developed alongside design through next workstages. Any requirement for specialist input to be confirmed.



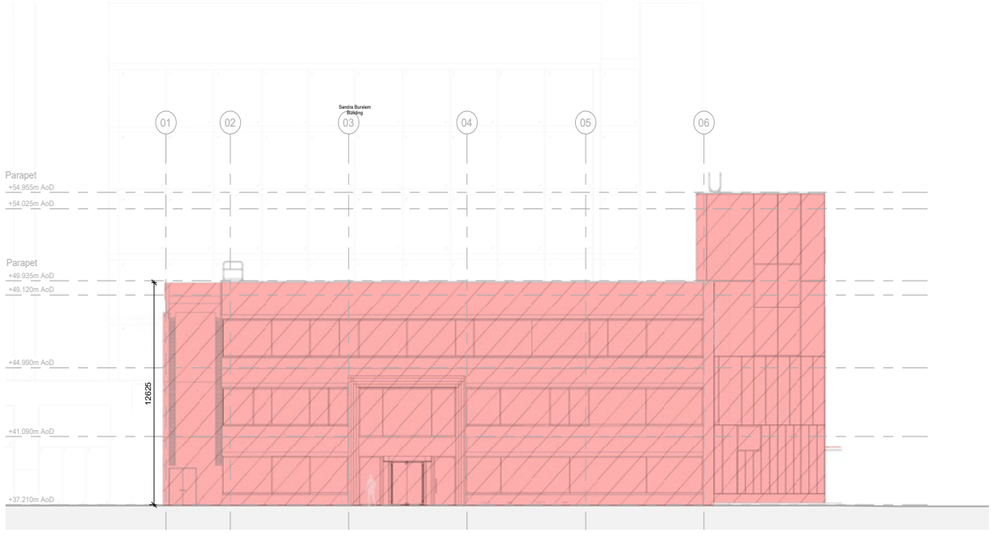
North Elevation - Not to scale



West Elevation - Not to scale



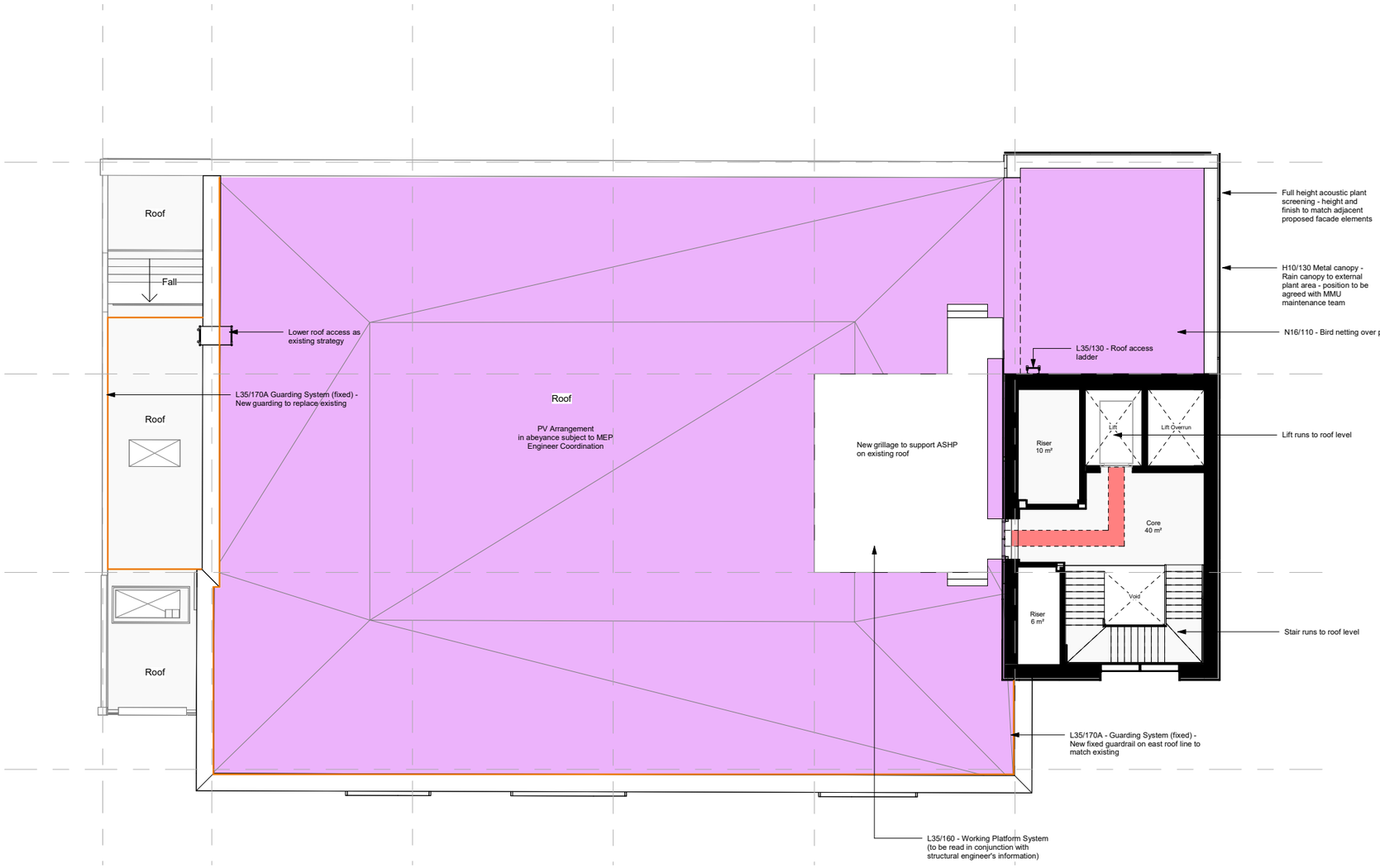
East Elevation - Not to scale



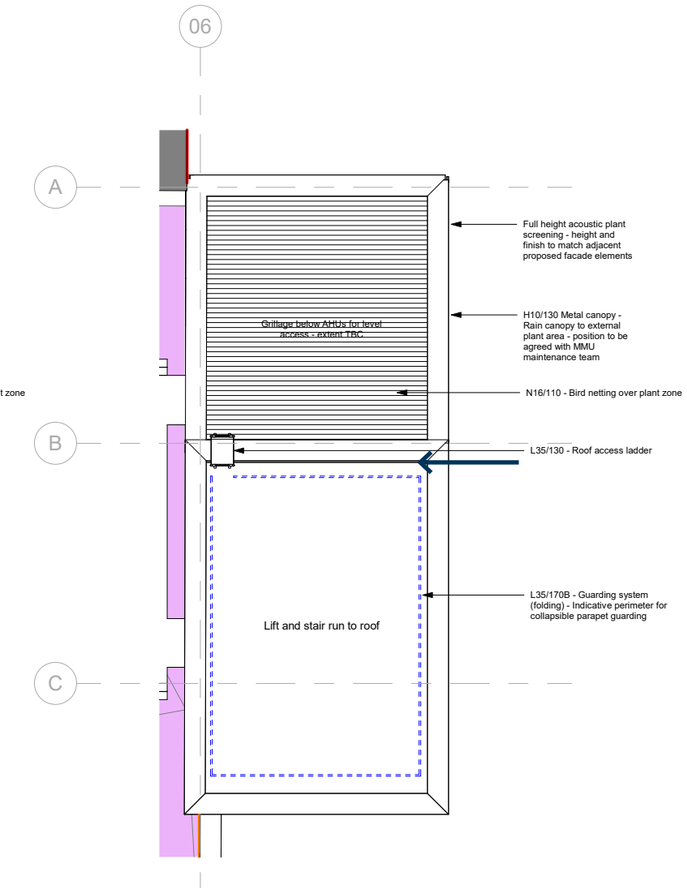
South Elevation - Not to scale

Access Statement
Cleaning & Maintenance Strategy

Roof level - Not to scale



Parapet level - Not to scale



05 Series - Parapet Level
1 : 100

Roof Maintenance Access Zone

MEWP Access Route

Fixed Guarding

Collapsible parapet guarding

Access Statement
Waste Management Strategy

Waste Storage Arrangements

The permanent waste storage for the building will be in Eurobins placed in a specific location within the existing allocated wooden compound space for waste storage (Image 01) once the Library Transformation Project has been completed on Q2' 2030. When these are full, they will removed and emptied by the waste contractor, prior to being returned to the same location (Image 01). In the interim, a bin store solution will be implemented in Q3'2027 by extending the existing metal bin store cages (approx. 4 x 1m) adjacent the MMU Business School loading bay and access road (Image 02).

