Manchester Metropolitan University New Library

Design & Access Statement

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Design & Access Statement
Document History & Project Details

Document History

Version	Date	Description
P01	03.11.25	S3 Suitable for Review & Comment
P02	14.11.25	S3 Suitable for Review & Comment
P03	02.12.25	S5 For Planning

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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 New Library Building on the site of the former All Saints Library, 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:
1350B-HBA-SW-XX-DR-A-080010
Which is contained within the application drawings appended to this document.

The purpose of this document is to set out the 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.

Manchester Metropolitan University

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- Air Quality Management Strategy
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- Air Quality Assessment
- Noise & Vibration Assessment
- Residual Impacts Assessment





Introduction

A ‘grown-up’ building that is playful, warm, and inviting

Introduction
Executive Summary

Introduction
This Design and Access Statement supports the planning application for a new Library, set to become a bold and future-focused space at the heart of the University's campus. The proposed development will replace the existing Library with a purpose-built, digitally enabled facility designed to support study, research, and collaboration. A portion of the All Saints building will be retained and refurbished to align with the high standards of the University's modernised estate.

Located next to All Saints Park, the new building will be an inspiring and inclusive space that redefines the role of the library in a modern university.

The design features light-filled interiors, flexible study areas and views across the city. The plans also aim to enhance the surrounding public realm by introducing improved pedestrian routes, and welcoming social areas, to create a more vibrant and accessible environment for students, colleagues, and the wider community.

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 new library will have seven floors and space for around 2,000 people to study. It's designed to offer a variety of spaces to suit different ways of working — from quiet areas for individual study to places where people can meet and work together. The aim is to create a comfortable and welcoming environment for everyone who uses it.

Requirements
The revised brief calls for a smaller library building that delivers:

- A modern study environment that can accommodate c.2,000 study seats and c.6,000 linear meters of print collection.
- A welcoming, inclusive environment for diverse users.
- Flexible, future-proofed study and collaboration spaces.
- High quality digital infrastructure and resource access.
- Enhanced connections between the north and south of the campus, and with the surrounding city.
- High environmental performance in line with the University's targets.

The building intends to be both a gateway to learning and a social anchor for the campus — a place that supports quiet study and active collaboration,

Approach
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 a new library building, the university plan to deliver another stand-alone educational building adjacent to this site which will repurpose the retained portion of the former All Saints building.

Vision
The new library is conceived as an open, welcoming, and connected civic building whose architecture strengthens the relationship between Manchester Metropolitan University, All Saints Park, and the wider city. Its glazed ceramic façade, subtly captures the changing light and colours of its surroundings.

At ground and first-floor levels, generous double-height glazing establishes transparency and openness, creating visual and physical connections with the park to the south and presenting a strong presence onto Oxford Road. The expansive entrance colonnade creates a welcoming approach from All Saints Park, drawing users naturally into the building.

The design of the library has been carefully developed to shape and enrich the student experience, creating a building that not only responds to its urban and landscape setting but also provides a diverse range of spaces for study, collaboration, and engagement. The lower levels form the heart of the library, serving as a welcoming threshold that engages the surrounding streetscape and wider campus. These open, accessible spaces showcase the library's vibrant use and celebrate student life at the University.

Within the main body of the building, study spaces are situated among the print collections, with a varied yet legible mix of settings that cater to different learning styles and preferences. Long ribbon windows and perimeter seating maintain visual connections through the tree canopy of All Saints Park, while north-facing views across the Mancunian Way provide abundant soft daylight for focused study areas. As the building rises, the façade transitions to glazed ceramic panels punctuated by ribbon windows, framing seating areas that overlook the park and surrounding streets.

The upper levels take full advantage of their height, offering bright, open spaces filled with natural light and views across the city. At the very top, the north facing double-height reading room, becomes a calm, light-filled space that celebrates panoramic views back across Manchester, aligning with the library's spirit of openness, reflection, and connection.

Introduction
Key Project Principles

Key Project Principles

During the RIBA Work Stages preceding this application, the project brief and building principles have been refined through a collaborative and iterative process of engagement with both client stakeholders and external consultants. This dialogue has ensured that the library design continues to reflect academic aspirations, operational requirements, and the meets the needs of the University's diverse student community.

Key brief targets have been defined and are now included within the proposed design — including the provision of c.2,000 study seats and c.6,000 linear metres of print (books, academic publications, journals magazines) — have been tested and validated through detailed capacity studies, providing clarity and confidence that the project will meet its core objectives.

At the same time, the underlying building principles have been tested, strengthened, and clarified to establish a robust framework for spatial coordination and design development. These principles guide the scheme's response to its context, support the creation of a welcoming and inclusive environment, and ensure flexibility and adaptability for future use throughout the proposed buildings' lifespan.

GIA 12,000m2

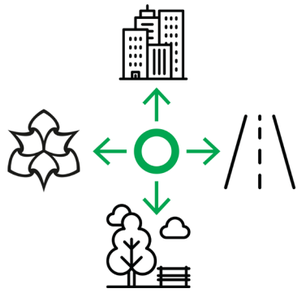
c.2,000 Study Seats

c.6,000 linear metres of print

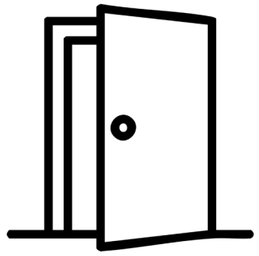
Provide a library that can cater to the diverse needs of students

Focus on sustainability and deliverability

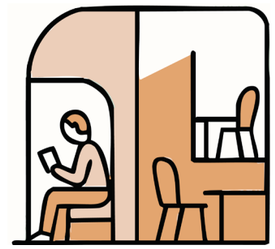
Flexibility and futureproofing



A building that responds to and mediates between four distinct conditions



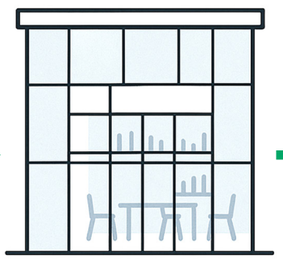
A building that is welcoming and inviting to the whole student body



A building that provides students with a wide range of options for where and how they study



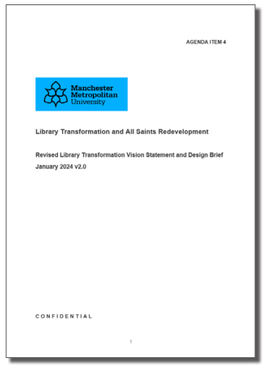
The library was traditionally an insular building for formal individual study in silence



In response to this libraries became open, collaborative glazed boxes with expansive volumes



The future of the library is focused upon providing a variety of conditions for the varied needs of its users

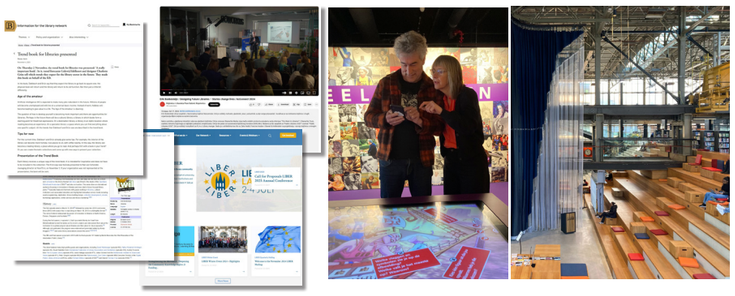


A new vision and brief

+



Continued client collaboration



And research on current library trends

Introduction
Consultation

Construction of the Library is targeted to be completed for the new academic year 2030.
The project team has undertaken a comprehensive consultation programme with University stakeholders during the briefing and design development of the project. A brief summary of key consultation events is given below:

Manchester City Council - Planning Authority
A number of pre-application consultation meetings have been undertaken with MCC Planners since the inception of the current scheme. Please refer to the separate Consultation report by Deloitte submitted as part of this application.

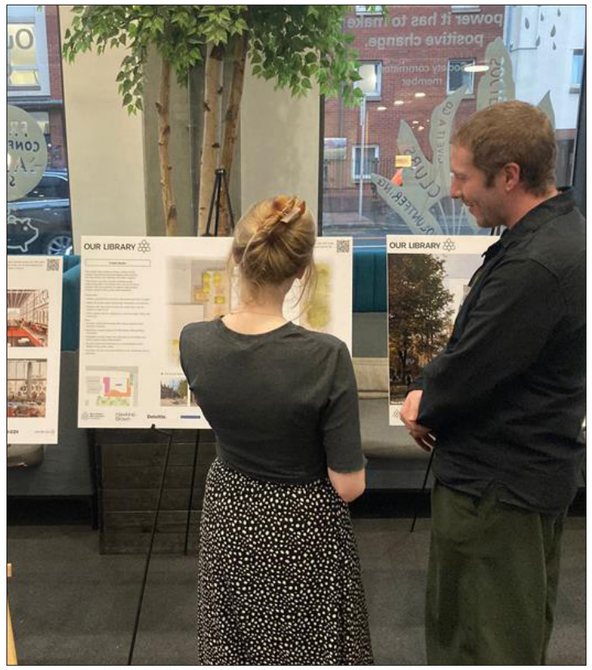
Greater Manchester Police
A consultation workshop was undertaken with the design team and Patrick Babb (Design for Security Consultant) at Greater Manchester Police. Please see Crime Impact Statement by GMP submitted as part of this application.

Highways Authority
A workshop with Highways has been undertaken to discuss vehicle access strategies and requirements around drainage connections within roads.

Public Consultation Event
A public event was held over a period of 2 days (4th & 5th November 2025) which gave an opportunity for students, staff and local residents to learn about the proposals for the Library and provide feedback.

Please refer to the separate Consultation report by Deloitte submitted as part of this application.

Environmental Impact Assessment
As per consultation with MCC and the formal Environmental Impact Screening and Scoping process, the Proposed Development is subject to an Environmental Impact Assessment. Please refer to the submitted Environmental Statement for further details.



Photograph from Public Consultation Event held on 4th & 5th November 2025







The Site & Context

The Site & Context
Site 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. Institute of Sport
7. Grosvenor Building
8. Geoffrey Manton Building
9. Lowry Building
10. SODA
11. Brooks Building

University of Manchester key buildings:

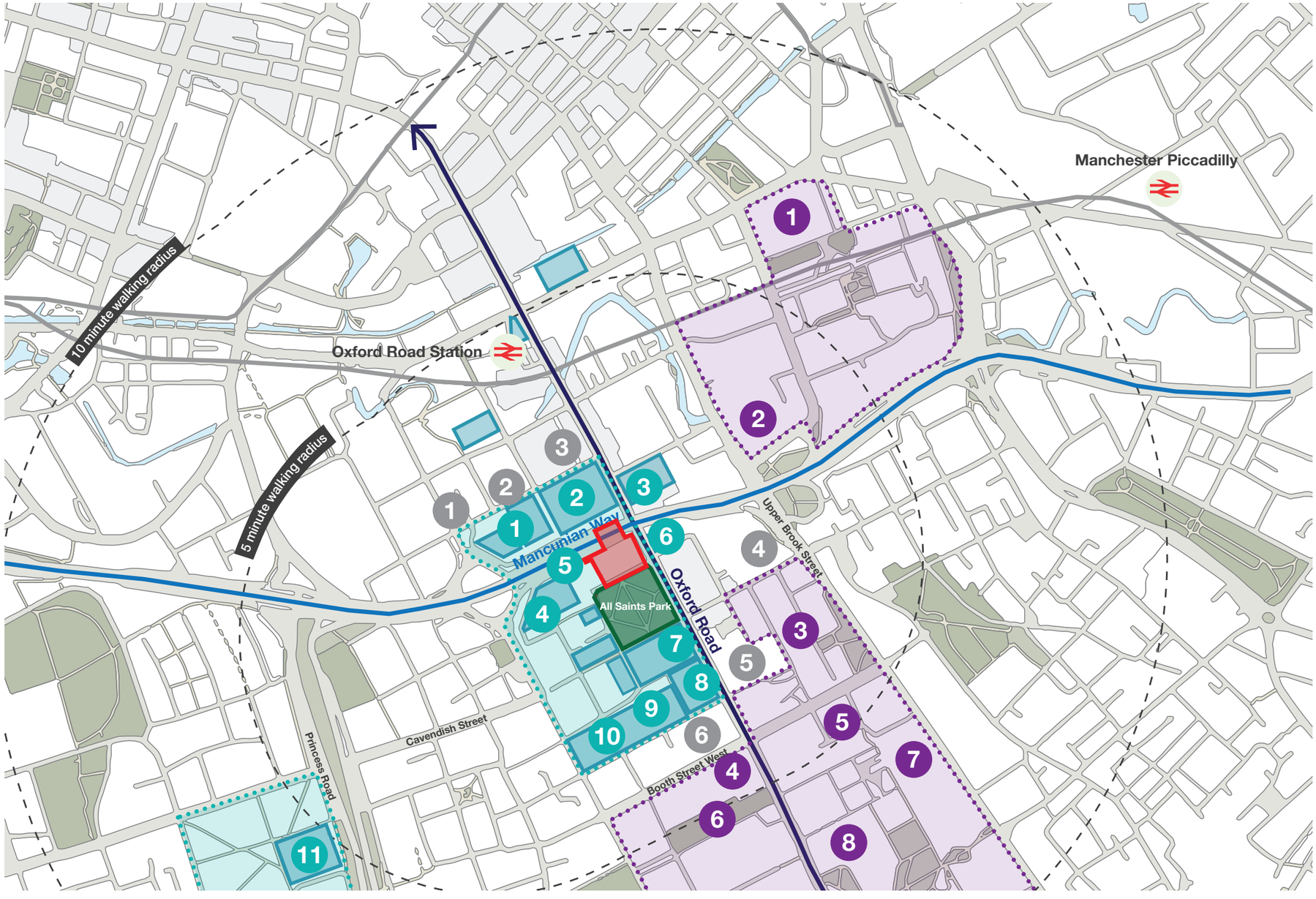
Main University of Manchester campus

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



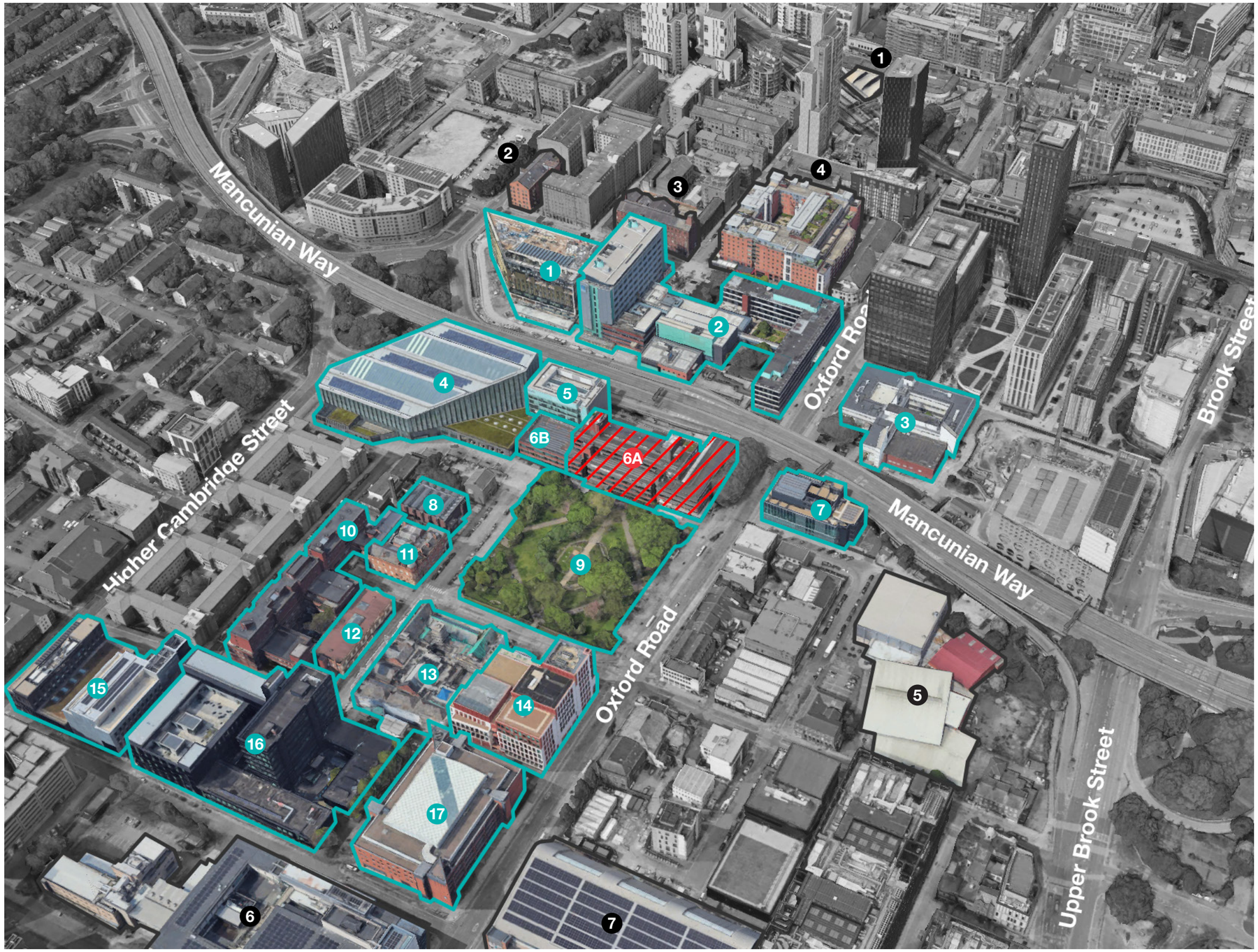
The Site & Context
Site Location

Manchester Metropolitan University buildings:

