

MANCHESTER 1824
The University of Manchester

HALLIDAY MEECHAM ARCHITECTS

AMBS The Mill Event Space

Design & Access Statement

April 2026

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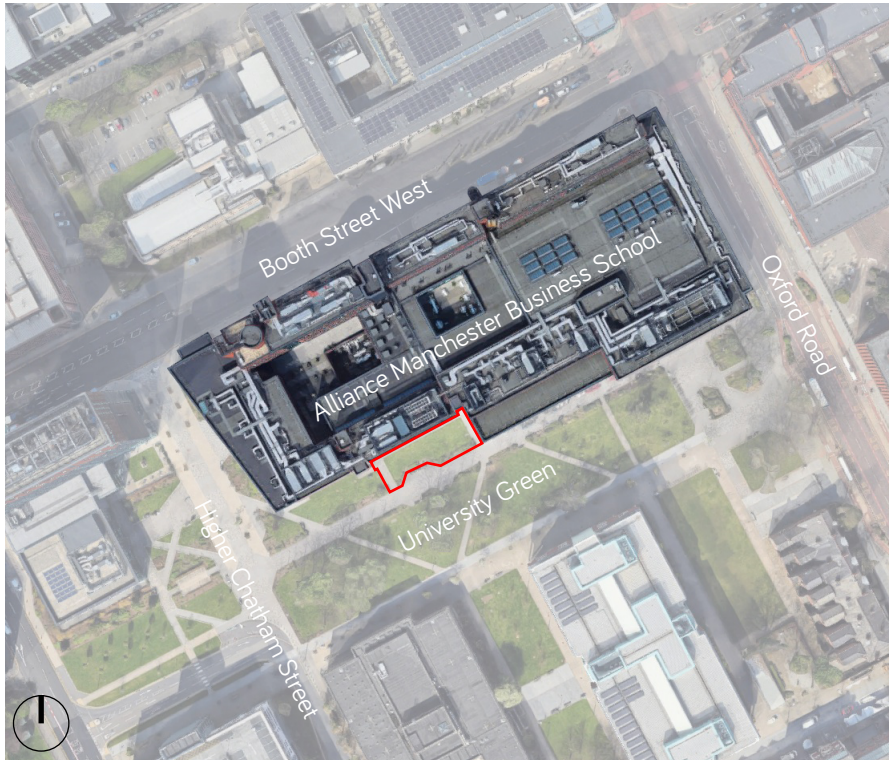
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1.0 Introduction

This Design & Access Statement has been prepared to support a full planning application for a new external event space outside The Mill at the Alliance Manchester Business School (AMBS) on the University of Manchester's Oxford Road Campus.

The Mill is the premium events and dining space within AMBS. Whilst there are views from the restaurant to the outside across University Green, there is no physical connection to the outside.

The purpose of this project is to connect the existing interior of The Mill events space to the underutilised, adjacent outdoor space via the installation of new doors in the external façade. The outdoor space will be developed to create an enhanced and additional space for use during private events at The Mill.



Site Location

1.1 Project Team

Applicant/Client	University of Manchester
Architect	Halliday Meecham Architects
Structural & Civil Engineer	Clancy
MEP Consultant	DSSR
Ecology Consultant	Rachel Hacking Ecology
Arboricultural Consultant	Tree Solutions
Acoustic Consultant	JPM Consult

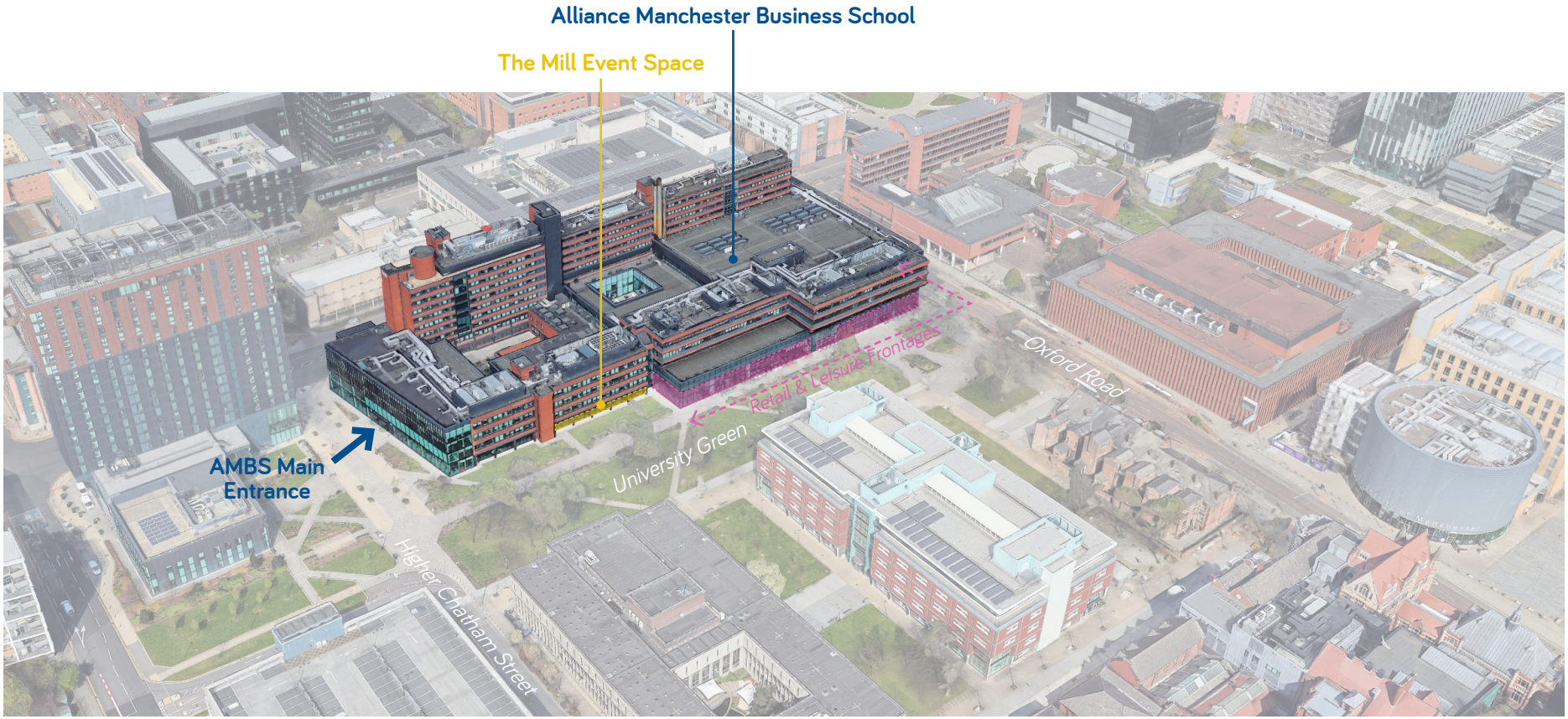
2.0 Existing Site Context

2.1 Site Location

The Alliance Manchester Business School (AMBS) is located on Booth Street West in the centre of the University of Manchester's Oxford Road Campus. AMBS underwent extensive remodelling, refurbishment and extension, re-opening in 2019.

This redevelopment included retail and leisure units fronting University Green, a new pocket green space within the Oxford Road Corridor neighbourhood.