All Eurobin movements by Manchester Metropolitan Facilities Teams and contractors will take place next to the bin store in the area within the Man Met campus boundary.

The volume of waste produced has been modelled considering the proposed number of occupants, type of business activities and MCC GD04 Waste and Collection Guidance for new developments Version 6.00 along with the University's pay by weight data provided by their waste contractor. Data from peak times (October & November 2022) showed that there s 3,300L required on site to service the academic and teaching activities anticipated to be within the ASW building.

As a result of this exercise, the University will provide storage of 3 x 1100 Eurobins

This modelling tracks with the building footprint in m2 of the building serviced.

Based on the model outcomes, the overall Eurobin provision should be a minimum of 50% for general waste and 50% for recyclable waste, the proposal is to provide the following capacity for the building (All Saints West) serviced:

– 1 x 1100l Eurobins for general waste.
– 1 x 1100l Eurobins for paper and card.
– 1 x 1100l Eurobins for plastic bottles and tin cans.

When collected at the maximum proposed schedule, this will equal 9,900 litres of waste capacity collected each week.

Proposed location of the waste storage area is the wooden structure located adjacent to site boundary next to the bike shelter on Oxford Road in image 01 below and will have capacity to accommodate the waste bins required for both ASW (4nr) and LTP (17nr) schemes.





Image 1 (above): Permanent bin store location

Image 2 (above): Interim bin store location

The collections will occur from next to the bin store.

Waste Collection Arrangements

The University has an appointed main waste contractor (Veolia Environmental Services) who collects all waste streams.

The University has restricted collection times across campuses that the waste contractor adheres to and compliance is monitored through Key Performance Indicators.

Manchester Metropolitan will continue adhering to their contractually agreed KPIs for this area of campus, with all waste collections as far as practicable taking place between 7.30 and 8:30am Monday to Friday.

Technical Services and Facilities also have low frequency monthly collections of offensive waste from this area.

Waste is collected as individual streams by separate vehicles

The collection schedule is identified in table 1 below:

	Monday	Tuesday	Wednesday	Thursday	Friday
General Waste	X	X	X	X	X
Paper and Cardboard	X		X		X
Plastic Bottles and Tin Cans	X		X		X
Glass Waste	X				X
Food Waste			X		

Due to the location of the waste storage areas next to Oxford Road and the availability of the turning circle, as per existing practice Man Met will present the relevant Eurobins within the bin store for Veolia Environmental Services to collect and empty.

Veolia will have access around the rear of the Business School from Lower Chatham Street onto the service road leading to the rear of All Saints building and will collect from next to the bin store. There is sufficient space for a vehicle to turn around and go back out the service road forward facing via the route they came in. Veolia also have their vehicles on the Oxford Road vehicle whitelist to avoid penalty notices should they need to use the gate onto Oxford Road in exceptional circumstances.

Arrangements for waste collections will be as follows:

– Veolia will arrive via the access road and park next to the waste storage area as per image 1.
– Veolia will access the waste storage area by opening the waste storage area doors.
– Veolia will pull out and empty at the prior to 08:30 as per campus site risk assessment.
– Veolia will place bins back where they were presented within the waste storage area.
– Vehicle will be able to manoeuvre and drive out forwards back onto the service road.

All bins will conform to BS EN 840. The wheels and lids will be locked and the bins confined to the bin store when not being serviced and/or emptied.

Veolia Environmental Services will empty the bins as per agreed schedules and return to back to the waste storage area.