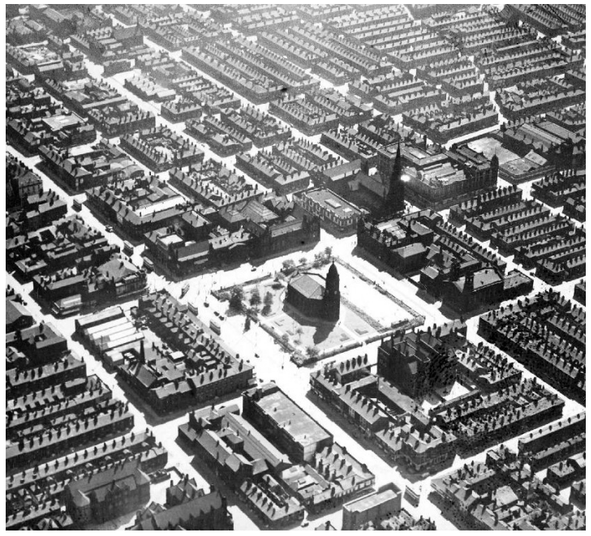
1. Science and Engineering
2. John Dalton Building
3. Manchester Technology Centre
4. Business School
5. Sandra Burslem Building
6A. Location for Proposed New Library
6B. Retained Library
7. Institution of Sport (IoS)
8. St. Augustine's Church
9. All saints Park
10. Cavendish Building
11. Omand Building
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
Site Context, Then & Now



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





















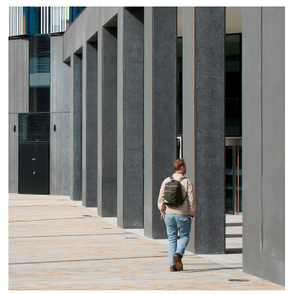
















The Site & Context
Emerging Context

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 new developments come forwards. Most notably, the proposal for Cambridge Halls (**application ref. 142888/FO/2025**) which has been submitted for planning.



Planning Validated
Planning Consent
Under Construction
Recently completed projects
Existing Buildings
Site Boundary

The Site & Context
Site Photographs

The site is currently inhabited by the former All Saints Library Building, which is no longer fit for purpose.
The surrounding built environment is diverse but inconsistent in quality: a mix of 1960s and 1970s university buildings in concrete and brick alongside more contemporary glazed and composite-clad academic developments. While incremental regeneration has improved public realm quality along Oxford Road, areas adjacent to the Mancunian Way remain visually and materially degraded, reflecting the aged nature of the existing site, which this project intends to resolve through the introduction of a new, high quality and purpose built building.

















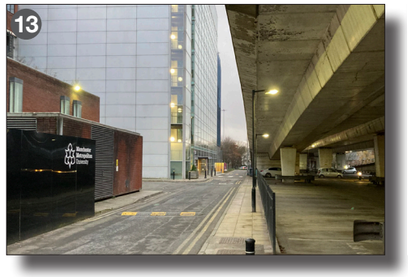










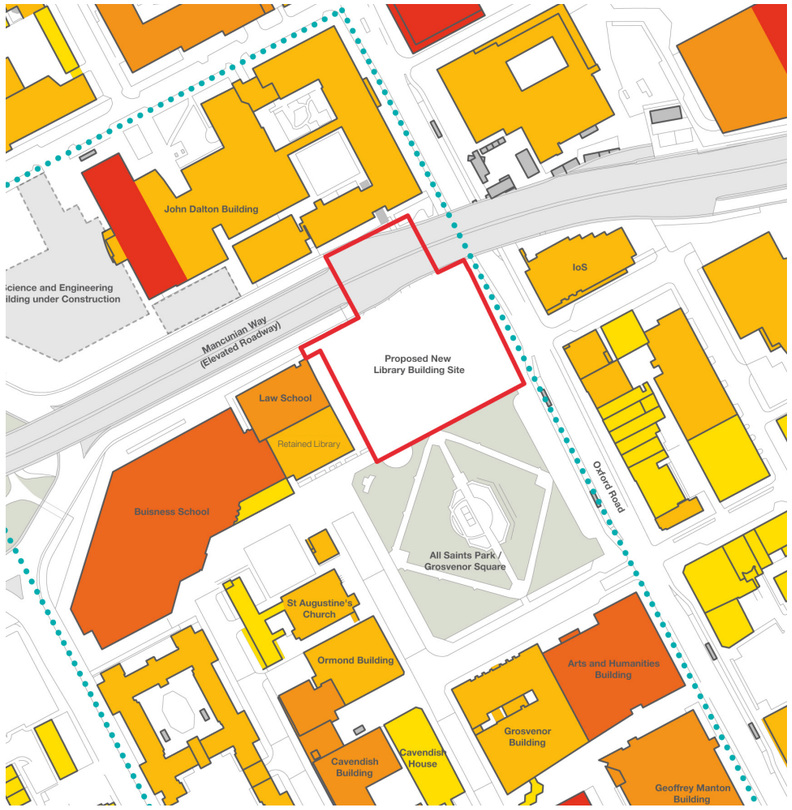








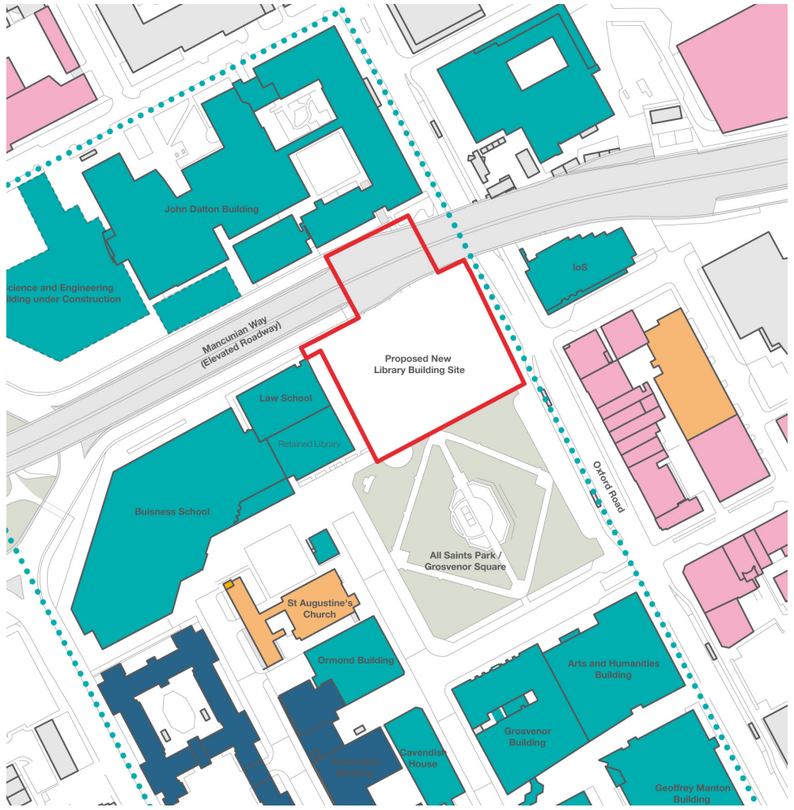
The Site & Context
Further Analysis



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 Cambridge Halls proposal.

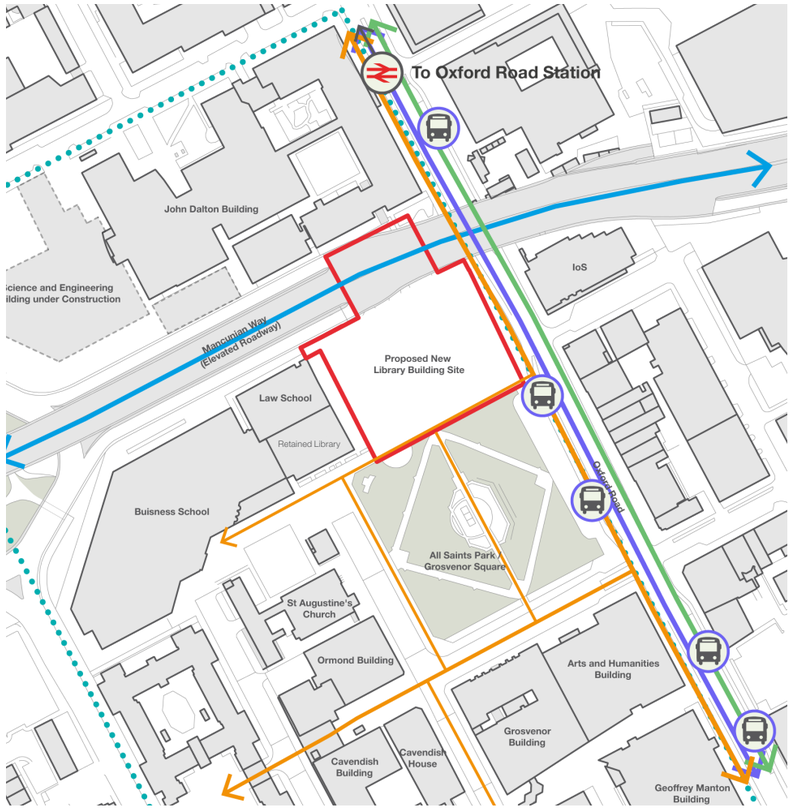
- Site
- Manchester Metropolitan University Main Campus
- 0-10m
- 10-20m
- 20-30m
- 30-40m
- 40m +



Building uses

The site is surrounded by a range of building uses along Oxford Road, however, primarily due to its location at the heart of Manchester Metropolitan University's campus, the majority of surrounding buildings are used for higher education.

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



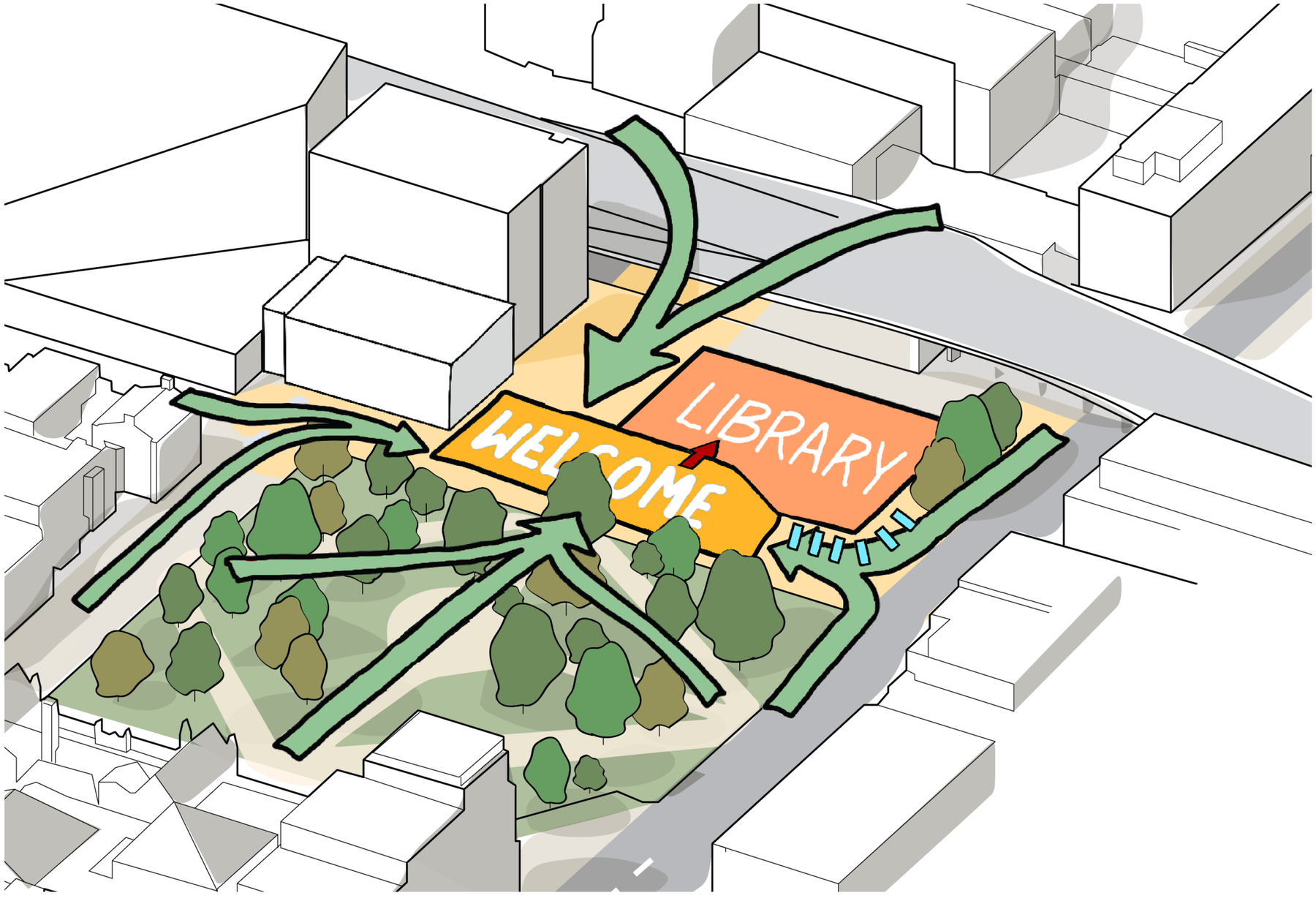
Key routes

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
Adjacent Sites

This application forms a part of Manchester Metropolitan University's intent to uplift this area of their campus, to create a new, dynamic and active learning environment.



Routes towards the library

Main entrance

Design Proposal

Different conditions for different uses

Design Proposal
Summary of Intent

Summary
The new library for Manchester Metropolitan University is conceived as a contemporary, inclusive, and sustainable learning environment that will provide a new academic and social focal point for the campus. The seven-storey building is designed to accommodate approximately 2,000 study spaces and around 6,000 linear metres of print collection, offering a rich variety of settings that support the full spectrum of study, research, and collaboration.

Aims and Vision
The design aims to create a welcoming, future-proofed library that reflects the University's commitment to academic excellence, inclusivity, and sustainability. Responding to its unique setting between All Saints Park, Oxford Road, and the Mancunian Way, the library strengthens connections between the north and south of the campus while engaging positively with the wider city.

It will deliver:
- A modern, adaptable study environment with capacity for c.2,000 study seats and c.6,000 linear metres of print material.
- A welcoming and inclusive environment accessible to all.
- Flexible spaces that support independent study, collaboration, and creative engagement.
- High-quality digital infrastructure and seamless access to resources.
- Connection across the campus and the creation of new pedestrian routes.
- Exemplary environmental performance aligned with Manchester Metropolitan University's targets.

Urban Integration and Connectivity
The placement and orientation of the new library have been carefully developed to reinforce the University's urban design strategy and improve connection across the campus. The building's location plays a key role in creating new pedestrian routes running north through the campus below Oxford Road, helping to strengthen east–west and north–south connections between existing university buildings and public spaces.

The main entrance has been purposefully oriented towards the intersection of this new north–south route and existing pedestrian pathways through the campus, establishing the library as a natural point of convergence and movement.

This positioning ensures the building serves as both a primary destination and a connector — welcoming students from Oxford Road and All Saints Park while unifying the wider campus.

The entrance sequence is articulated through a generous colonnade that extends a civic invitation to All Saints Park, drawing people naturally into the building. Generous glazing at the lower levels reinforces this sense of openness, creating strong connections between the park, the library interior, and the activity of Oxford Road.