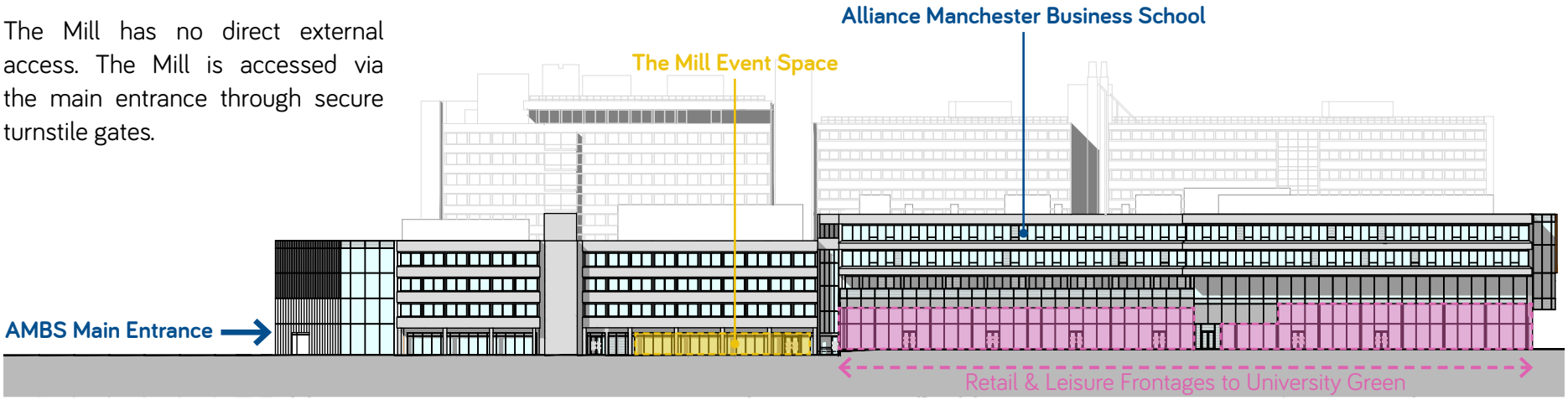
The Mill is located in the western part of AMBS on the south side of the building overlooking University Green.



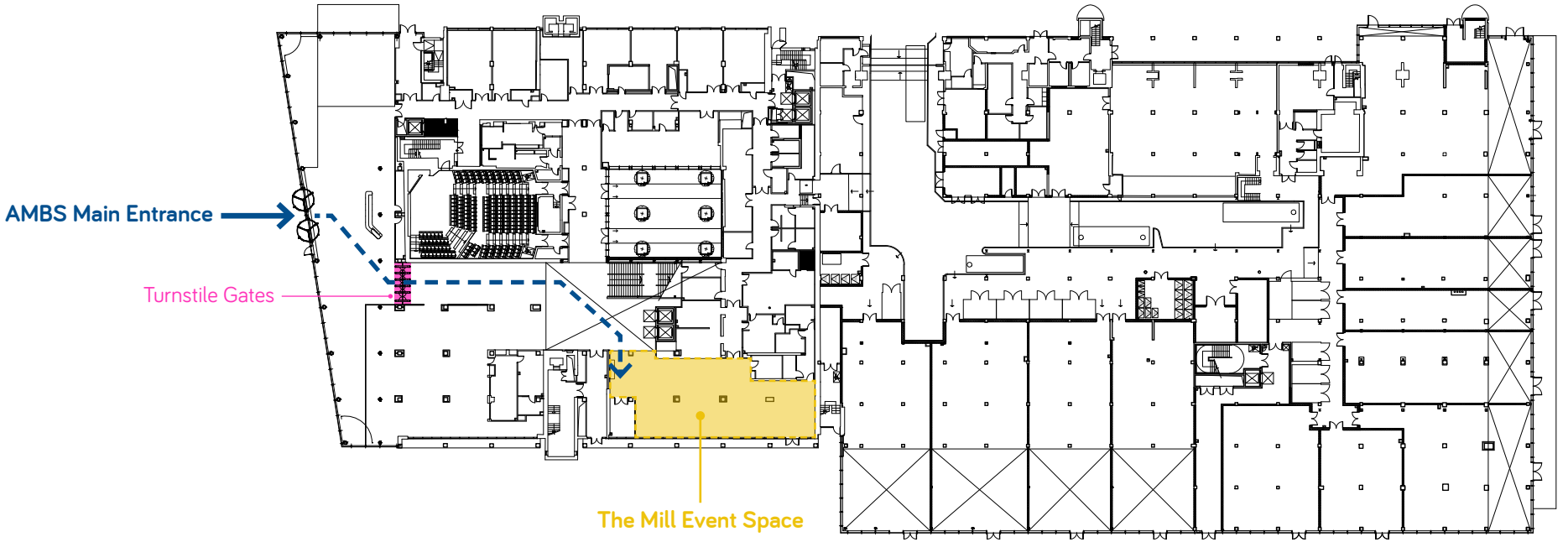
Location of AMBS on the Oxford Road Campus

2.2 Existing Access

The Mill has no direct external access. The Mill is accessed via the main entrance through secure turnstile gates.