Alternative Waste Arrangements

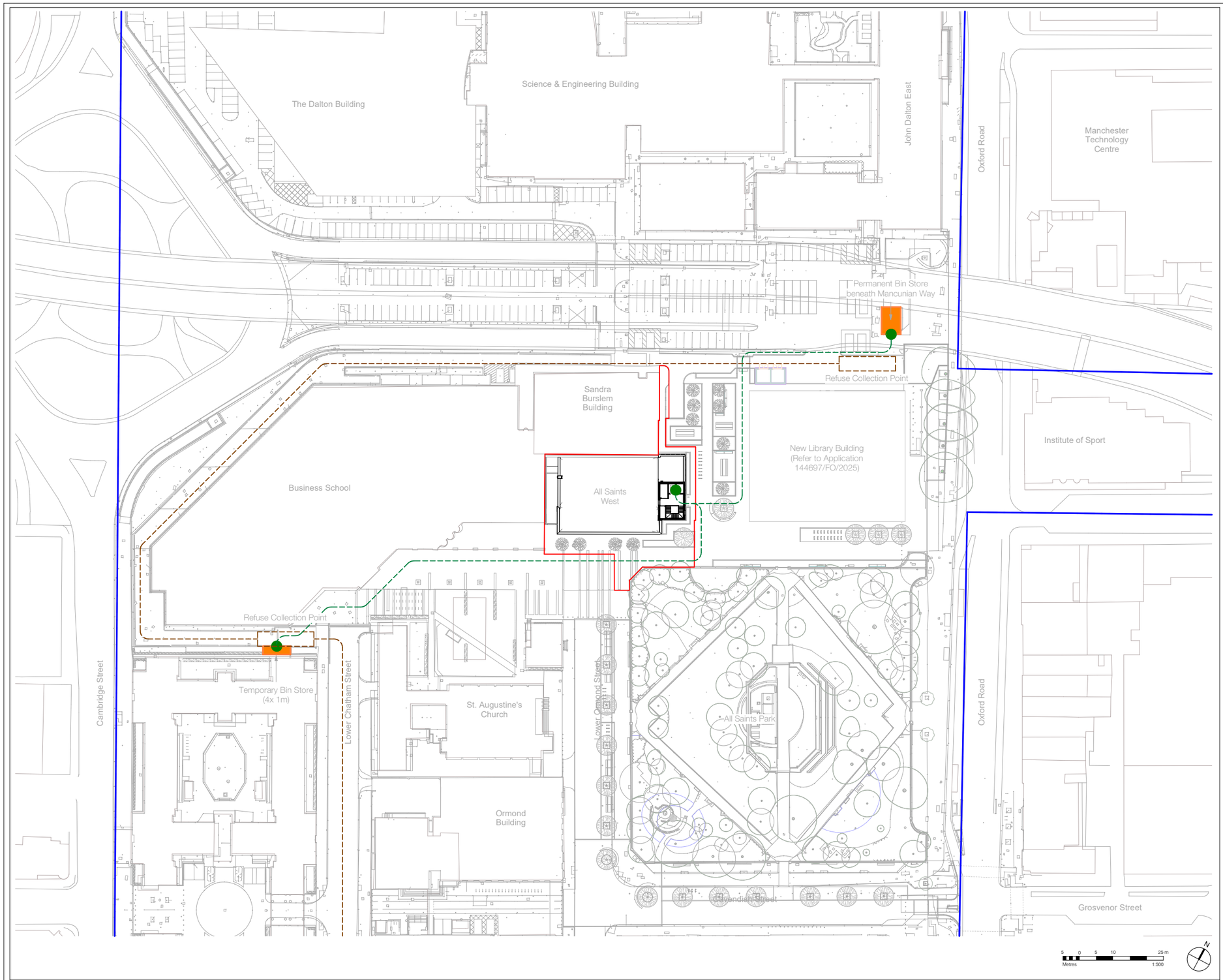
Manchester Metropolitan understands that a small volume of other waste streams will be produced by the building, including but not limited to:

- WEEE
- Fluorescent lamps
- Batteries
- Metal
- Wood
- Furniture

The University has arrangements in place to safely dispose of these waste streams, ensuring waste is moved up the waste hierarchy where possible, to minimise waste generated and maximise reuse and recycling. Further information is available on the University's intranet.

The strategy drawing overleaf is contained within the appended drawing pack, reference:
103040-HBA-XX-XX-DR-A-080195

Access Statement
Waste Management Strategy



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No implied licence exists. This drawing should not be used to calculate areas for the purposes of valuation. Do not scale this drawing. All dimensions to be checked on the site by the contractor and such dimensions to be their responsibility. All work must comply with relevant British Standards and Building Regulations requirements. Drawing errors and omissions to be reported to the architect. To be read in conjunction with Architect's specification and other consultant information.