Design Character and Architectural Expression
Architecturally, the library is envisioned as an open, connected, and civic building. Its glazed ceramic façade, subtly captures the changing light and colours of Manchester's skyline and landscape This is offset and complimented by the colour embedded within the building's metalwork. The ground and first floors are wrapped in double-height glazing, establishing transparency and openness.

The ground floor acts as the social heart of the building, housing a coffee counter, library space, and the potential to accommodate events. These facilities animate the base of the building and promote engagement between students - ensuring the library is a social and cultural hub as well as a space for study. As the building rises, the façade transitions from open glazing to a rhythm of glazed ceramic panels punctuated by horizontal ribbon windows that frame outward-looking study areas. The upper floors provide bright, open spaces for focused study, while taking full advantage of the building's height to capture views across the city. At the very top, the double-height reading room forms the culmination of the library. Facing north, it offers a calm, light-filled environment that celebrates panoramic views across Manchester.

Spatial Principles and Internal Organisation
The internal arrangement of the library is guided by two complementary spatial principles: a vertical acoustic hierarchy, and a horizontal zoning strategy that responds to light conditions. Vertically, the building becomes progressively quieter — from the collaborative spaces at the lower levels, through to the calmer, contemplative environments at the top of the building. This gradation supports diverse patterns of learning while ensuring users can intuitively find the environment best suited to their needs. Horizontally, the plan is organised in response to light and context. More active, social spaces are generally located to the south, with generous daylight, warmth, and views across All Saints Park. In contrast, more focused, contemplative areas are arranged to the north, where consistent, diffused daylight provides ideal conditions for reading and concentration. This balance of orientation, light, and activity creates comfortable, legible, interior spaces.

Within this spatial framework, a diverse mix of uses supports the full range of study, creative, and research activities. These include:
- IT suites with advanced digital infrastructure.
- A podcast room and media production space supporting creative and interdisciplinary work.
- Bookable rooms and timetabled teaching spaces for seminars, workshops, and group study.
- Dedicated Special Collections facilities, including a specialist store and workroom, providing controlled environments for work with the collection.

Throughout the building, long ribbon windows and perimeter seating maintain visual links to the surrounding landscape, particularly the tree canopy of All Saints Park, while north-facing study zones benefit from soft daylight and framed views across the Mancunian Way, into the city.

A Building for the Future
The new library has been designed as a flexible framework capable of evolving with future patterns of study, technology, and research. Ultimately, the new library is both a space for learning and a point of connection — a building that unifies the wider campus. It embodies Manchester Metropolitan University's forward-looking values of inclusivity and sustainability, providing a vibrant, adaptable, and enduring resource for generations to come.

Design Proposal
A Building in Context

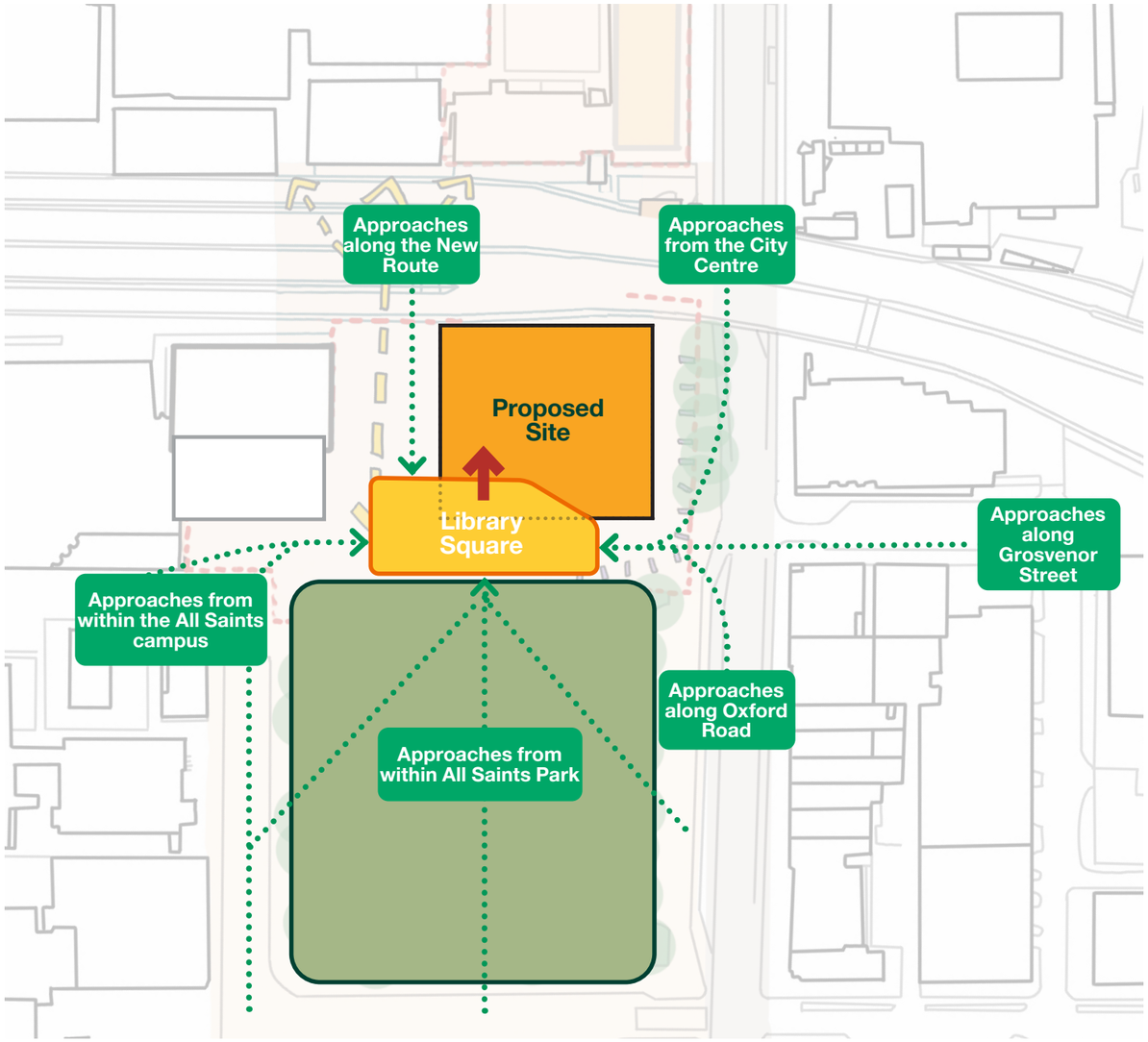
Placement
The siting and orientation of the new library have been carefully developed to promote clear and legible movement through the campus. Through strategic placement, the design facilitates the creation of new pedestrian routes that run north through the campus, beneath Mancunian Way, forming critical links that improve both east–west and north–south connectivity. These routes integrate seamlessly with existing pathways and public spaces, strengthening the cohesion between academic buildings and promoting a more intuitive circulation throughout the campus.

Entrance
The library's main entrance has been deliberately oriented to align with the intersection of this new north–south route and pre-existing pedestrian pathways. This positioning establishes the library as a natural point of convergence, ensuring that it functions not only as a prominent destination in its own right but also as a connective element within the campus. Building users approaching from Oxford Road or All Saints Park are guided toward the entrance intuitively, while internal campus users experience the library as an integral node in the broader pedestrian network. In this way, the building actively contributes to enhancing wayfinding, promoting movement, and supporting informal social interaction across the campus.

Civic Articulation
The entrance sequence has been articulated through a generous colonnade that projects a sense of openness and civic invitation, directly engaging with All Saints Park. This design feature encourages a smooth transition from the external landscape into the library, creating an accessible, welcoming threshold for all users. Extensive glazing at the lower levels further reinforces this sense of openness, visually connecting the interior spaces with the dynamic life of the park and the activity along Oxford Road. The transparency connects the library's interior with its surroundings, making the library a visible, active presence in the campus.

Functionally, the building's service spaces have been strategically orientated towards the service road to the north, ensuring operational access without disrupting the main pedestrian routes. In addition, the library's footprint has been carefully offset from all surrounding elements—including All Saints Park, Mancunian Way, and existing trees along Oxford Road. These offsets have been determined to allow for buildability, maintain appropriate clearances, and ensure that future maintenance of both the building and its surroundings can be undertaken safely and effectively.

In Summary
The library's placement, orientation, and architectural articulation work to reinforce the University's aspirations for the All Saints Campus. It functions as a destination, a connector, and a social hub, enhancing the experience of the campus while embodying an expression of openness, accessibility, and civic presence. At the same time, practical considerations—including service access, offsets for surrounding features, and long-term maintainability—have been integrated.

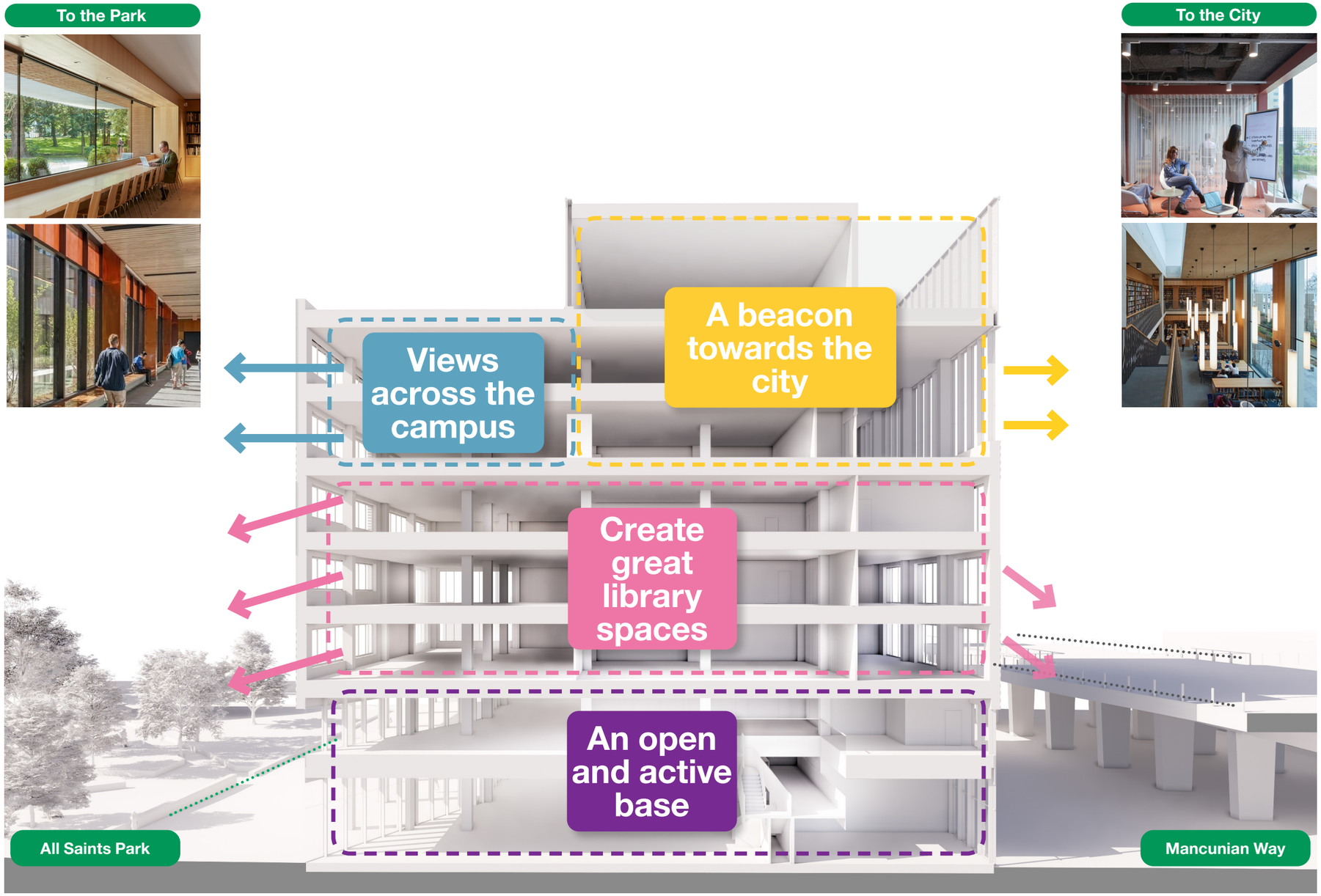


Design Proposal
Design Development

The Proposal as a Sectional Diagram

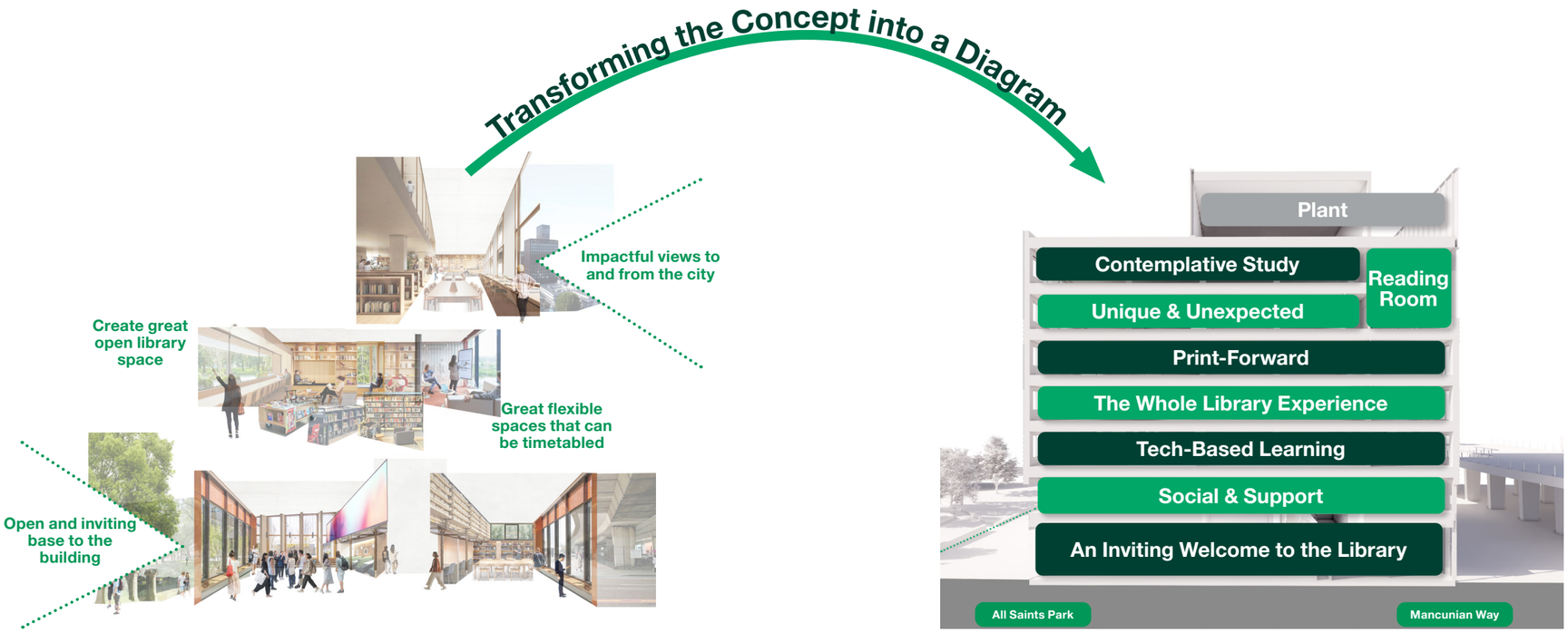
The library's façade and massing have been developed to respond to the surrounding context, alongside creating a rich and varied internal experience.

The south facing elevation takes advantage of the tree canopy of All Saints Park, while the north-facing façade opens up views back across the city.