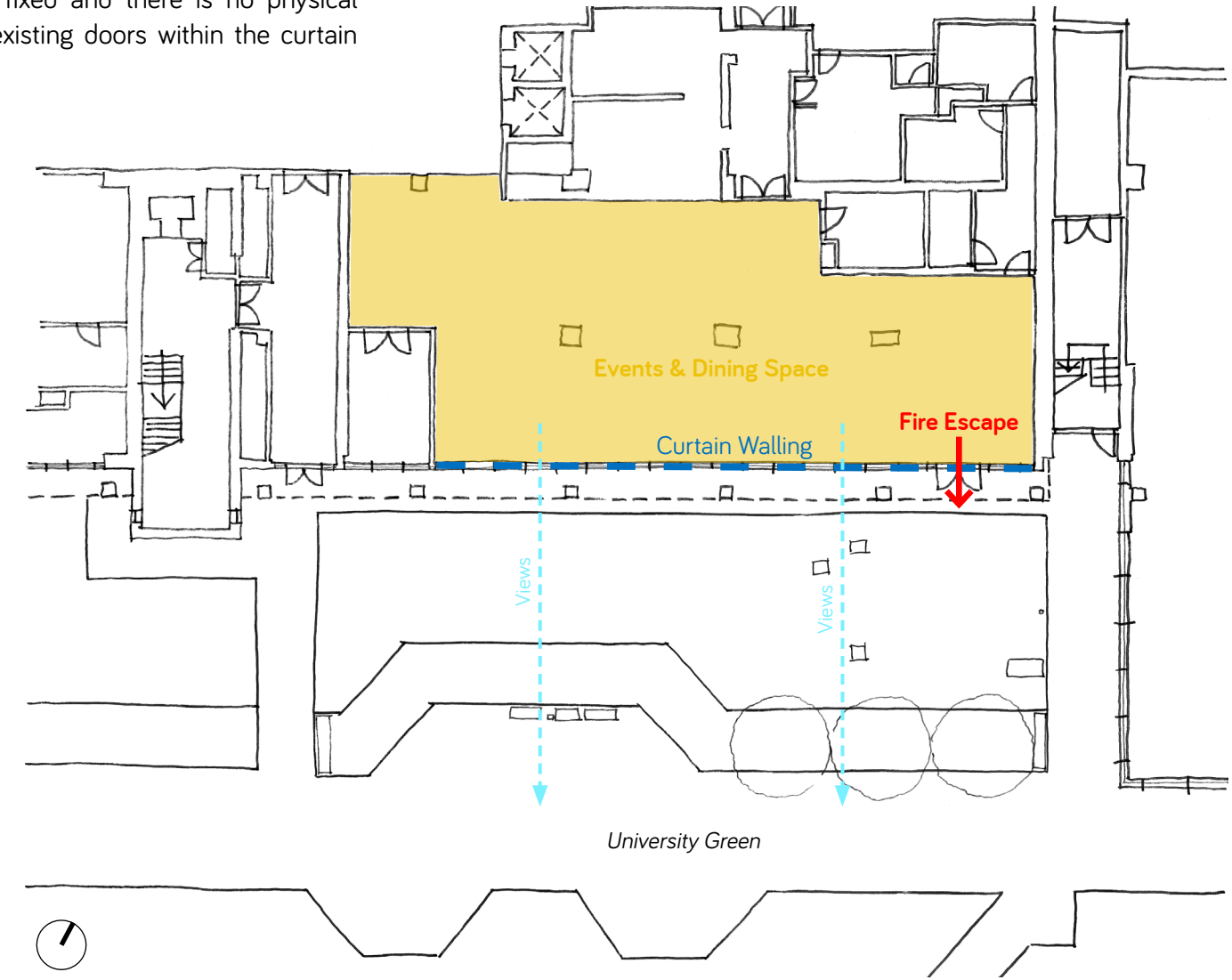
AMBS Existing South Elevation



AMBS Existing Ground Floor Plan

2.3 Existing Interior Space

The Mill is the premium events and dining space within AMBS. Whilst there are views from the restaurant to the outside across University Green, the current curtain walling is fixed and there is no physical connection to the outside. The only existing doors within the curtain walling are for fire escape only.



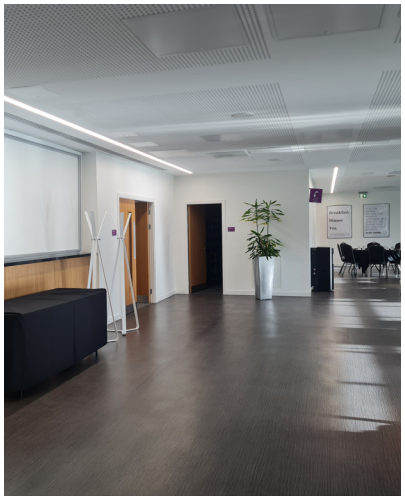
The photos below show the interior of The Mill events space.







Existing Fire Escape Doors







The existing curtain walling is fixed. The only existing doors within the curtain walling are for fire escape only.









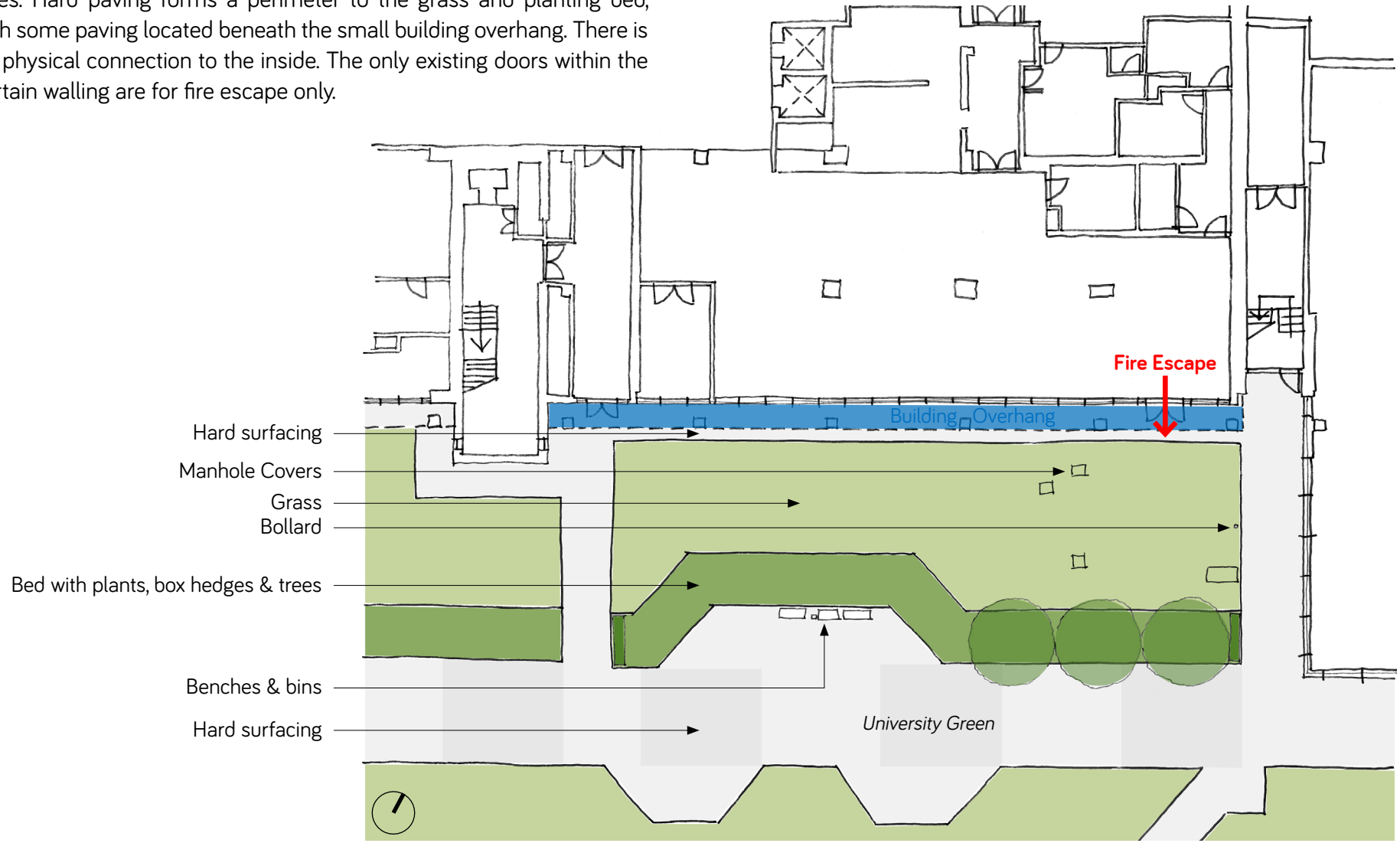




Existing Fire Escape Doors

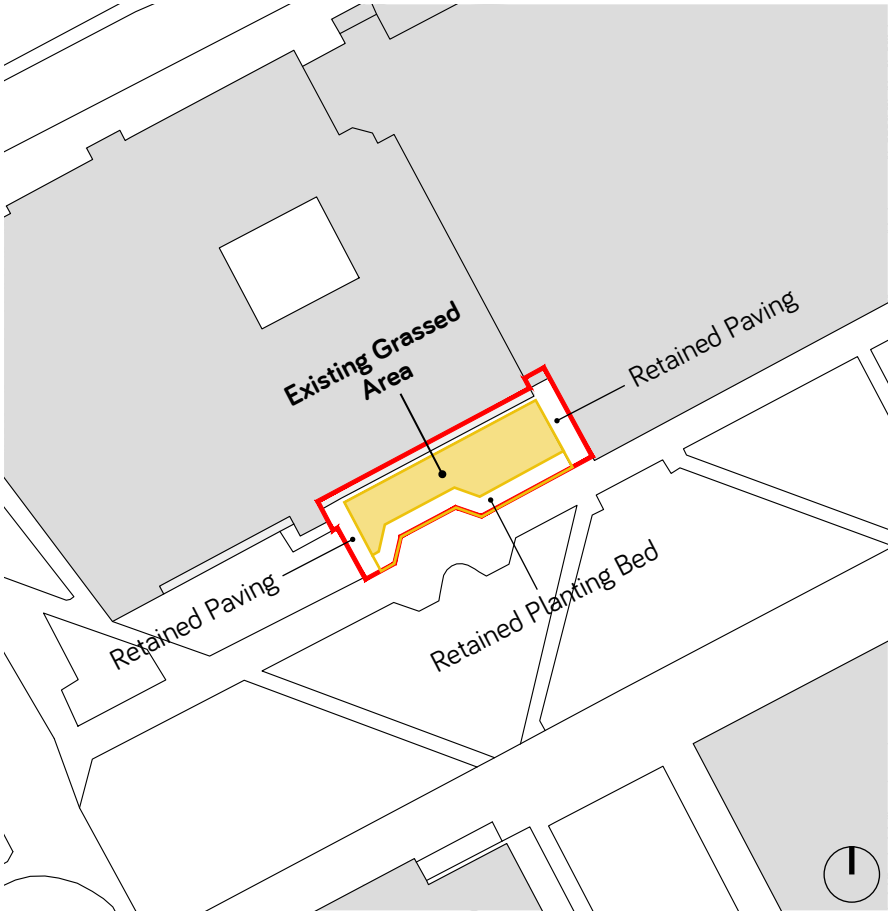
2.4 Existing Exterior Space

The existing exterior space outside The Mill is predominantly grass, with a planting bed to the south of the site containing maturing plants and trees. Hard paving forms a perimeter to the grass and planting bed, with some paving located beneath the small building overhang. There is no physical connection to the inside. The only existing doors within the curtain walling are for fire escape only.