Status codes:
- S1 - Suitable for Coordination
- S2 - Suitable for Information
- S3 - Suitable for Review & Comment
- S4 - Suitable for Review & Authorization
- S5 - Suitable for Review & Acceptance
- An - Approved & Accepted as Stage complete

Rev	Description	Date
P01	Issued for Review & Comment	20.01.2026
P02	Issued for Review & Comment	26.01.2026

Key
- Application Site Boundary
- Campus Extent
- Vehicular Access to Bin Store
- Non-Vehicular Access to Bin Store
- Bin Store Location

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Brown

Project
All Saints West Refurbishment
All Saints Campus
Manchester
M15 6BH

Drawing
Proposed Waste Management Strategy Plan

Scale @ A1	Date
1 : 500	26.01.2026
Drawn By	**Checked By**
TWJ	SB

Job Number	Status	Purpose of Issue
250082	S3	Issued for Review & Comment

Drawing No. 103040-HBA-XX-XX-DR-A-080195
Rev P02



Appendices

Appendices
Schedule of Accommodation

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Project name:	All Saints West Refurbishment
Project number:	250082 / 103040
Document Number:	103040-HBA-00-XX-SH-A-800001
Title:	Accomodation schedule
Status:	S3
Purpose of Issue:	For Review and Comment
Revision:	P01
Date:	19.12.2025

Space / Room Name	Level	Anticipated Occupancy	Room size (m2)
Level 00 - Ground Floor			
Office Store	L00	TBC	7
Store	L00	TBC	4
Plant	L00	TBC	4
3p+ Meeting Room	L00	TBC	8
2p Meeting Room	L00	TBC	7
2p Meeting Room	L00	TBC	7
2p Meeting Room	L00	TBC	7
2p Meeting Room	L00	TBC	7
2p Meeting Room	L00	TBC	7
Comms Room	L00	TBC	17
Cleaner Store	L00	TBC	5
Accessible WC / Baby Change	L00	TBC	6
Ambulant WC	L00	TBC	3
WC	L00	TBC	3
WC	L00	TBC	3
WC	L00	TBC	3
Kitchenette	L00	TBC	10
Riser 1	L00	TBC	10
Core	L00	TBC	41
Student Hub and Lounge	L00	TBC	590
Existing Escape Stair	L00	TBC	36
WC Circulation	L00	TBC	11
Comms Riser	L00	TBC	2
Furniture Store	L00	TBC	23
Riser 2	L00	TBC	7
4p Office	L00	TBC	20

Total NIA for Floor Level (m2)	**848**
Total GIA for Floor Level (m2)	**900**

Level 01 - First Floor			
Plant	L01	TBC	16
WC Circulation	L01	TBC	10
3p+ Interview Room	L01	TBC	8
2p Interview Room	L01	TBC	7
2p Interview Room	L01	TBC	7
2p Interview Room	L01	TBC	7
2p Interview Room	L01	TBC	7
Delivery and Activity Space	L01	TBC	57
30p Office Space	L01	TBC	162
3p+ Interview Room	L01	TBC	8
Wellbeing Space 1	L01	TBC	14
Plant Lobby	L01	TBC	3
3p+ Interview Room	L01	TBC	8
Existing Escape Stair	L01	TBC	28
3p+ Interview Room	L01	TBC	9
4p Meeting Room	L01	TBC	12
18p Meeting Room	L01	TBC	47
14p Meeting Room	L01	TBC	41
Accessible WC	L01	TBC	4
Ambulent WC	L01	TBC	3
WC	L01	TBC	2
WC	L01	TBC	2
WC	L01	TBC	2
Store	L01	TBC	3
Riser 1	L01	TBC	10
Core	L01	TBC	22
Circulation / Waiting	L01	TBC	105
Comms Riser	L01	TBC	2
Riser 2	L01	TBC	7
4p Meeting Room	L01	TBC	12
Wellbeing Space 2	L01	TBC	9
2p Interview Room	L01	TBC	7
Student Hub	L01	TBC	131