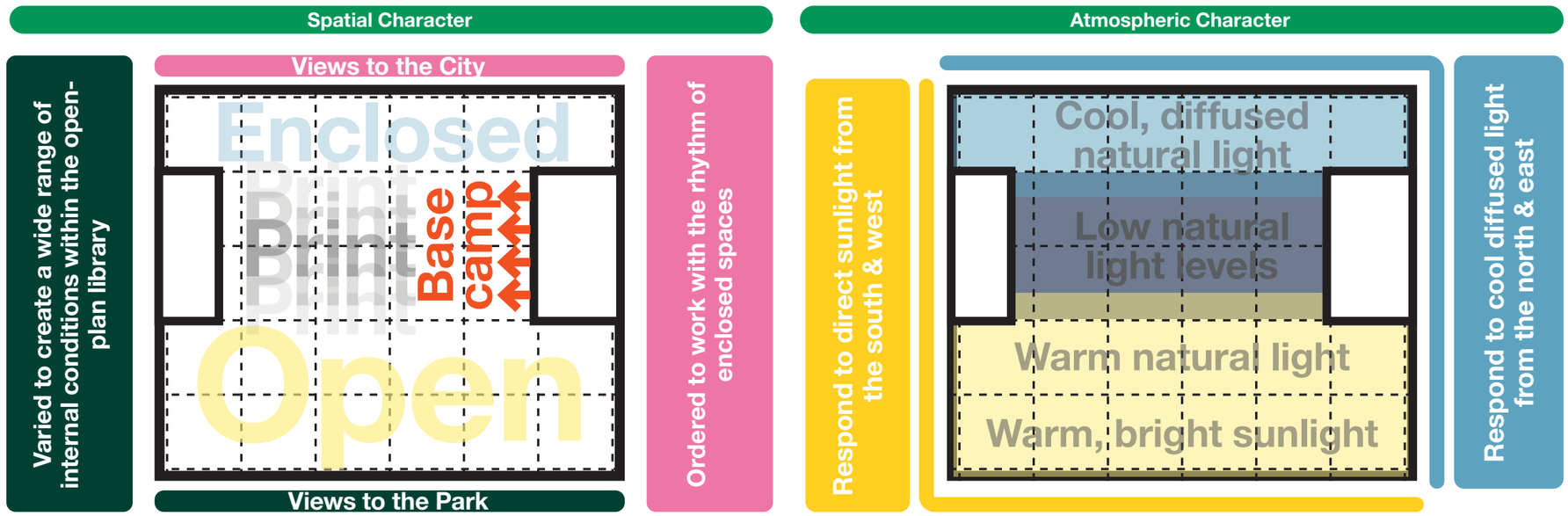


Design Proposal
Design Development

“Vertically, the building becomes progressively quieter — from the collaborative spaces at the lower levels, through to the calmer, contemplative environments at the top of the building. This gradation supports diverse patterns of learning while ensuring users can intuitively find the environment best suited to their needs”



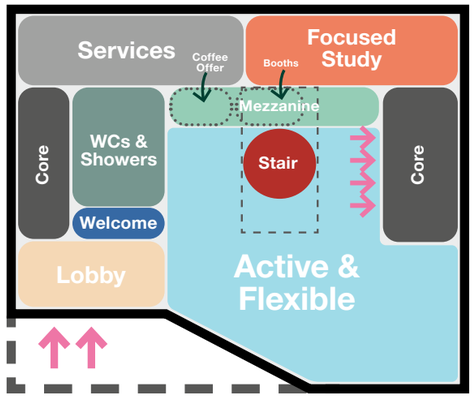
“Horizontally, the plan is organised in response to light and context. More active, social spaces are generally located to the south, with generous daylight, warmth, and views across All Saints Park. In contrast, more focused, contemplative areas are arranged to the north, where consistent, diffused daylight provides ideal conditions for reading and concentration”



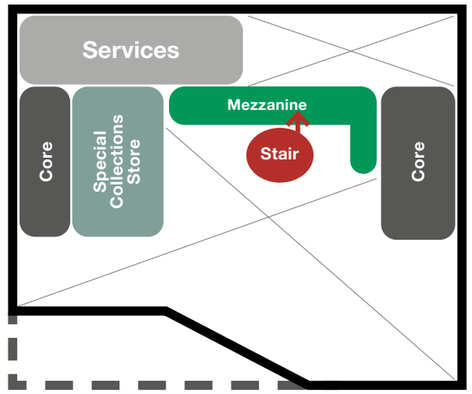
Design Proposal
Design Development

Spatial Programming

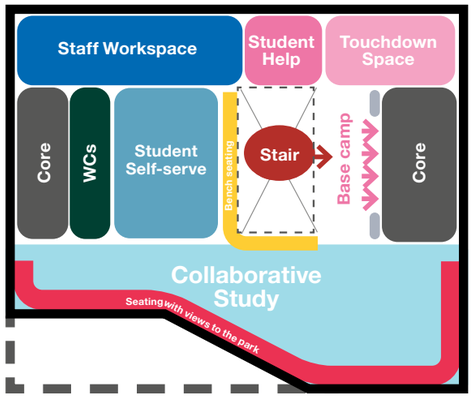
Through a rigorous process of engagement with stakeholders across the university, the spatial brief for the building has been gradually refined to that indicated in the diagrammatic level plans indicated page right. As earlier described, the building works on the basis of a gradient, in plan, and in section - with more active and busy spaces towards the ground floor level, and quieter more focused spaces towards the top. Likewise, the southern edge of the building tends to be more collaborative in terms of its activities, and the northern edge more enclosed.



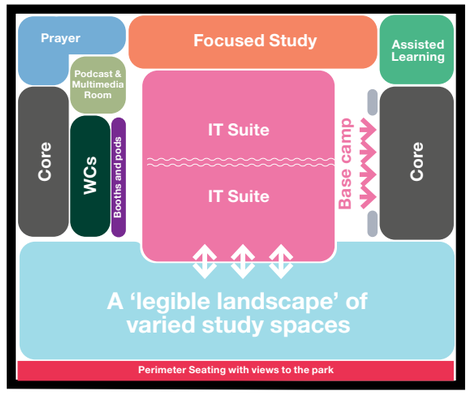
Ground Floor



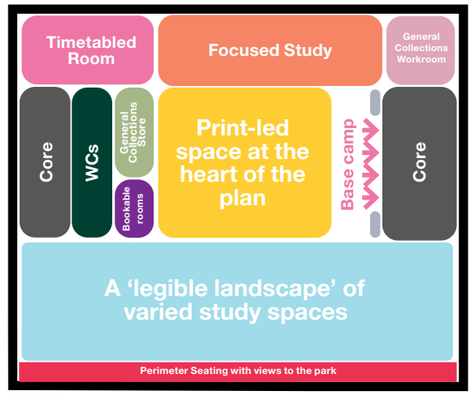
Mezzanine



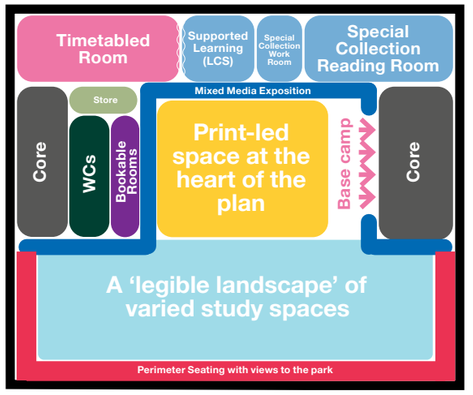
First Floor



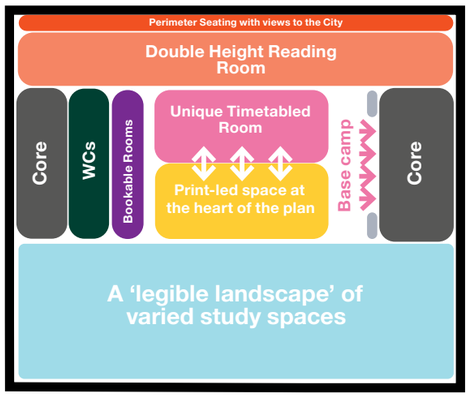
Second Floor



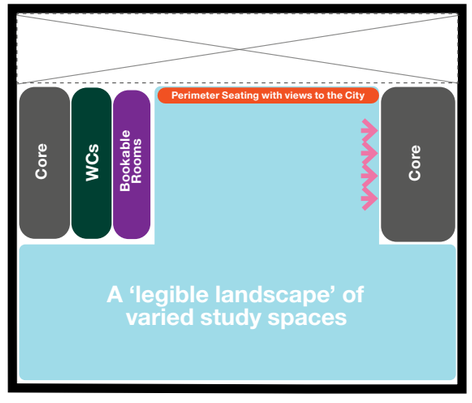
Third Floor



Fourth Floor



Fifth Floor



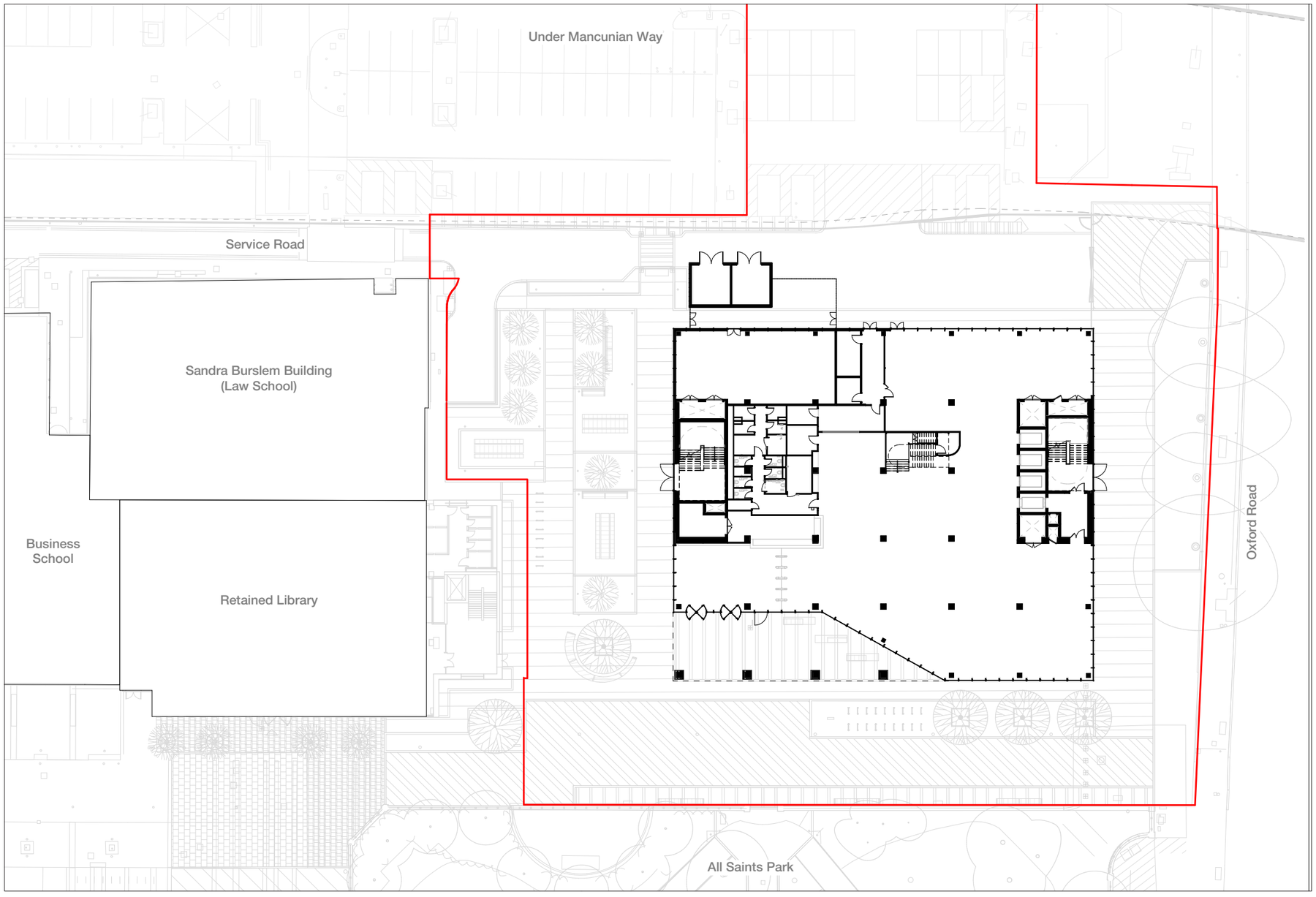
Sixth Floor

Design Proposal
Site Plan

The Proposal
The basis of the proposal for this application is formed of two parts; the introduction of new 7-Storey, purpose built and forward focused library building, and the redesign and improvement of the associated public realm.

The drawing page right indicates the proposed building footprint, and the extent of the development area.

This drawing is contained within the appended drawing pack, reference:
1350B-HBA-XX-00-DR-A-080030



Design Proposal
GA Plans

General Arrangement
The general arrangement of the building is indicated on the plans to the right of the page.

Drawing references below:

Ground Floor
1350B-HBA-XX-00-DR-A-080110

Mezzanine
1350B-HBA-XX-M0-DR-A-080111

First Floor
1350B-HBA-XX-01-DR-A-080112

Second Floor
1350B-HBA-XX-02-DR-A-080113

Third Floor
1350B-HBA-XX-03-DR-A-080114

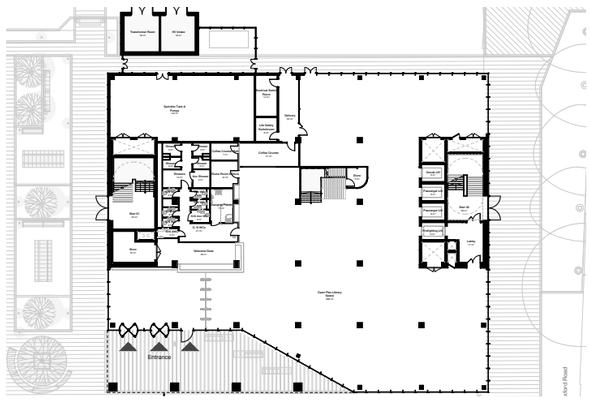
Fourth Floor
1350B-HBA-XX-04-DR-A-080115

Fifth Floor
1350B-HBA-XX-05-DR-A-080116

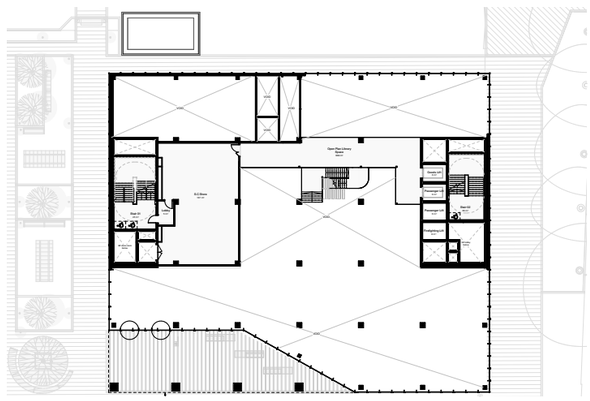
Sixth Floor
1350B-HBA-XX-06-DR-A-080117

Seventh Floor
1350B-HBA-XX-07-DR-A-080118

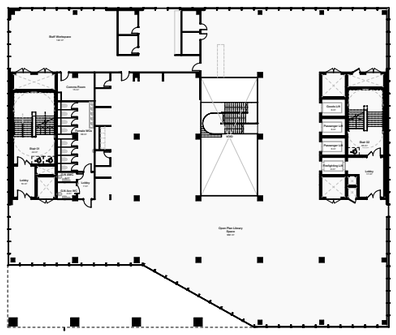
Roof
1350B-HBA-XX-07-DR-A-080119



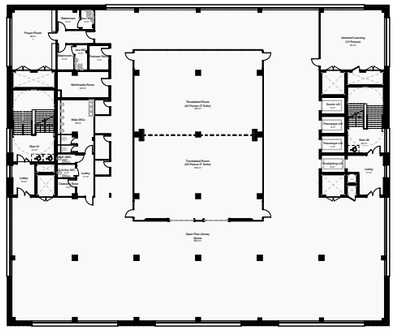
Ground Floor



Mezzanine



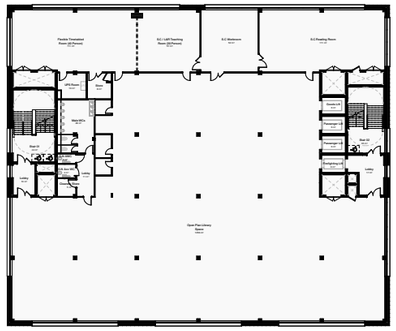
First Floor



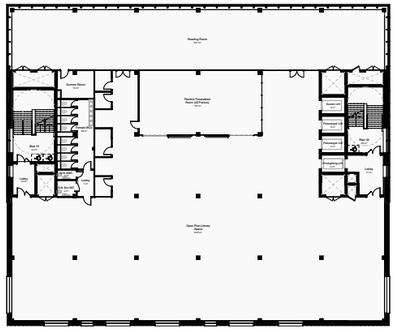
Second Floor



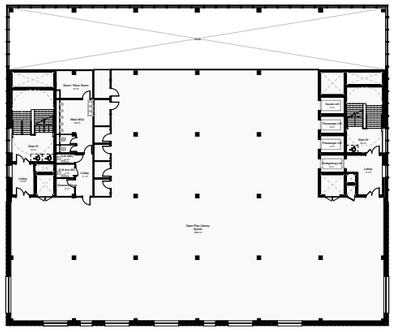
Third Floor



Fourth Floor



Fifth Floor



Sixth Floor

Something for everyone

Materiality & Appearance

Illustrative view north from within the double height reading room

Materiality & Appearance
Summary of Intent

Summary
The material approach for the new library prioritises quality, durability, and contextual response. Materials have been selected to balance civic presence and a welcoming, inviting atmosphere.