Within the red line boundary, it is proposed to replace the grassed area only, which is 198m^2. There are a large number of inspection chambers within the grass, which create a disordered appearance.

Adjacent paving will be retained, including paving partially under the building overhang. The existing planting bed to the southern boundary will also be retained.



Location Plan with Existing External Areas





The photos below show the exterior space.









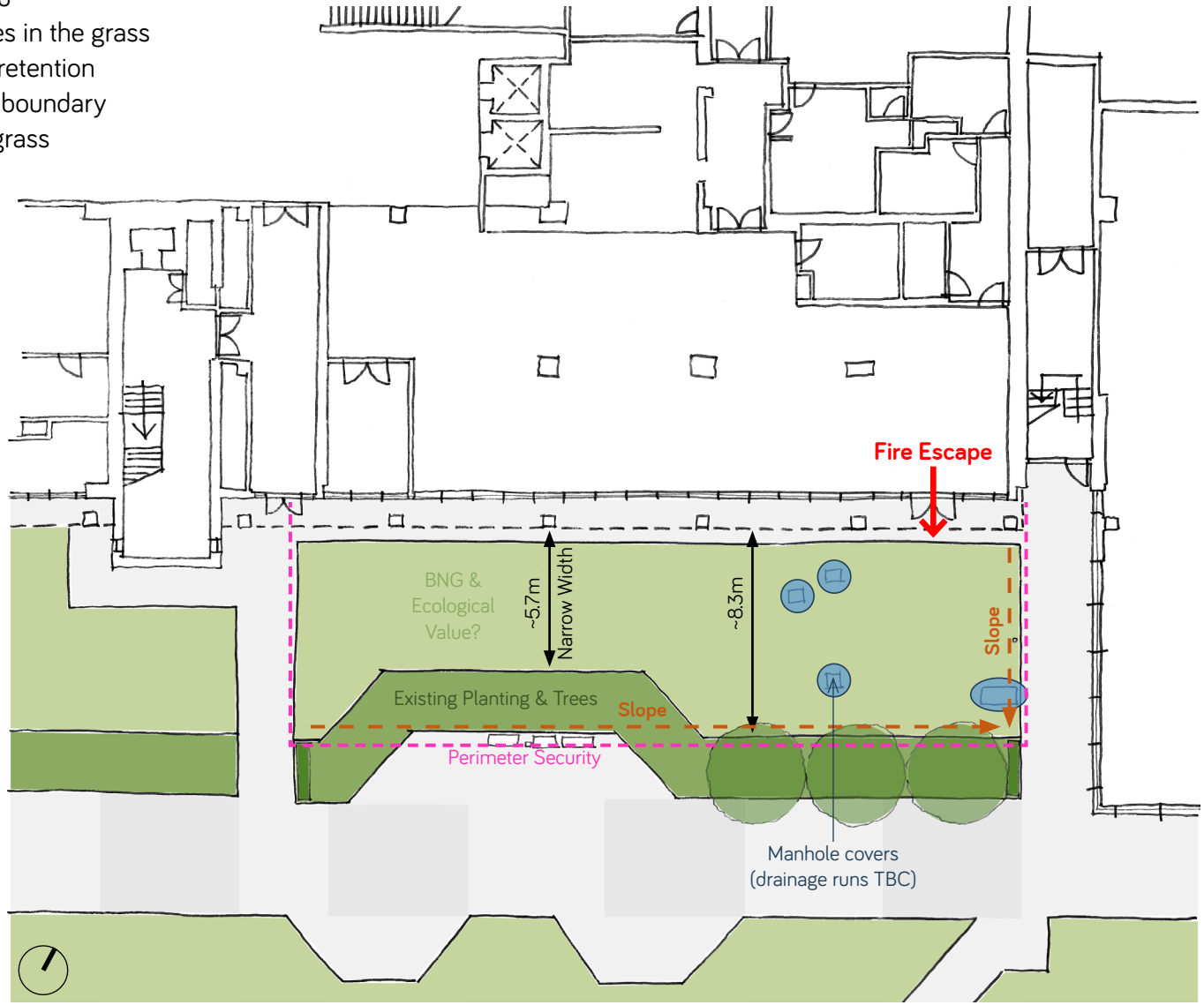




2.5 Constraints & Opportunities

Site Constraints

- Existing Fire Escape must be retained
- Location of existing drainage/services in the grass
- Gentle slope of ground may require retention
- Existing bed of plants & trees to site boundary
- Possible BNG & ecological value of grass
- Narrow width of available space
- Perimeter security must be created



Site Opportunities

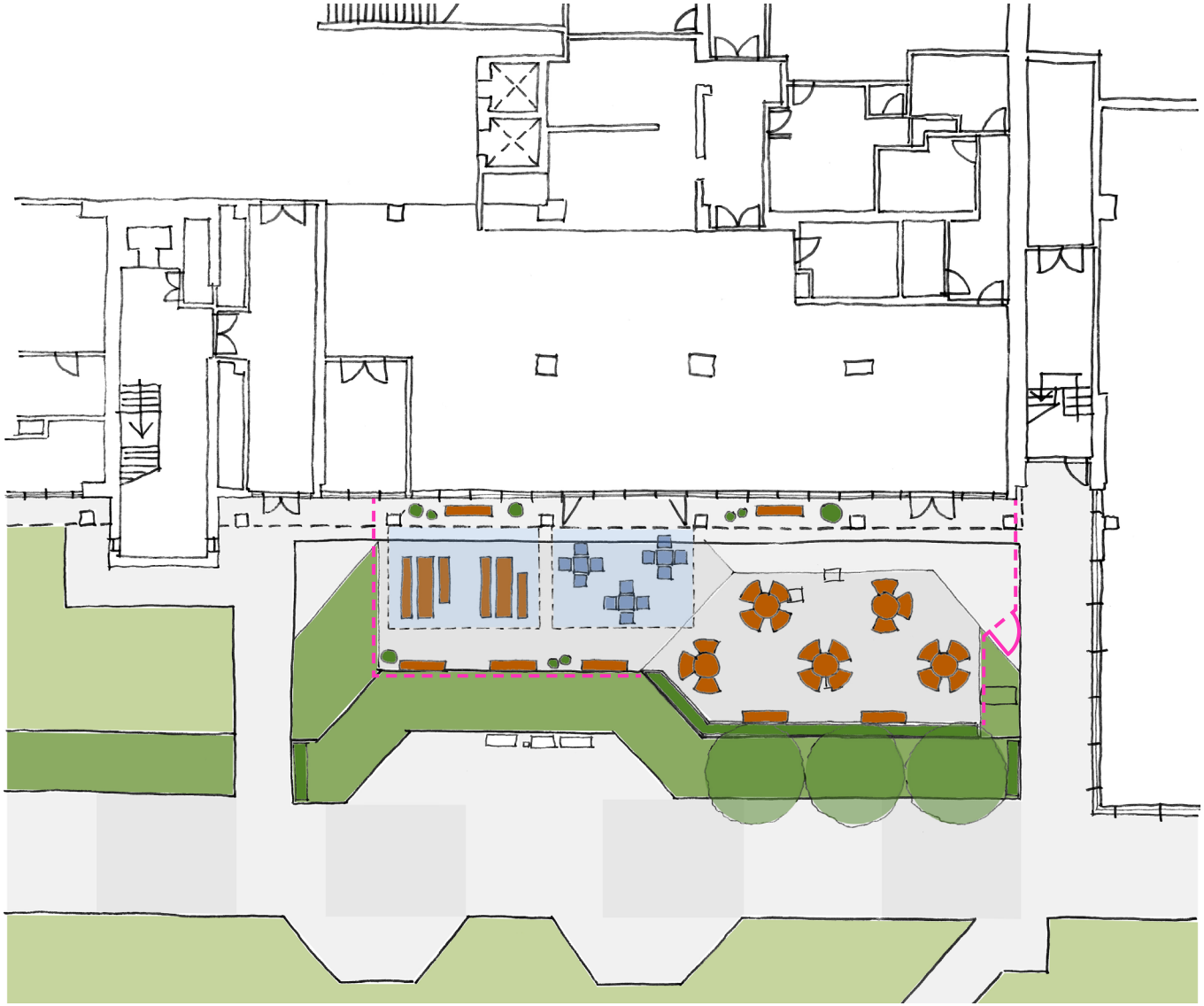
- Opportunity to extend the existing indoor events space
- Connect the inside & outside
- Existing bed of plants & trees provides boundary & screening
- South-east orientation, benefitting from sun for much of the day