Total NIA for Floor Level (m2)	**772**
Total GIA for Floor Level (m2)	**853**

Level 02 - Second Floor			
Existing Escape Stair	L02	TBC	62
Plant	L02	TBC	8
IT Suite	L02	TBC	62
IT Suite	L02	TBC	62
IT Suite	L02	TBC	94
IT Suite	L02	TBC	98
IT Suite	L02	TBC	109
Accessible WC	L02	TBC	4
Core	L02	TBC	40
Circulation / Spill Out	L02	TBC	72
Circulation	L02	TBC	43
Riser 1	L02	TBC	10
Comms Riser	L02	TBC	2
Lobby	L02	TBC	7
IT Suite	L02	TBC	136
Ambulant WC	L02	TBC	3
WC	L02	TBC	2
WC	L02	TBC	2
WC	L02	TBC	2
Store	L02	TBC	2
Riser 2	L02	TBC	6
WC Circulation	L02	TBC	10

Total NIA for Floor Level (m2)	**836**
Total GIA for Floor Level (m2)	**894**

Level RF - Roof Level			
Core	RF	TBC	40
Riser 1	RF	TBC	10
Riser 2	RF	TBC	6

Total NIA for Floor Level (m2)	**56**
Total GIA for Floor Level (m2)	**71**

Overall Building		
Overall Total NIA for Building (m2)	**2512**	NIA:GIA
Overall Total GIA for Building (m2)	**2718**	**92%**

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Planning Drawing List

Project name: All Saints West Refurbishment
Project number: 250082 / 103040
Document reference: 103040-HBA-XX-XX-SH-A-080001
Status: S3
Purpose of issue: For Review & Comment
Revision: P02
Date: 20.01.2026

08 Series - Planning Drawings	Title	Size	Scale	Revision	Date
103040-HBA-XX-XX-DR-A-080000	Site Location Plan	A1	1:1000	P05	20.01.2026
103040-HBA-XX-XX-DR-A-080001	Existing Site Plan	A1	1:200	P05	20.01.2026
103040-HBA-XX-XX-DR-A-080002	Proposed Site Plan	A1	1:200	P04	20.01.2026
103040-HBA-XX-XX-DR-A-080003	Planning Context Plan	A1	1:500	P03	20.01.2026
103040-HBA-YY-00-DR-A-080100	Proposed GA Plan - Level 00	A1	1:100	P04	20.01.2026
103040-HBA-YY-01-DR-A-080101	Proposed GA Plan - Level 01	A1	1:100	P04	20.01.2026
103040-HBA-YY-02-DR-A-080102	Proposed GA Plan - Level 02	A1	1:100	P04	20.01.2026
103040-HBA-YY-RF-DR-A-080103	Proposed GA Plan - Roof	A1	1:100	P04	20.01.2026
103040-HBA-YY-PR-DR-A-080104	Proposed GA Plan - Parapet	A1	1:100	P04	20.01.2026
103040-HBA-XX-XX-DR-A-080195	Proposed Waste Management Strategy Plan	A1	1:500	P01	20.01.2026
103040-HBA-YY-ZZ-DR-A-080200	Proposed GA - North & West Elevation	A1	1:100	P04	20.01.2026
103040-HBA-YY-ZZ-DR-A-080201	Proposed GA - East Elevation	A1	1:100	P04	20.01.2026
103040-HBA-YY-ZZ-DR-A-080202	Proposed GA - South Elevation	A1	1:100	P04	20.01.2026
103040-HBA-YY-ZZ-DR-A-080300	Proposed GA - Section AA	A1	1:100	P03	20.01.2026
103040-HBA-YY-ZZ-DR-A-080301	Proposed GA - Section BB	A1	1:100	P03	20.01.2026
103040-HBA-YY-ZZ-DR-A-080302	Proposed GA - Section CC	A1	1:100	P04	20.01.2026
103040-HBA-XX-ZZ-DR-A-080350	Proposed - Bay Studies A and B	A1	1:50	P02	20.01.2026
103040-HBA-XX-ZZ-DR-A-080351	Proposed - Bay Studies C and D	A1	1:50	P02	20.01.2026
103040-HBA-XX-XX-DR-A-080950	VMU Scoping	A1	N/A	P02	20.01.2026
Reports					
103040-HBA-XX-XX-RP-A-080400	Design & Access Statement	A3	N/A	P01	20.01.2026

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