Material Palette
The primary façade material is high-quality glazed ceramic cladding, chosen for its durability, longevity, and refined aesthetic. This material is robust, weather-resistant, and inherently low-maintenance, making it suitable for a high-profile building. Extensive glazing complements the ceramic finish, allowing strong visual and spatial links between the interior and surrounding public spaces. Coloured PPC aluminium will provide accents to the window frames and reveals. The colonnade at the main entrance uses these materials to create a presence at a civic scale, providing an inviting, accessible approach from All Saints Park and the wider university campus.

Colour
The library will look to convey civic presence while remaining welcoming and accessible, avoiding large expanses of dark or clashing colours that could feel exclusionary. The glazed ceramic and glazing are tonally complementary, providing a coherent visual language across the façade. The palette of the glazed ceramic provides a warm neutral base. This base is then further elevated with carefully curated secondary colours to the window framing, reveals, and soffits.

Maintenance and Longevity
Durability and maintainability are central to the material choices. The glazed ceramic cladding is a low-maintenance façade: dirt or environmental grime can typically be removed with a light hose or sponge and water, while high-pressure cleaning should be avoided. If stubborn build-up occurs, a pH-neutral cleaner may be used. The PPC metalwork should be cleaned with a soft brush and mild detergent, followed by a freshwater rinse. In normal environments, this maintenance cycle is recommended once every 12 months, but it can be undertaken more frequently if required. Cleaning at upper levels would be carried out via a Mobile Elevated Working Platform from ground level, allowing safe and efficient access without disrupting the building's public or operational areas. In locating the building and through its design, careful consideration has been made to maintain easy facade access and access to serviceable areas, ensuring the building's appearance and functionality are preserved over its' operational lifespan.

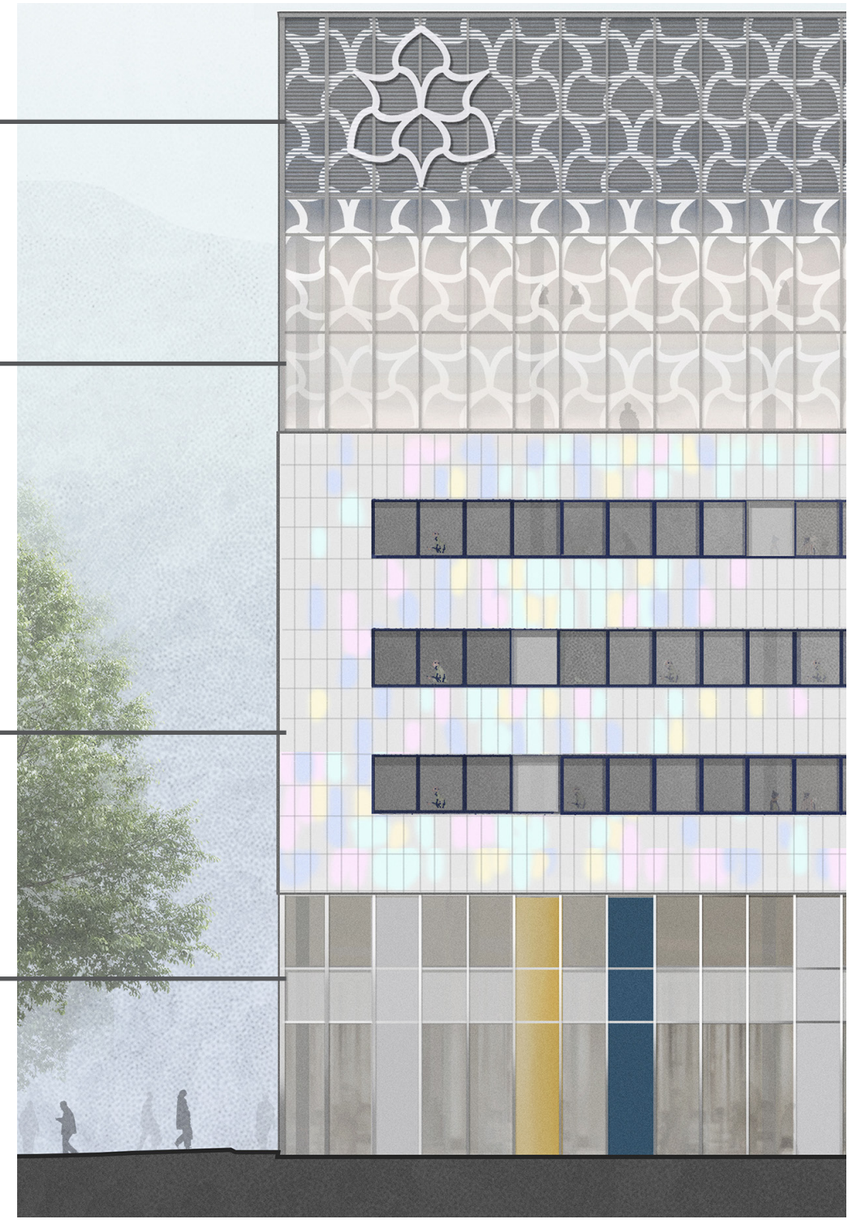
Graphics and Signage
Graphics and signage have been designed to support the university-wide wayfinding and branding strategies whilst still allowing for a distinct legibility of the library as an individual building within the wider campus. Signage is clear, and is positioned to guide users from Oxford Road towards the campus, and from within the campus towards the building.

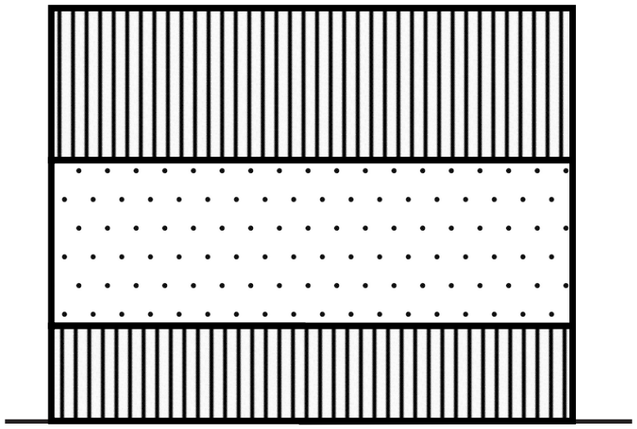
Materiality & Appearance
Proposed Materiality & Colours

The proposed design for the new library will feature a high-quality glazed ceramic façade, chosen for its ability to subtly reflect the changing light and colours of its surroundings. This material finish will lend the building an elegant presence, reinforcing its civic identity.

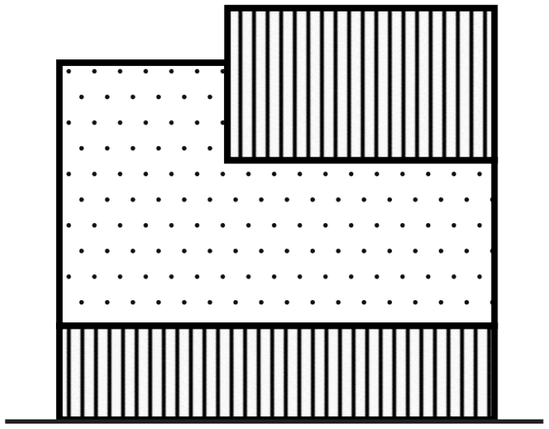
At street level, the ground and first floors will be wrapped in generous glazing to promote transparency and openness, creating a strong visual connection with the adjacent All Saints Park and inviting users in. Those entering from the Park will be welcomed by an expansive entrance colonnade, designed to offer a sheltered threshold into the building. Above this, the façade will transition to glazed ceramic panels punctuated by ribbon windows, which will frame seating areas overlooking the park and surrounding streets, offering moments of connection to the external landscape. On the upper levels, full-height windows will be installed to maximise daylight and visual connectivity, culminating in a double-height reading room that will open up views across the city.

These architectural elements, combined with the use of high-quality and longlasting materials, will create a library that is an inclusive space for learning.

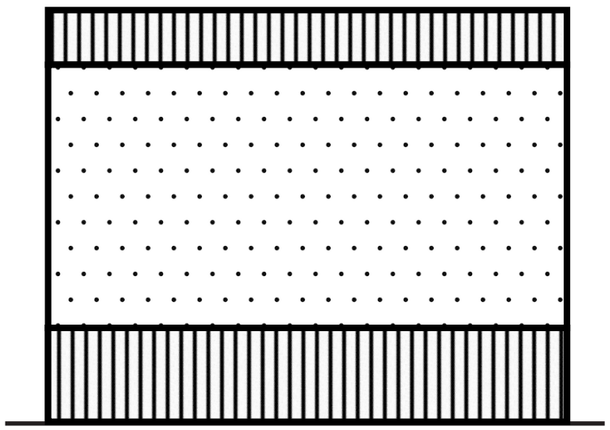




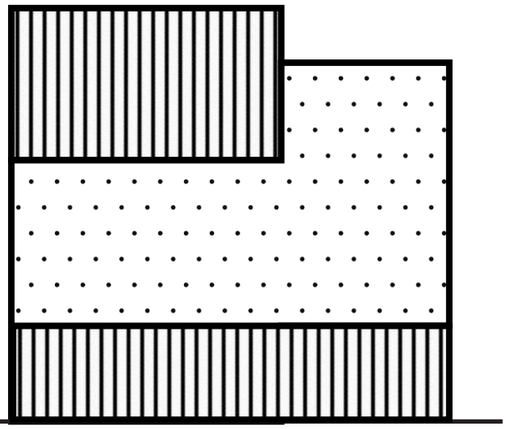
North Elevation (Mancunian Way)



East Elevation (Oxford Road)



South Elevation (All Saints Park)



West Elevation (New Pedestrian Route)