3.0 Design Development

3.1 Exterior Events Space Option 1

- New doors in existing curtain walling, connecting the indoor and outdoor spaces
- Existing planting bed retained
- Grassed area replaced by hard surfacing and planting beds
- Secure perimeter created by a mix of fencing and raised planters
- Gate to maintain fire escape route
- Variety of seating and table options, including different accessiblity considerations for fixed furniture and unfixed/ foldable furniture that AMBS can put out during events
- Retractable awnings attached to building to provide shelter



3.2 Exterior Events Space Option 2

- New doors in existing curtain walling, connecting the indoor and outdoor spaces
- Existing planting bed retained
- Grassed area replaced by hard surfacing and planting beds
- Timber posts to provide enclosure/ screening to the space
- Raised beds and box hedges to create partial perimeter
- Open fire escape route
- Variety of seating and table options, including different accessiblity considerations for fixed furniture and unfixed/ foldable furniture that AMBS can put out during events
- Freestanding pergolas with tilting louvres to provide shelter
- Festoon string lighting for events



3.3 Door Options

Existing curtain walling was installed as part of refurbishment works at AMBS, completed in 2019. New doors to connect the existing interior and new exterior events spaces are proposed, creating a more open environment and encouraging movement between the spaces.

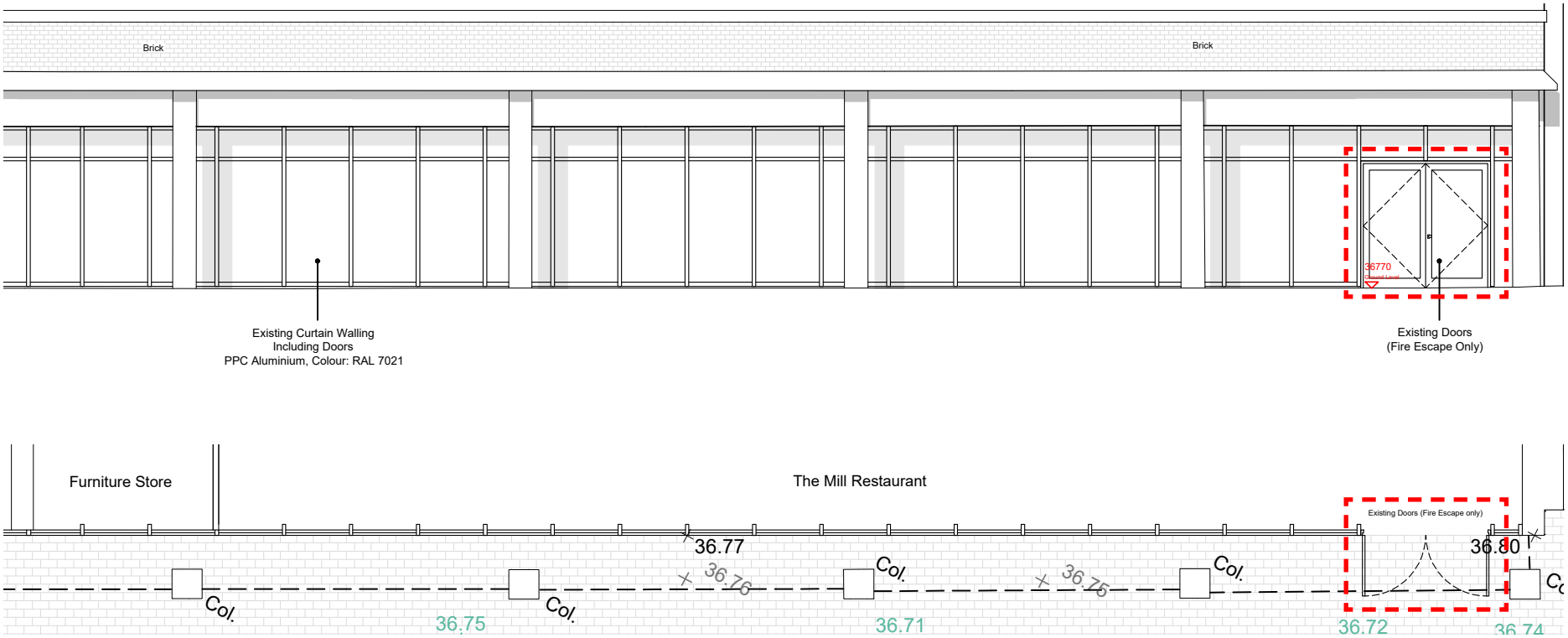
The University's requirements for new door/s were as follows:

- Ease of operation (manoeuvrability without the need for specialist equipment or training).
- Accessibility compliance.
- A clear view with no obstructions when closed.
- Indoor-outdoor connection between spaces.
- Ease of circulation.
- A modern, attractive appearance to create a premium event experience.