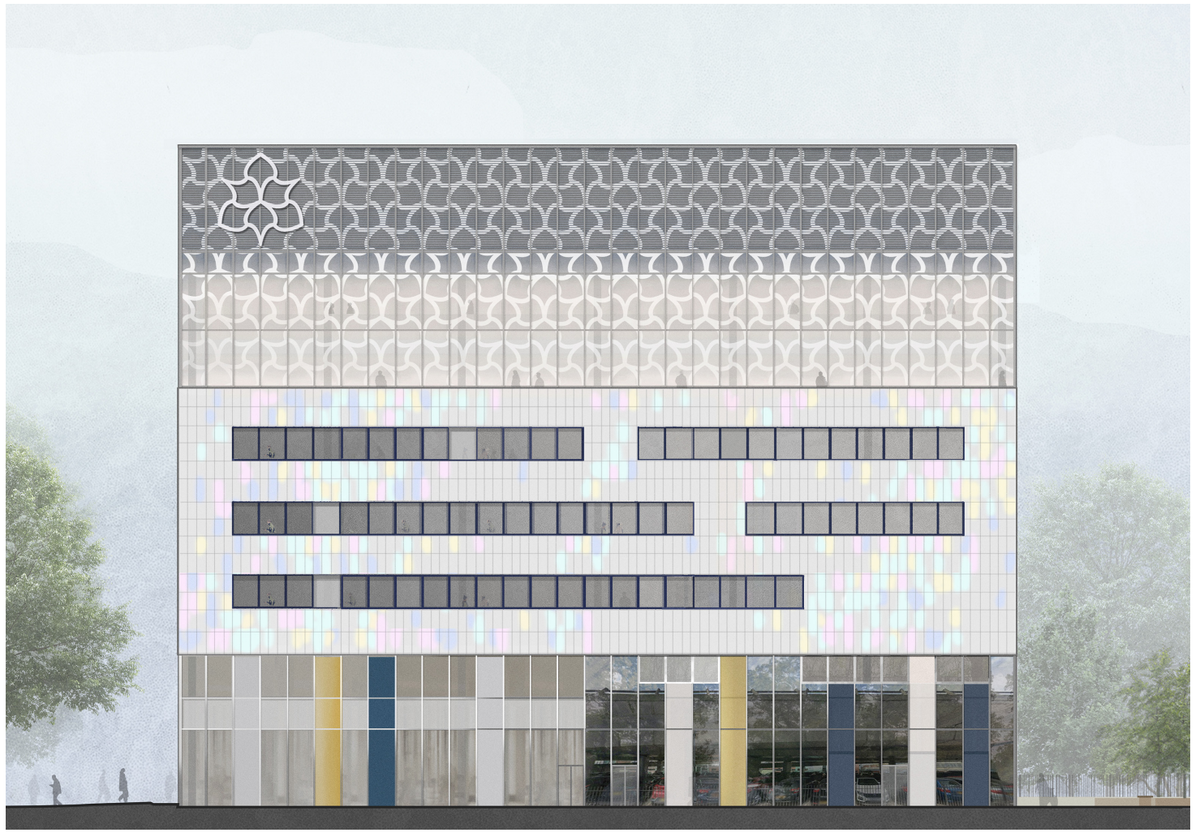


Glazed ceramic cladding



Curtain wall glazing (with varied opacities) and glazed-in louvres and screens

Materiality & Appearance
Elevations



North Elevation



East Elevation

Materiality & Appearance
Elevations



South Elevation

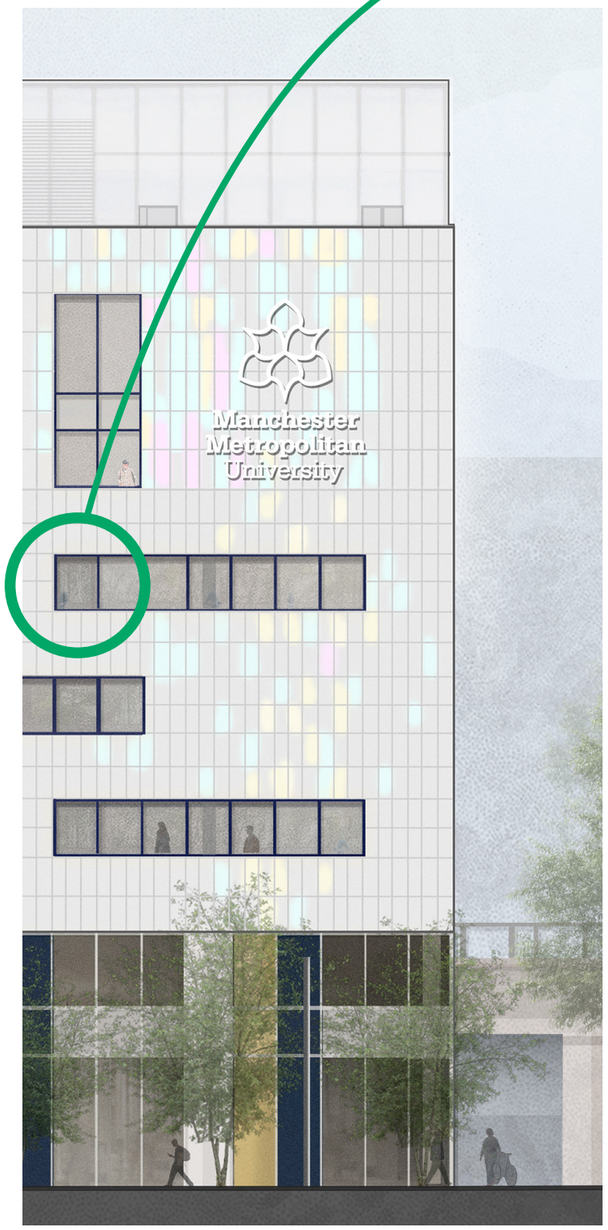


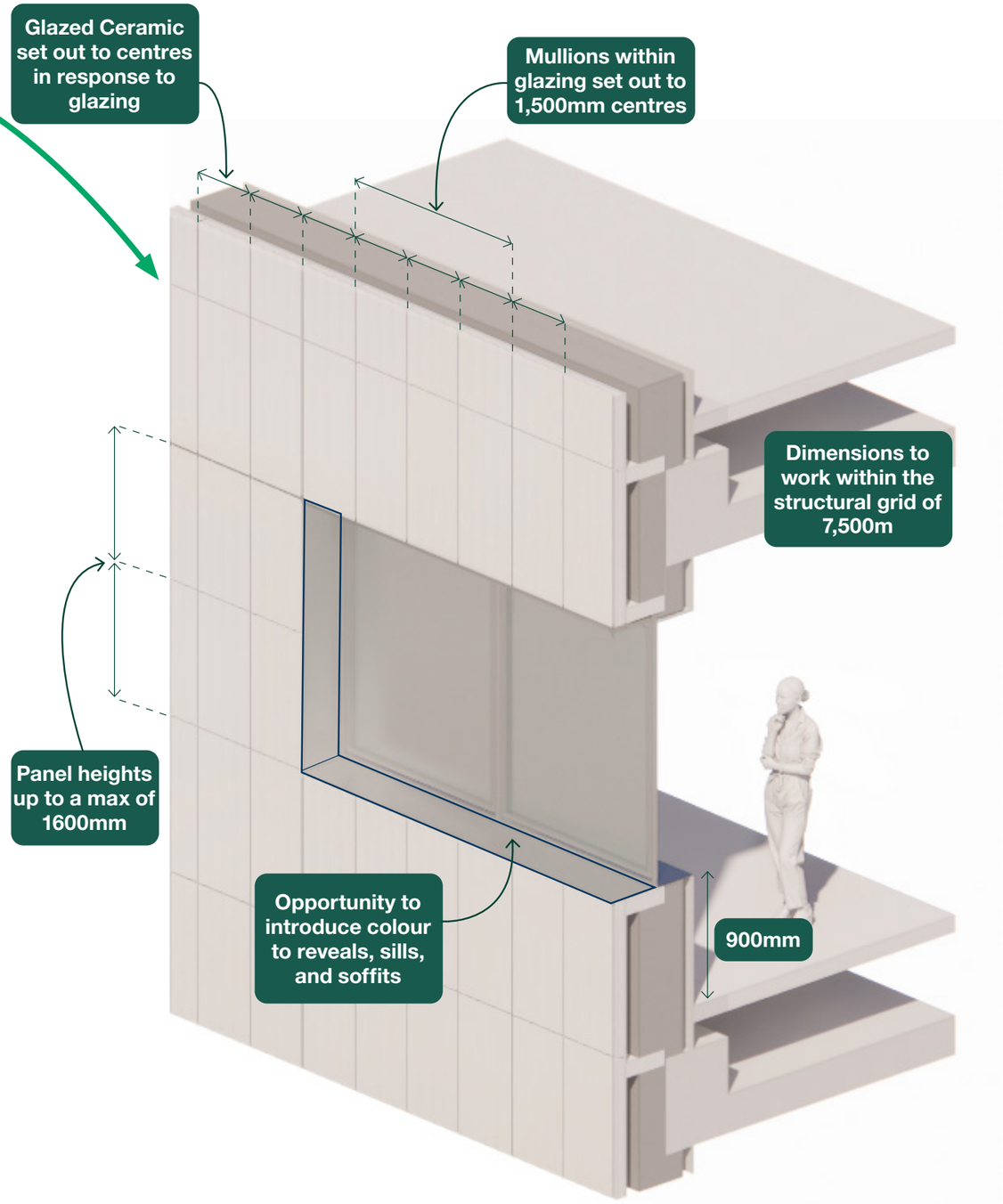
West Elevation

Materiality & Appearance
Reveals & Panelisation

Reveals
Window reveals will be lined with aluminium, finished in a durable colour finish to compliment the glazed ceramic panelised facade.

Panelisation
The glazed ceramic cladding is being designed so as to respond to the buildings' form and articulation in how it is divided into individual panels. Efficient methods of manufacture are being taken into account, whereby the design is looking to consolidate the number of unique panel types which not only creates greater visual consistency within the facade but also allows for greater ease of replacement should any panels require replacement in the future.





Materiality & Appearance
Facade Durability

Glazed Ceramic Panels

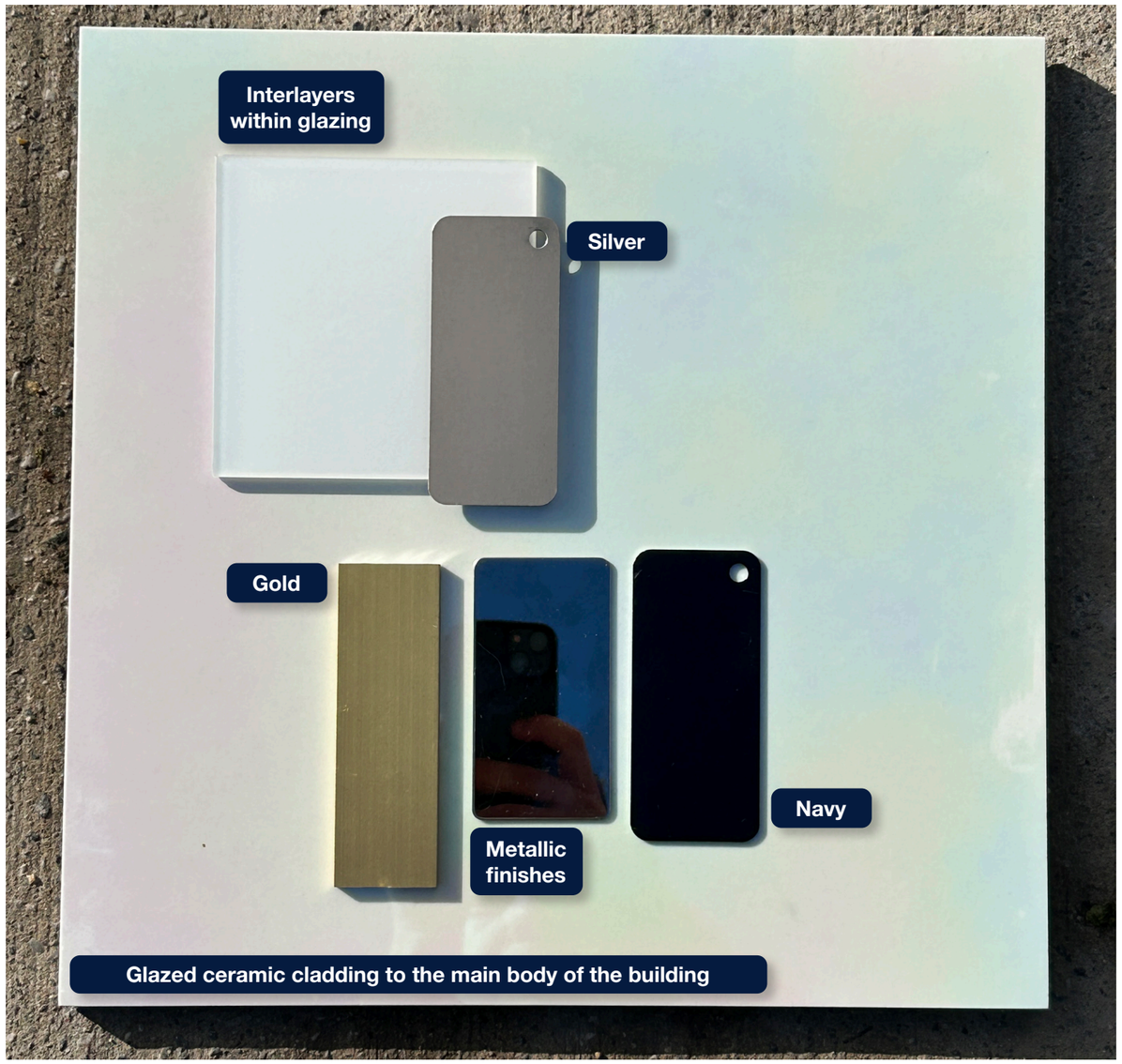
A glazed ceramic rainscreen façade system offers a low-maintenance, robust, and contextually appropriate solution for buildings within Manchester's urban environment. Glazed ceramic panels provide excellent weather resistance and dimensional stability, performing well against moisture ingress, frost, and UV exposure. Their smooth, non-porous finish minimises dirt retention and resists staining from airborne pollutants, a common issue in dense city environments adjacent to major roads such as the Mancunian Way.

When it comes to cleaning such a system, low pressure water is typically used, where this isn't sufficient for cleaning a pH neutral cleaner may be used - with cleaning advised to typically take place once every 12 months. The proposed strategy for cleaning and maintenance is detailed towards the rear of this document.

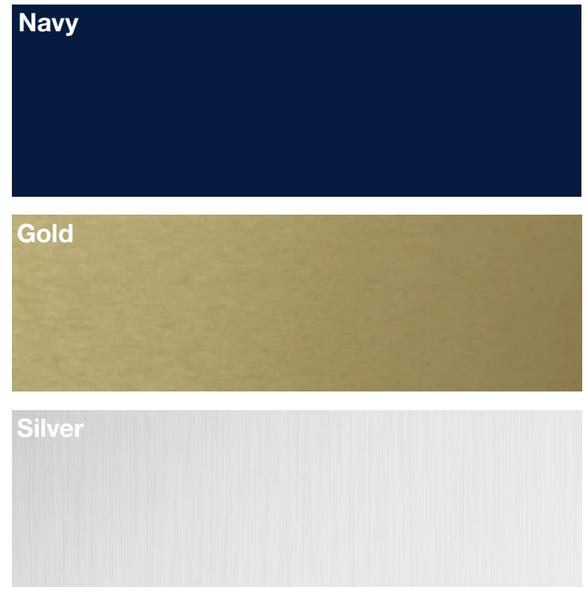
The system's ventilated cavity also allows for effective drainage and thermal performance, reducing maintenance requirements over time. From an aesthetic perspective, the consistent surface quality of glazed ceramics ensures long-term visual integrity, even in harsh conditions, supporting both durability and lifecycle efficiency of the buildings' facade.

- **Durability**: Resistant to moisture, frost, and pollution degradation
- **Cleaning**: Smooth glazed finish minimises dirt accumulation
- **Maintenance**: Non-porous and colour-stable, requiring minimal long-term upkeep.

Illustrative materials



Illustrative colours



Materiality & Appearance
Graphics & Signage Strategy

The proposed graphics and signage strategy will reinforce the library's identity, enhance legibility, and support intuitive wayfinding from Oxford Road through to the heart of the campus.

Externally, illuminated signage will be placed at key decision points, coordinated in scale, material and placement with the architectural and landscape design. Internally, a consistent hierarchy of signage will be developed using unified typography, colour, and materials aligned with Manchester Metropolitan University's campus branding. This approach will be complemented by the university's recent 2025 rebrand, which refined its visual language and notably updated the 'Spades' crest. The crest will be employed across all four elevations of the building, contributing to a strong and recognisable identity. It will also be used to create moments of graphical joy, interpreted throughout the building in subtle and engaging ways. High level signage is indicative and would be subject to external advertisement consent.

A detailed assessment of key vantage points has informed the placement of signage, ensuring it is both visually effective and responsive to the building's design. All graphic and signage elements will prioritise accessibility and inclusivity, contributing to a unified system that supports orientation and reinforces the library's role as a gateway between the All Saints Campus and the city centre. The colour of the high-level illuminated signage is yet to be determined and will be either light or dark.

On the north elevation, a graphic pattern derived from the crest will be applied across the reading-room glazing and the horizontal fins screening plant areas, integrating branding directly into the architecture. To further enhance wayfinding and user experience, digital screens are being considered at low levels.

External Lighting
External lighting proposals are still being considered. Proposals will be formally submitted and agreed via planning condition in due course.

Type 1

Manchester Metropolitan University

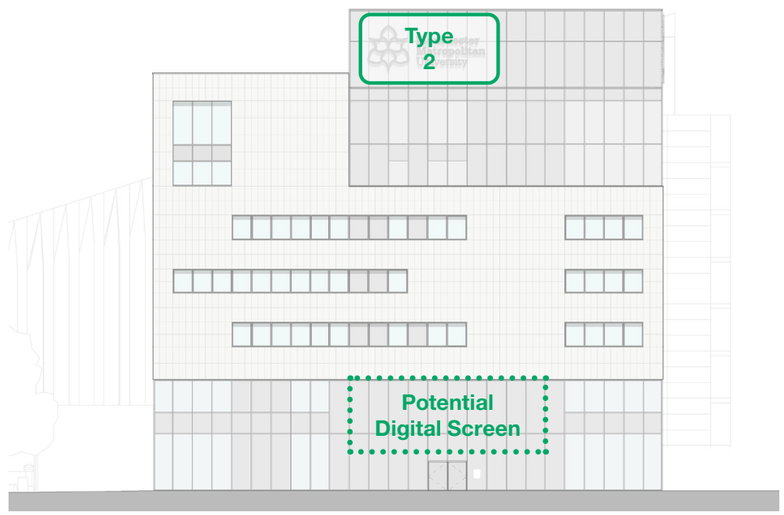
Type 2

Manchester Metropolitan University

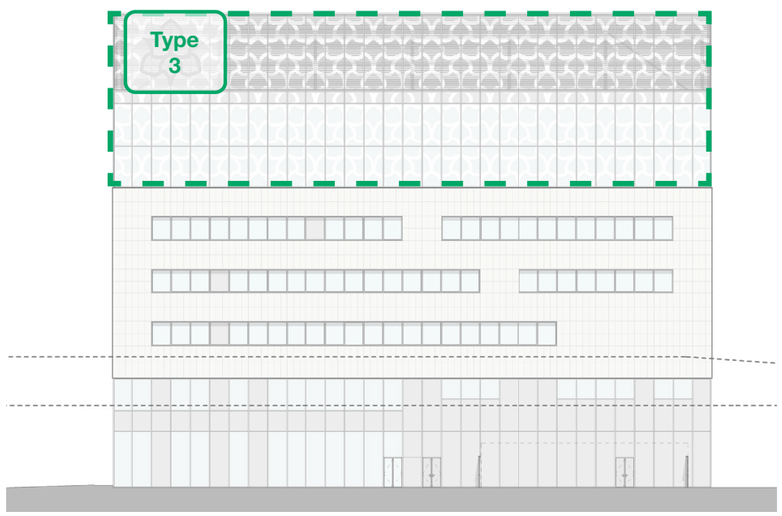
Type 3



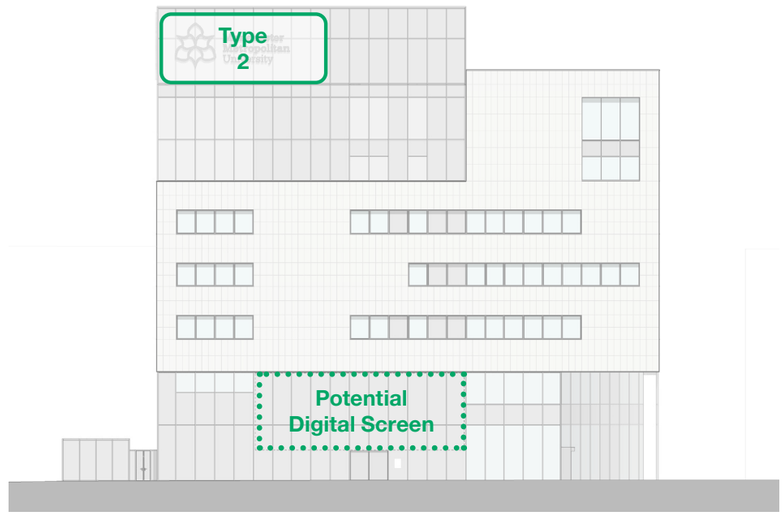
South Elevation (All Saints Park)



East Elevation (Oxford Road)



North Elevation (Mancunian Way)



West Elevation (New Pedestrian Route)

Signage locations

Potential Digital Screen

Large Scale Supergraphic

Materiality & Appearance
Graphics & Signage Strategy

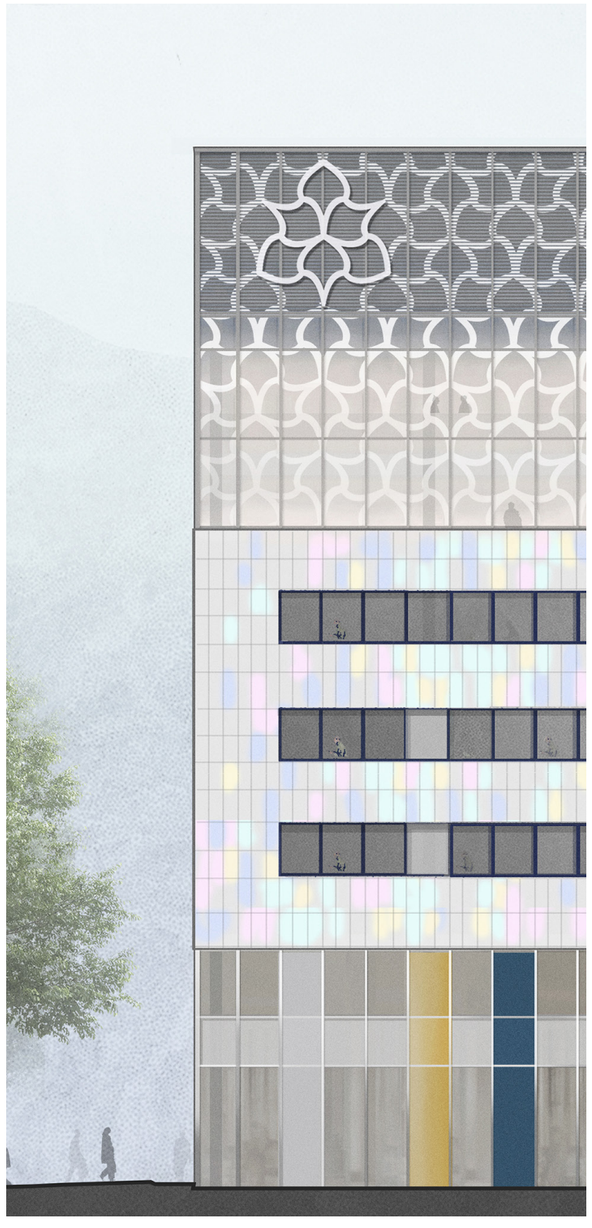
North Elevation
The upper portion of the north elevation is split between a screen of horizontally placed aluminium fins and the double height curtain wall glazing to the reading room below. These two materials offer the opportunity for a large scale graphic to applied to both surfaces - the graphic developed is an abstraction of the university's 'Spades' emblem, which gives the university a unique appearance within the landscape of the city, and within the university's campus.