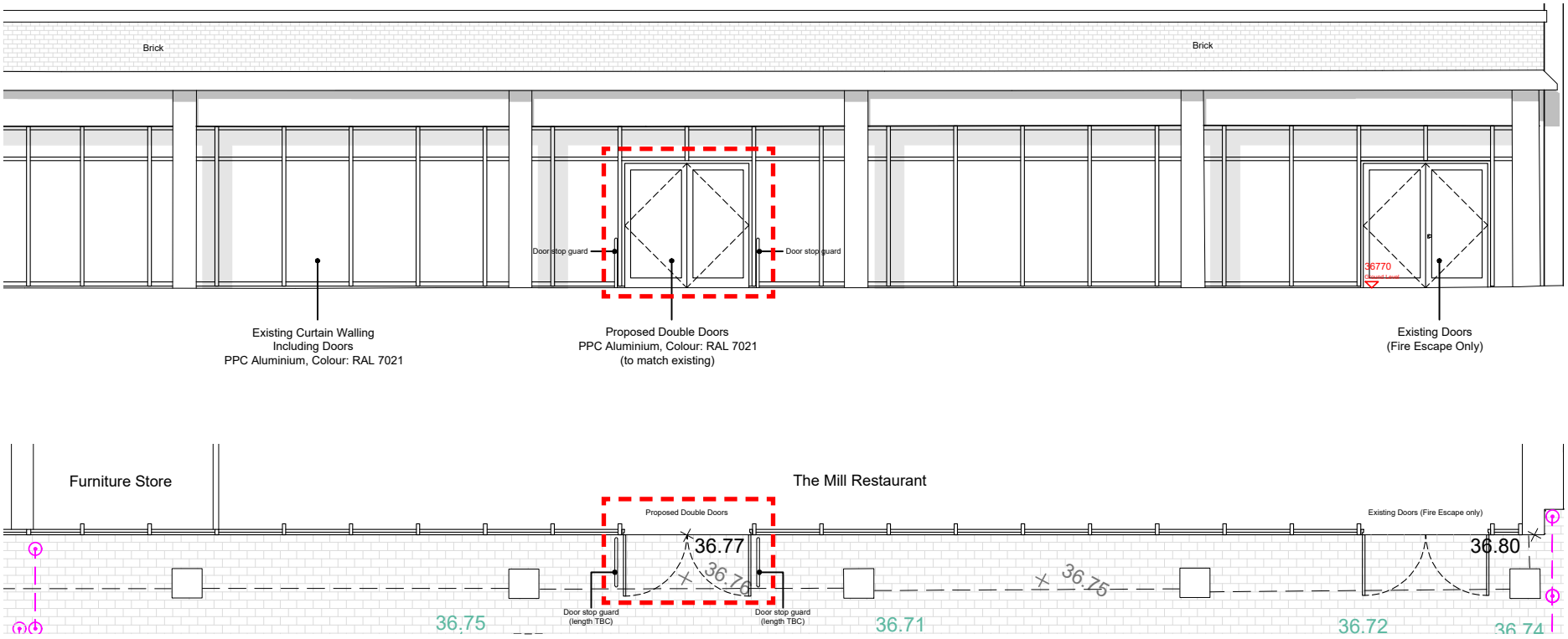
A number of options have been considered, including bi-fold doors, sliding doors and standard swing doors.

An appraisal has been carried out to assess the most suitable doors. The options and appraisal are on the following pages.

Option 1: Utilise Existing Fire Doors

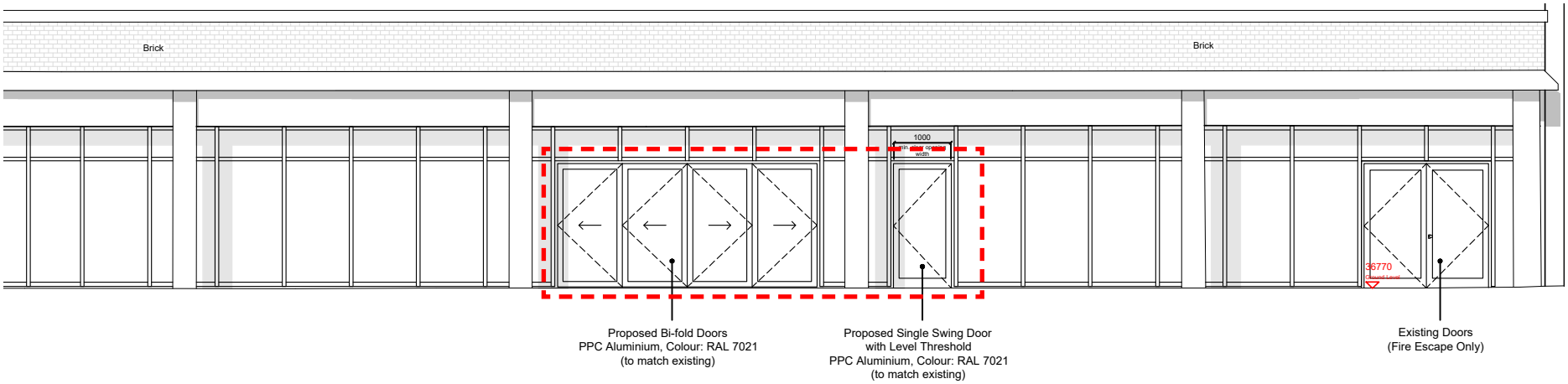


Option 2: Additional Set of Double Swing Doors in the Centre of the Curtain Walling



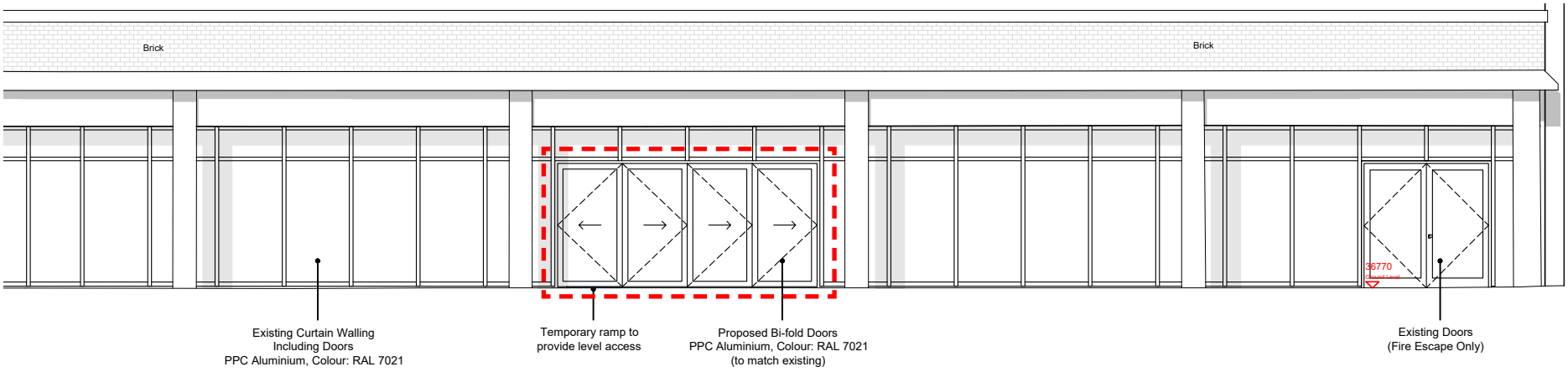
Existing Fire Doors Retained,
No Proposed Alteration to Fire Strategy

Option 3: Additional Set of Bi-fold Doors in the Centre of the Curtain Walling, and Additional Single Pass Door



Existing Fire Doors Retained,
No Proposed Alteration to Fire Strategy

Option 4: Additional Set of Bi-fold Doors in the Centre of the Curtain Walling, No Additional Single Pass Door



Existing Fire Doors Retained,
No Proposed Alteration to Fire Strategy

Door Options Appraisal						
Option	**Description**	**Meets Client Brief?**	**Meets Accessibility Requirements?**	**Maintains Existing Fire Strategy?**	**Positives**	**Negatives**
1	Utilise Existing Fire Doors	No	Yes	No	• No further openings created in the façade.	• Does not create indoor-outdoor feel and connection between spaces that is fundamental to the client's aims. • Limited width of opening (approx. 2.2m), restricting movement between spaces. • Altering the fire strategy to bring these doors into general use would require alterations to all fire strategy signage throughout the building and altering the Building Management System.
2	Additional Set of Double Swing Doors in the Centre of the Curtain Walling	No	Yes	Yes	• Part M-compliant level threshold achievable. • Single new opening in the façade. • No alterations required to fire strategy.	• New opening created in the façade. • Does not create indoor-outdoor feel and connection between spaces that is fundamental to the client's aims. • Limited width of opening (approx. 2.2m), restricting movement between spaces. • Door stop guards to either side to protect pedestrians as required to comply with Part K (as installed outside commercial units to the east). This adds clutter to the elevation.
3	Additional Set of Bi-fold Doors in the Centre of the Curtain Walling, and Additional Single Pass Door	Yes	Yes	Yes	• Indoor-outdoor feel and connection between spaces provided, aligning with client's aims. • Wide opening created (approx. 4.5m), allowing a flow of movement between spaces. • No alterations required to fire strategy.	• New large opening created in the façade. • Additional single pass door included to provide Part M-compliant level threshold, requiring a second new opening in the façade.
4	Additional Set of Bi-fold Doors in the Centre of the Curtain Walling, No Additional Single Pass Door	Yes	Yes*	Yes	• Indoor-outdoor feel and connection between spaces provided, aligning with client's aims. • Wide opening created (approx. 4.5m), allowing a flow of movement between spaces. • Single new opening in the façade. • No alterations required to fire strategy.	• New large opening created in the façade. • * Temporary ramp required to provide level access.

NB.: Sliding doors are deemed to have the same appraisal outcomes as bi-fold doors.

On review of the appraisal outcomes for the different door options, utilising the existing fire doors is not a viable option for the client. This would not meet their key requirement of creating an indoor-outdoor feel to the spaces as well as requiring alterations to the fire strategy for the whole building.

Other options require creating new opening/s within the existing curtain walling. Whilst this would result in breaking up the existing curtain walling, the doors can be designed to minimise framing, maximise glazing and to match the existing curtain walling, reducing the visual impact of new openings. Furthermore, new opening/s within the existing curtain walling which is recessed from the main elevation face.

Bi-fold doors meet the client's key requirement of providing an indoor-outdoor feel to the spaces, and meet their fundamental aims to create a high-quality, modern, attractive appearance that afford a premium experience to set the venue apart from competitors.

In order to reduce the number of new openings required in the existing façade to a single opening, and to meet accessibility requirements, it is proposed to utilise a temporary ramp. This would be stored internally when the exterior space is not in use.

Please refer to Section 5 for the final proposed door arrangement.

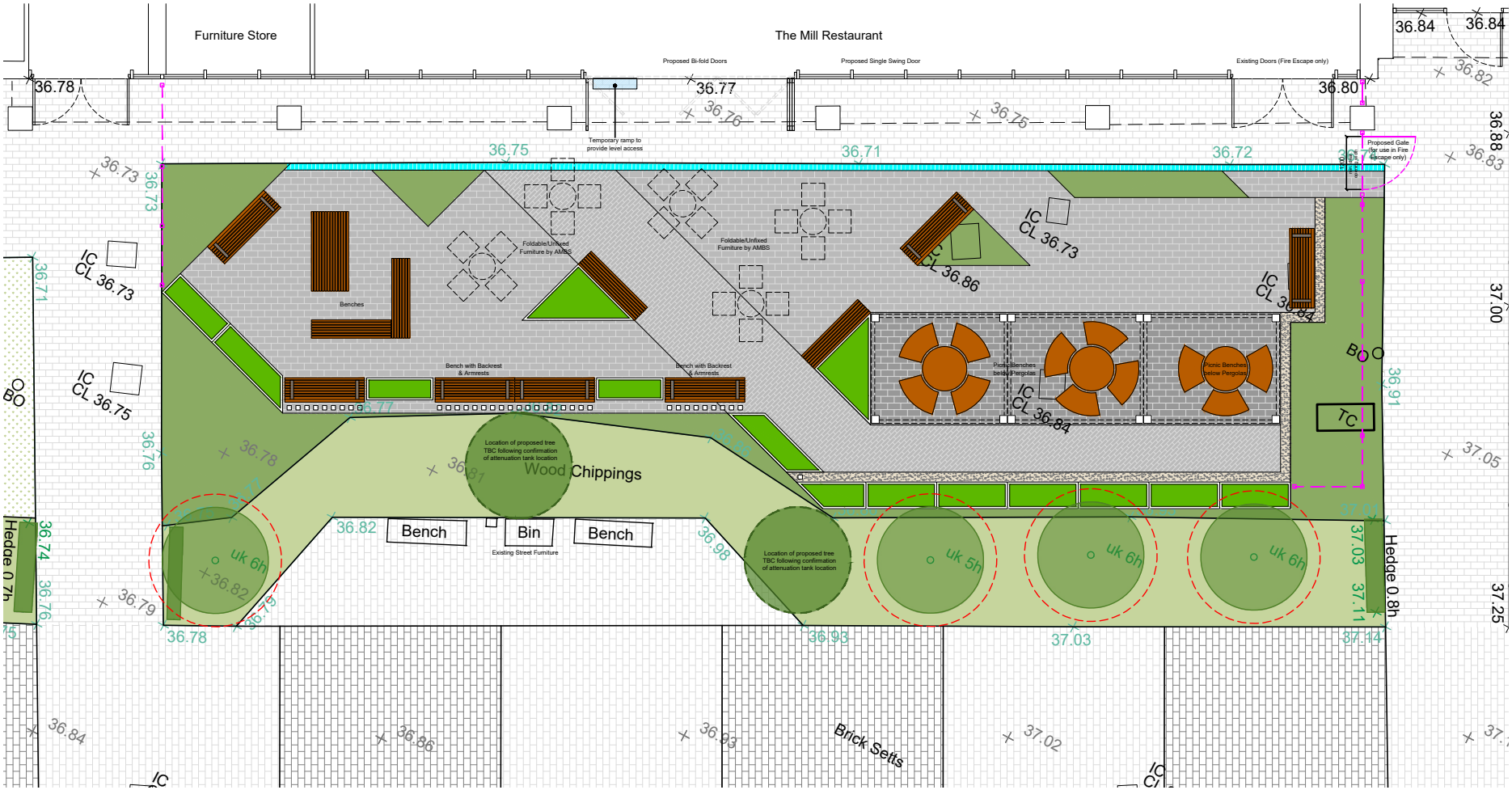
3.4 Boundary Options

Further discussions on the scheme design have taken place with the Planning Officer during the planning determination period, including for the design of the site's boundaries. Of particular concern was inavailability of the space for public use when not in use for events, particularly as it is only proposed for events to take place outside during part of the year (April to September).

A number of options have been considered, including a fully bounded space, a partially bounded space and an unbounded space. Further consideration has been made for temporary barriers.

An appraisal has been carried out to assess the most suitable boundary design. The options and appraisal are on the following pages.