Tesselation of the 'Spades'
The tessellating pattern on the north façade serves both functional and symbolic purposes. The pattern creates a smooth transition between the horizontal fins and the glazing, unifying the top box, threading together two distinctly differing materials.



Developing colour tests for signage





Materiality & Appearance
Illustrative Visuals

Illustrative view east from within campus towards Oxford Road

Materiality & Appearance
Illustrative Visuals

Illustrative view north from within All Saints Park

Materiality & Appearance
Illustrative Visuals

Illustrative view north-west from Oxford Road

Materiality & Appearance
Illustrative Visuals

Illustrative view south-east from Mancunian Way

Materiality & Appearance
Illustrative Visuals

Illustrative view south-west from Oxford Road, at dusk

Materiality & Appearance
Illustrative Visuals

Illustrative view south-west from Oxford Road, at night

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Access Statement

Access Statement
Equality, diversity & Inclusion

Overview
Manchester Metropolitan University has commissioned GRD:EDI to provide a Disability Access Overview for the Library Transformation Project. The aim is to ensure the development complies with the Equality Act 2010 and Building Regulations Part M, creating an inclusive environment where all users can access and use facilities without disadvantage. The design approach prioritises accessibility, usability, and equality of experience for all users alike regardless of ability.

Key design considerations include:
- A variety of accessible spaces to meet diverse needs
- Generous spatial layouts
- Seamless compliant access for wheelchair users
- Inclusive compliant sanitary facilities
- Wayfinding support for users with sensory or cognitive impairments

The new library will feature a diverse range of study environments that support both collaborative and individual learning. Hawkins\Brown Architects, in collaboration with GRD:EDI and the university's EDI Specialist, are developing the design to meet reasonable accessibility standards.

Consultation has focused on:
- Entrances and reception areas
- Sanitary provision for all users
- Vertical circulation
- Multi-functional spaces for wellbeing, prayer, and respite
- Inclusive teaching and study spaces
- Neurodiversity considerations
- Kitchenettes and serveries

Access Consultant & Standards
An NRAC certified Consultant from GRD:EDI, has been appointed to advise on disability access and inclusion. Their role is to help the design team meet legal obligations while ensuring the scheme remains practical and viable.

The project references several standards:
- Approved Document M (ADM)
- BS8300:2018 – Design of an accessible and inclusive built environment
- Professional judgement on reasonable access solutions

Approved Document Part M
Part M provides mandatory guidance but allows for alternative approaches that achieve equivalent or better outcomes. The project uses this flexibility to propose enhanced or more practical solutions where appropriate.

BS8300:2018
BS8300 underpins much of Part M and offers broader guidance informed by ergonomic research. The report produced by GRD:EDI refers to BS8300 for access solutions not covered by Building Regulations, ensuring a more comprehensive approach to inclusion.

Main Entrances
The main entrance will be clearly visible and accessible from all directions. It will include power-assisted revolving doors and pass doors for those unable to use revolving mechanisms. Pass doors will be equipped with heat curtains and controlled access systems, with out-of-hours access arrangements described overleaf.

Sanitary Provision for All
The building will offer a wide range of sanitary facilities to meet diverse user needs:
- Gendered WCs
- Gender-neutral WCs
- Ambulant WCs
- Accessible WCs
- Changing Places facilities
- Wudu (religious washing) provisions

WC doors will be operable manually or via push-pad systems.

Gender Neutral & Ambulant WC Provision
Gender-neutral 'superloos' will be available on all floors and designed in accordance with BS8300:2018.

These facilities will include:
- Sanitary and incontinence product dispensers
- Disposal bins
- A ratio of one ambulant WC per six standard WCs

General WC Provision
In addition to ground floor superloos, separate gendered and gender-neutral facilities will be provided on upper floors.

Accessible WCs
Accessible WCs will meet BS8300-2:2018 and Part M standards. They will be evenly split between left- and right-hand approaches and located within 40 metres of all key areas.

Religious Washing & WCs
Designs are being developed in consultation with university Chaplains. Bidet systems will be included in gender-neutral cubicles and prayer area WCs to support perianal washing requirements.

Changing Place
A fully compliant Changing Place facility will be located on the ground floor. It will include first aid and baby-change amenities. Management protocols for this space will be implemented to align with the university's campus wide accessible approach.

Multi-Function Requirements
The building will support a variety of multi-functional needs:
- Faith and prayer spaces, designed with input from university Chaplains
- Wellbeing and respite areas, with individual arrangements made on a case-by-case basis
- Laptop lockers available on all floors

Teaching, Learning & Study Spaces
All teaching and study areas will be designed without changes in floor level to ensure universal access. The design will include:
- Height-adjustable and standing desks
- Varied seating options, including armrests
- AV systems tailored to institutional and EDI requirements
- Alternatives for users unable to access booths or benches

Accessibility for employment and research is also being considered, with input from university staff groups.

Neurodiversity
Design strategies will address neurodiverse needs, which often overlap with other impairments. Considerations include:
- Orientation and wayfinding, i.e. clarity & contrast
- Material and colour choices, i.e. reducing unnecessary visual noise
- Acoustics
- Graphics aligned with university standards
- Dedicated wellbeing spaces

Student Experience & Helpdesk
Helpdesk facilities will be located on Level 01 and designed in accordance with the inclusive principles outlined for teaching and neurodiversity spaces.

Kitchenettes
GRD:EDI is advising on the design of self-service kitchenettes and coffee counters. These will accommodate both seated and standing users, with attention to reachability, furniture design, and staff awareness. Final designs will be developed during later RIBA stages.

Hearing Enhancement Facilities
The suitability of fixed and desktop hearing enhancement systems is under review. Meeting and bookable rooms will include desktop systems, supported by a management process.

Means of Escape
Escape strategies for vulnerable users have been thoroughly considered. These include:
- Horizontal egress and compartmentation
- Evacuation lifts
- Refuge points on staircases
- Personal and general emergency evacuation plans
- Staff training and induction processes

Access Strategy
GRD:EDI will produce an Access Strategy document to guide the client and design team. This will outline best and reasonable options for achieving a highly inclusive and accessible environment.

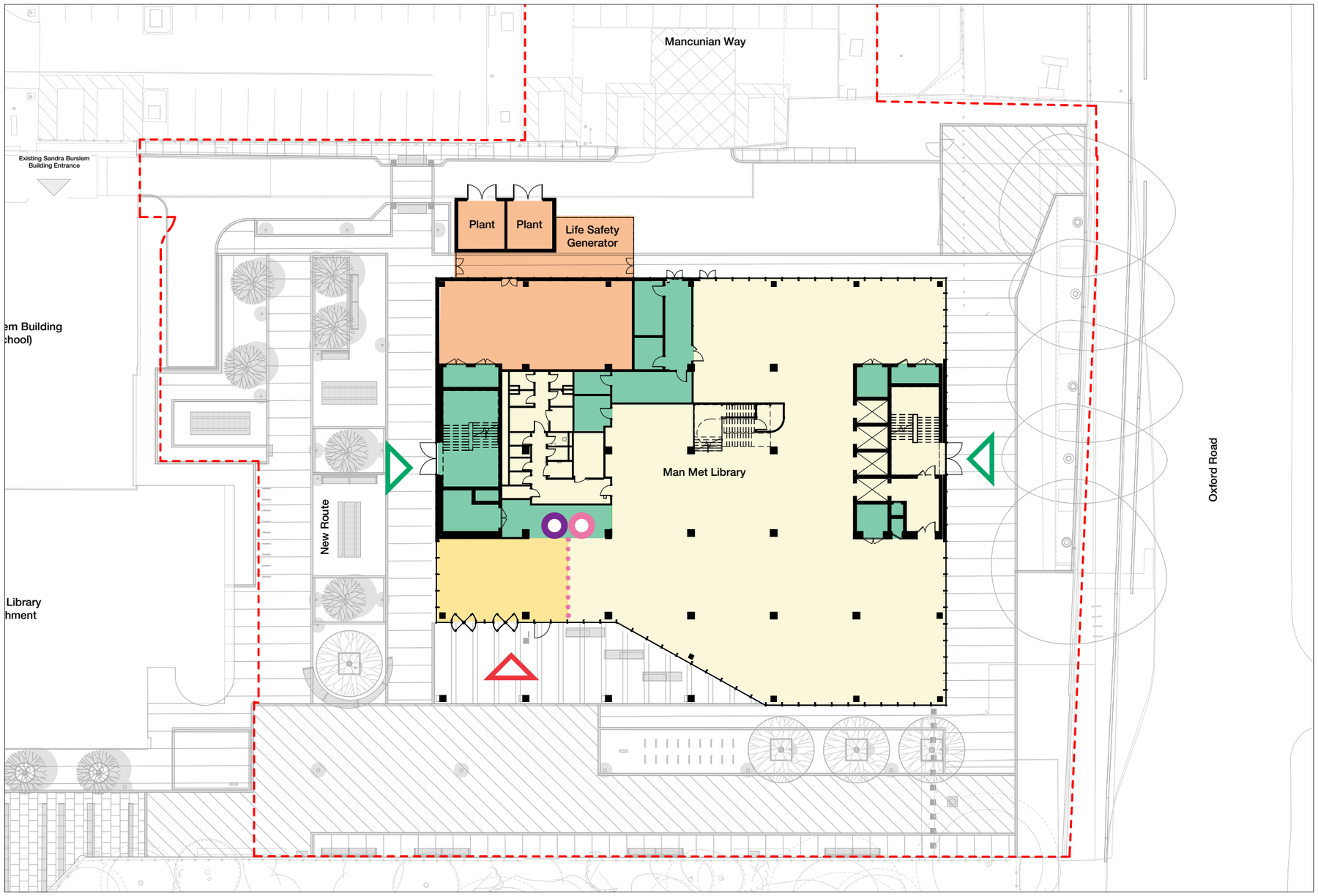
Access Statement
Security Strategy

Security Strategy
The following diagram describes the various levels of security that should be considered by Manchester Metropolitan University in relation to their security strategy for the building.

The building has an established strategy and approach to CCTV, Access Control Devices, Surveillance Monitoring etc. and its integration with current systems and policies.

The main Library entrance onto All Saints Park will operate during a 24 hour period in term time. The combined Welcome desk and Manned security point is located adjacent to the speed gate secure line and main entrance. This desk will be manned 24 hours during term time and has a direct line of sight to the main entrance cut-out.

Whilst areas of the Library may operate as a 24 hour building in-use (levels Ground - 01 during term time), there will be an option to close levels 02 - 06 during 'out of hours' periods in consideration of sustainability and security.



Key:

- General Access before secure line
- Students/ staff: 24-hour (term time), 9am-10pm (summer) (behind secure line at Ground Floor)
- 24-hour access by statutory stakeholders / university
- Back-of-house areas secured by lockable / access control doors
- Entrances
- Fire fighting access point
- Speed gate secure line
- Manned security point
- Welcome desk

Access Statement
Cleaning & Maintenance Strategy

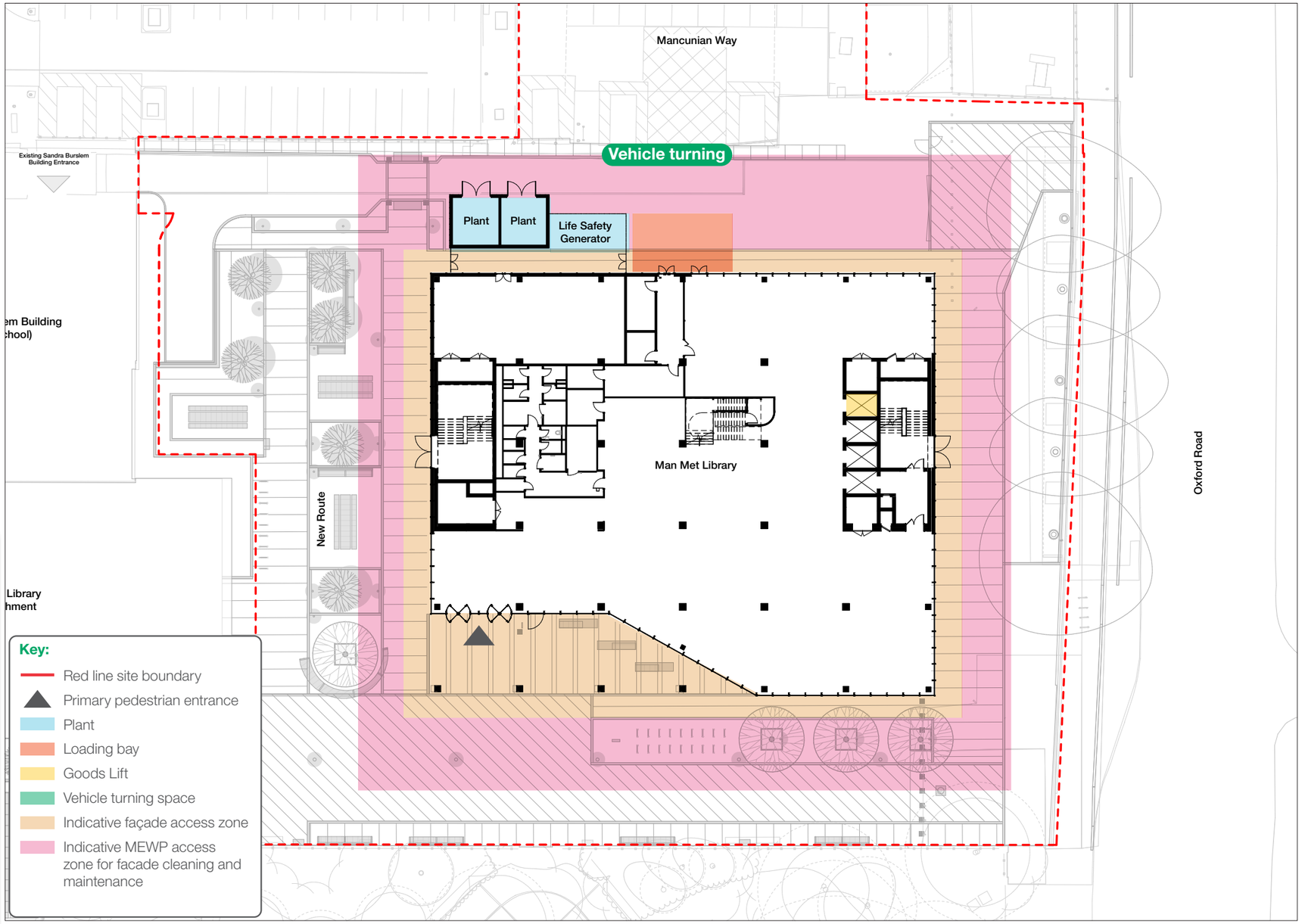
The strategies for delivery, waste management and servicing access to the building are summarised in the adjacent diagram.

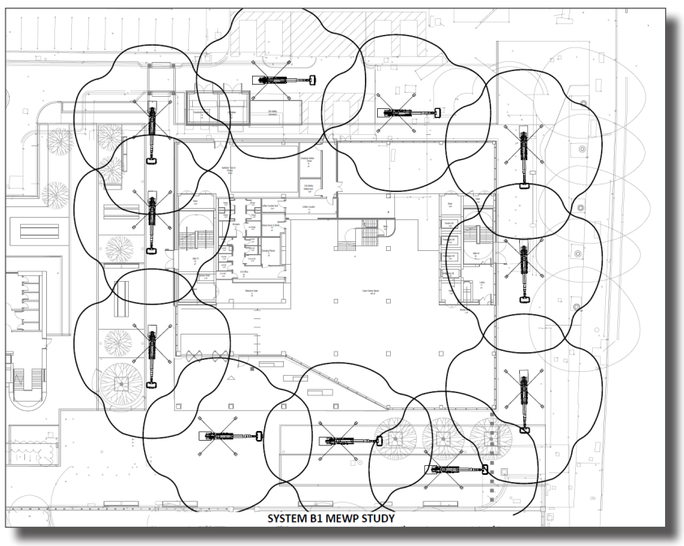
The cleaning and maintenance of the building is set out within the Façade Report. A clear zone around the building has been identified for undertaking façade cleaning and maintenance.

A MEWP system will be utilised to complete cleaning and maintenance at a high level to the facade. An additional zone around the building has been identified to allow access. The surrounding landscape strategy has been developed with this in mind, the study extract below shows indicative MEWP locations within the landscape.

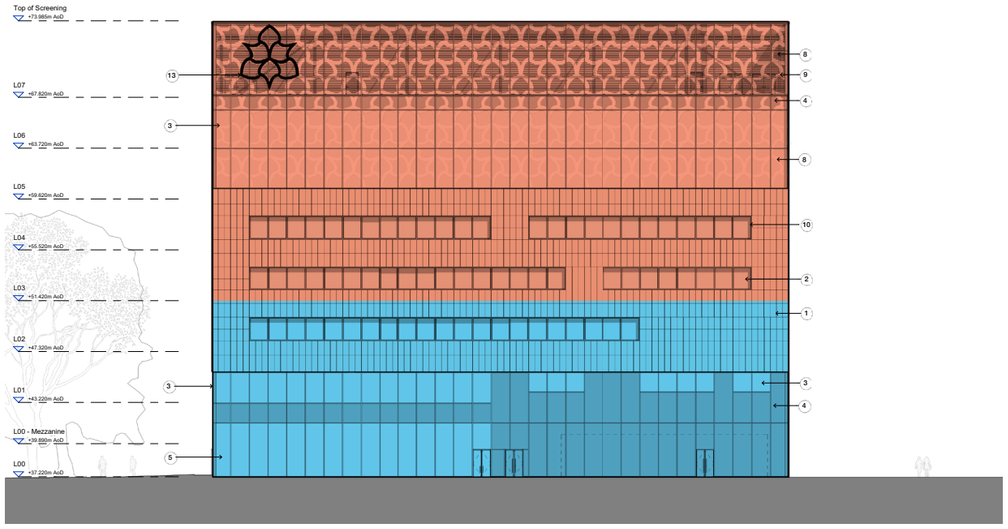
Roof access to level 07 roof is accessed from the goods lift and associated staircase. The roof at level 07 has restricted access and contains plant space.

A loading bay will be maintained for service vehicles. Unloading will take place in the adjacent back-of-house areas and goods can be transported using the goods lift.

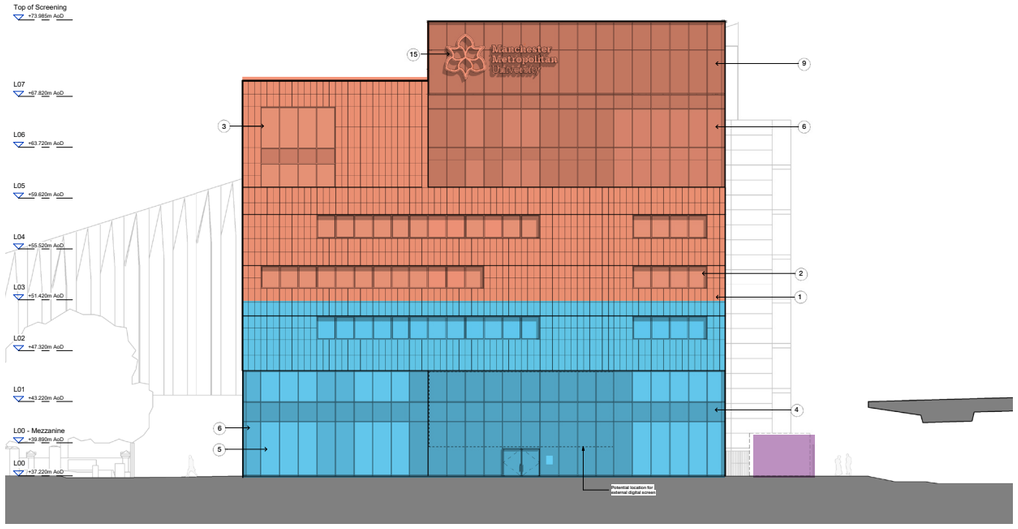




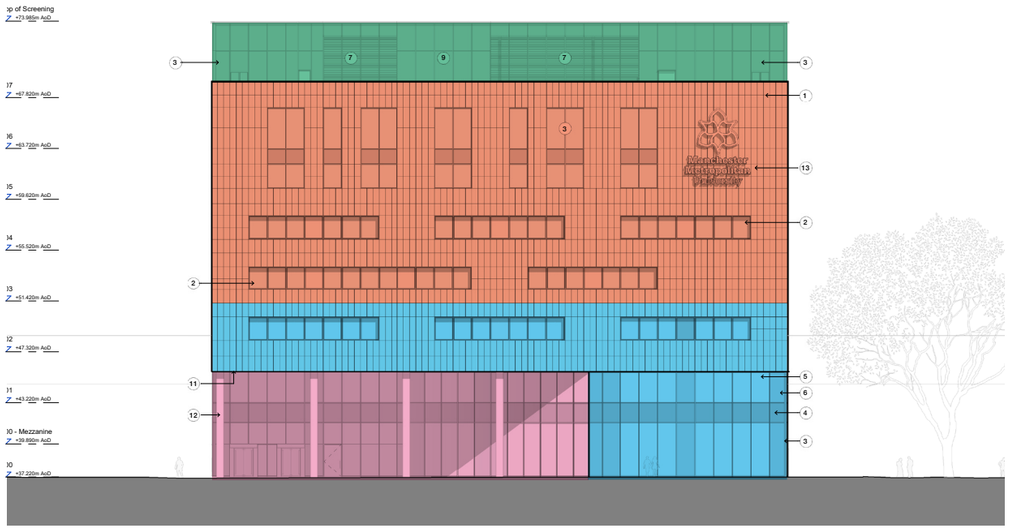
Access Statement
Cleaning & Maintenance Strategy



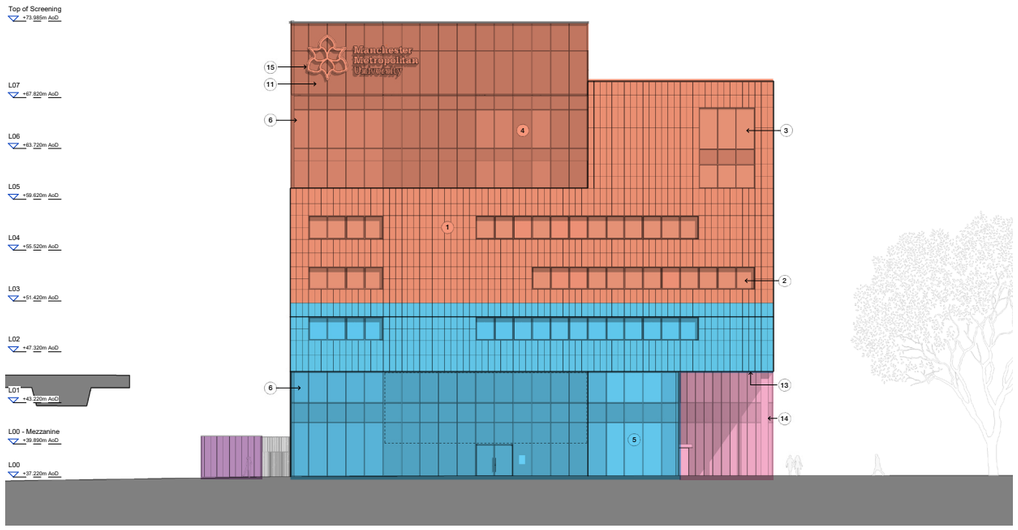
North elevation



East elevation



South elevation



West elevation

The access and maintenance strategy for the façade has been developed by Access Advisors, and is summarised here.

- Facade cleaning from ground via pole. Replacement/ repair from ground via reach or scissor lift
- Facade cleaning from ground via pole. Replacement /repair from ground via MEWP System / reach
- Facade cleaning & replacement/ repair from ground via MEWP System
- Facade/Plant screen cleaning & replacement/repair from Level 07 roof via aerial working platform

Access Statement
Operations & Waste Management Strategy

Refuse & Recycling
A dedicated refuse and recycling store is to be retained directly to the north of the Library, located below the Mancunian Way. The existing bin store is used by the Library and John Dalton Building to the north. The proposed layout and management system allows necessary access for refuse vehicle collections from the service road.

Please refer to separate Waste Calculation and Proforma submitted as part of this application.

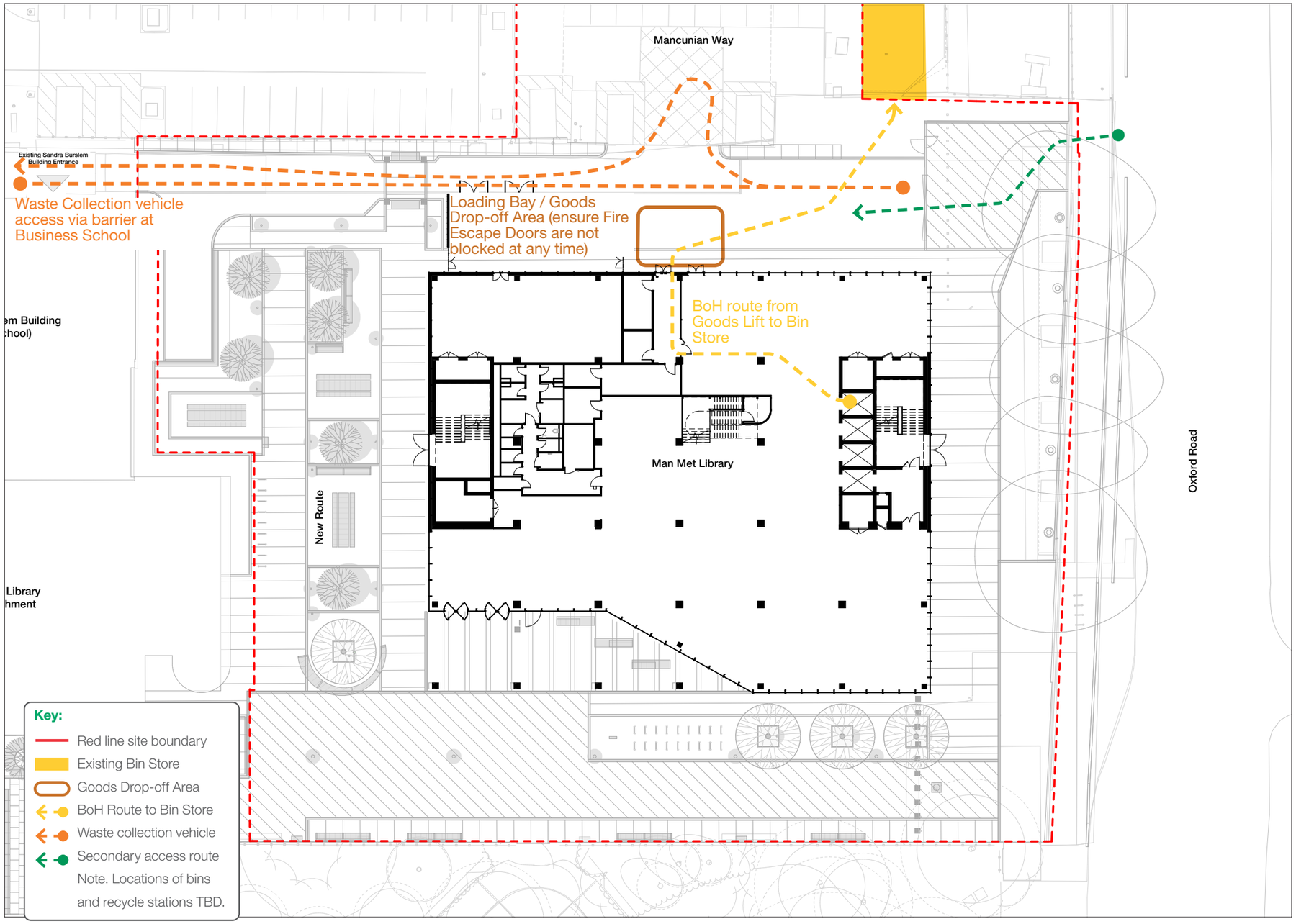
Bins & Recycling Stations
The building will follow the University's standard approach to waste streams. Internally, bins will be provided for waste in three separate streams:

- Cans and bottles
- Paper and cardboard
- General waste

The same approach is replicated in the bins in the bin store.

The primary route for transporting waste to the bin store will be via the goods lift and the loading bay.

Waste Collection Vehicles
Vehicle Tracking has been undertaken by Buro Happold Transport Planning - please refer to the Transport statement for further information.



Illustrative view west from within the double height reading room

Appendices

Schedule of Accommodation

Areas			Accomodation Schedule	
Level	GIA	NIA	Linear Meterage Estimate (l/m)	Study Seats Estimate
Totals	11956	9207	6660	1906
Level 0	1578	1038	217	214
Level 0 - Mezzanine	448	225	624	27
Level 01	1581	1183	192	278
Level 02	1697	1404	410	317
Level 03	1697	1417	1440	279
Level 04	1697	1412	1713	234
Level 05	1697	1436	836	345
Level 06	1374	1092	1228	212
Level 07	187	0	0	0

Drawing Register

Hawkins\
Brown

Planning Drawing List

Project name: Manchester Met Library
Project number: 240238
Document reference: MMU-HBA-ZZ-XX-SH-A-00-0002
Reason for issue: For Planning
Revision: P01
Date: 01/12/2025

08 Series - Planning Drawings					
1350B-HBA-SW-XX-DR-A-080010	Site Location Plan	A1	1:1250		
1350B-HBA-SW-XX-DR-A-080020	Existing Site Plan	A1	1:200		
1350B-HBA-SW-XX-DR-A-080030	Proposed Site Plan	A1	1:200		
1350B-HBA-XX-00-DR-A-080110	General Arrangement Plan - Level 00	A1	1:100		
1350B-HBA-XX-M0-DR-A-080111	General Arrangement Plan - Level M1	A1	1:100		
1350B-HBA-XX-01-DR-A-080112	General Arrangement Plan - Level 01	A1	1:100		
1350B-HBA-XX-02-DR-A-080113	General Arrangement Plan - Level 02	A1	1:100		
1350B-HBA-XX-03-DR-A-080114	General Arrangement Plan - Level 03	A1	1:100		
1350B-HBA-XX-04-DR-A-080115	General Arrangement Plan - Level 04	A1	1:100		
1350B-HBA-XX-05-DR-A-080116	General Arrangement Plan - Level 05	A1	1:100		
1350B-HBA-XX-06-DR-A-080117	General Arrangement Plan - Level 06	A1	1:100		
1350B-HBA-XX-07-DR-A-080118	General Arrangement Plan - Level 07	A1	1:100		
1350B-HBA-XX-07-DR-A-080119	General Arrangement Plan - Main Roof	A1	1:100		
1350B-HBA-XX-ZZ-DR-A-080200	Proposed North Elevation	A1	1:100		
1350B-HBA-XX-ZZ-DR-A-080201	Proposed East Elevation	A1	1:100		
1350B-HBA-XX-ZZ-DR-A-080202	Proposed South Elevation	A1	1:100		
1350B-HBA-XX-ZZ-DR-A-080203	Proposed West Elevation	A1	1:100		
1350B-HBA-XX-ZZ-DR-A-080300	Proposed Section AA	A1	1:100		
1350B-HBA-XX-ZZ-DR-A-080301	Proposed Section BB	A1	1:100		
1350B-HBA-XX-ZZ-DR-A-080350	Bay Study A	A0	1:50		
1350B-HBA-XX-ZZ-DR-A-080351	Bay Study B	A0	1:50		
Reports					
1350B-HBA-ZZ-XX-RP-A-080400	Design and Access Statement	A3	N/A		
1350B-HBA-ZZ-XX-RP-A-080410	Waste Management Strategy Pro Forma	A4	N/A		

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