Option 1: Fully Bounded: Raised Planters to South Boundary with Fencing & a Gate to East & West Boundaries

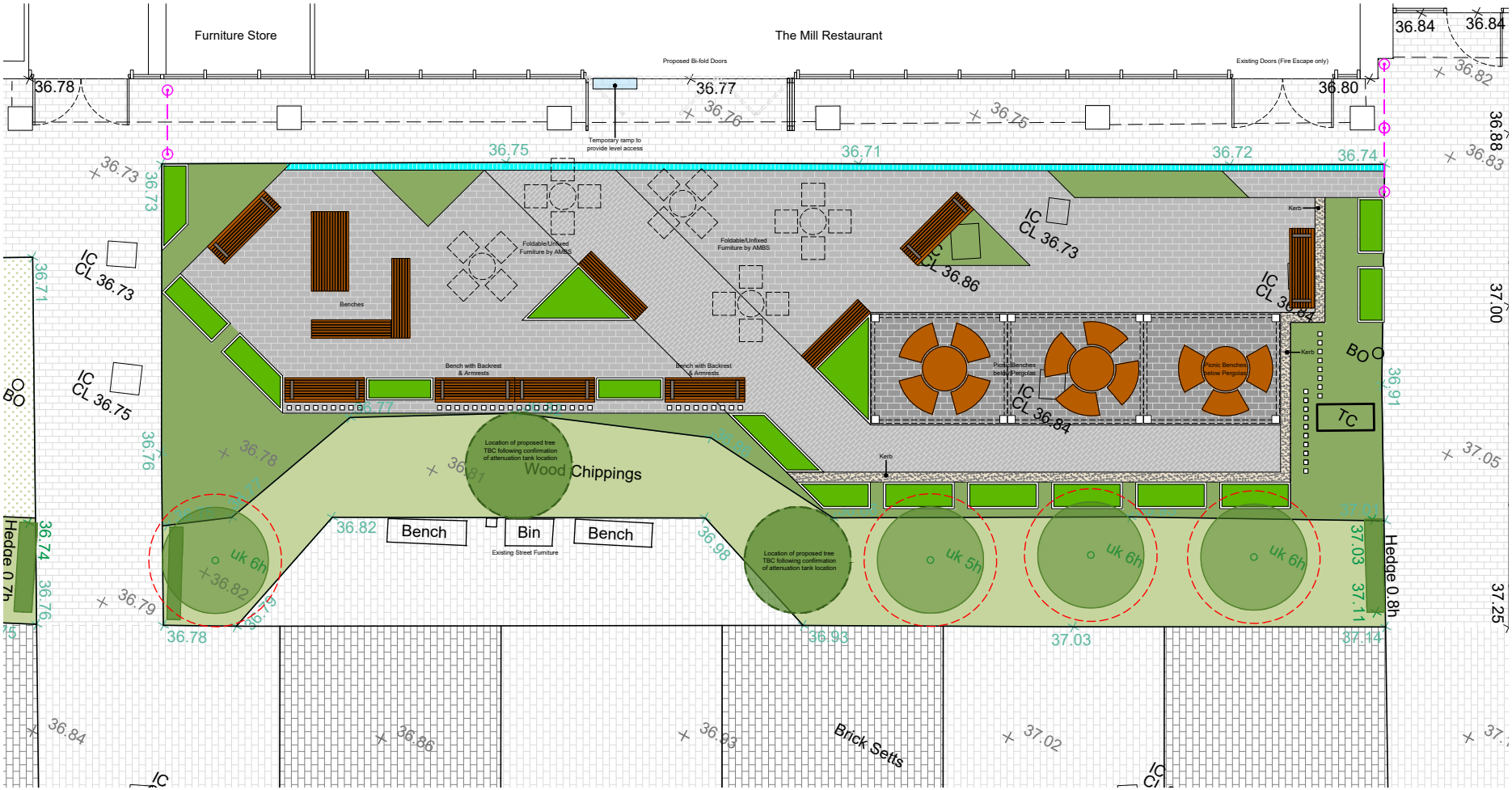


Proposed Raised Planter
(Grey, 800mm high, ornamental shrub planting)

Proposed Composite Fence & Gate
(Height 1100mm, black)

Proposed Decorative Timber Posts
(Height 1100mm & 1200mm)

Option 2: Partially Bounded: Raised Planters to all Boundaries with Additional Barriers used as Required for Events

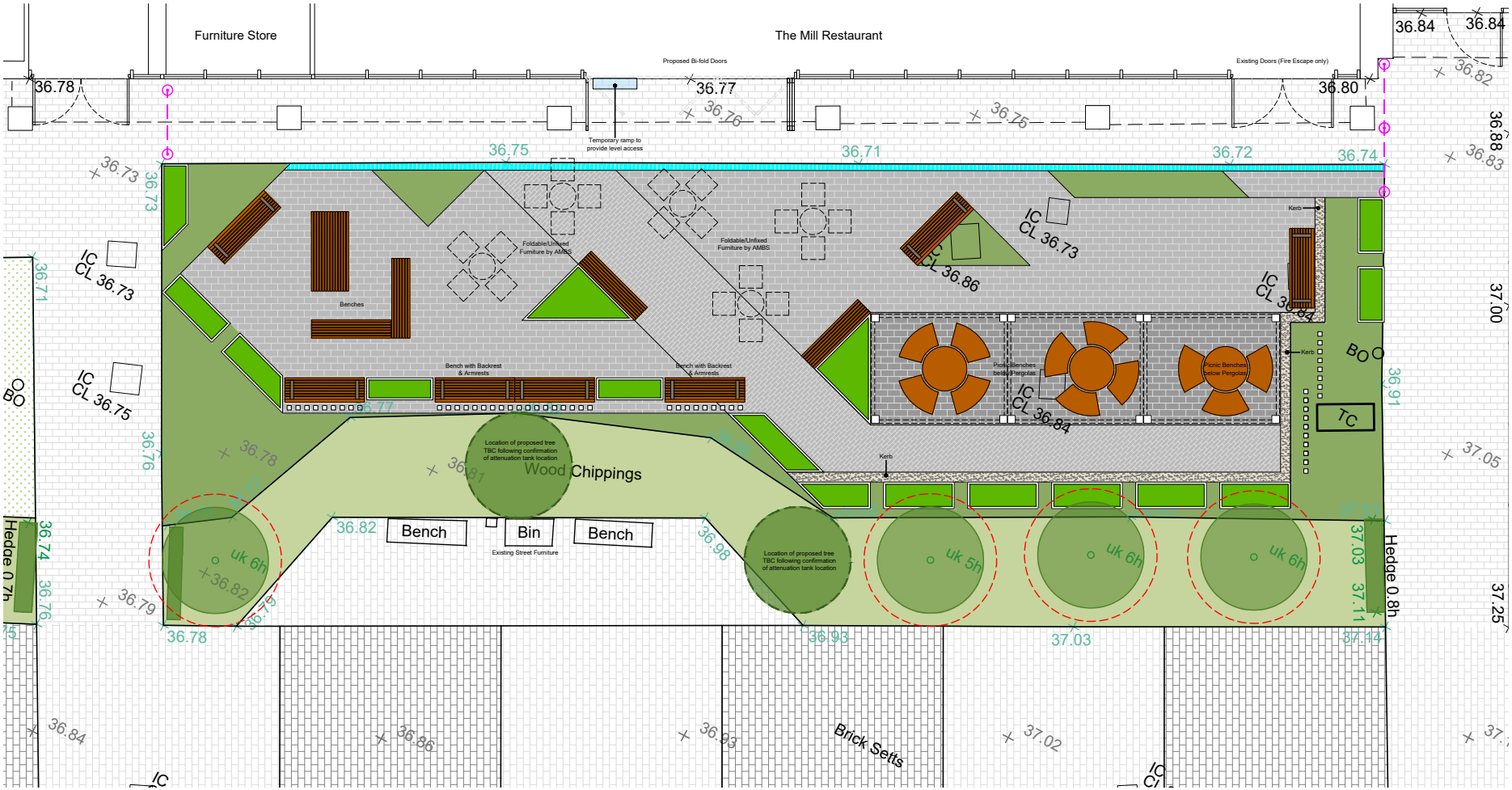


Proposed Raised Planter
(Grey, 800mm high, ornamental shrub planting)

Proposed Temporary Barrier

Proposed Decorative Timber Posts
(Height 1100mm & 1200mm)

Option 3: Unbounded: Raised Planters to South Boundary with Additional Barriers used as Required for Events



Proposed Raised Planter
(Grey, 800mm high, ornamental shrub planting)

Proposed Temporary Barrier

Proposed Decorative Timber Posts
(Height 1100mm & 1200mm)

Boundary Options Appraisal							
Option	**Description**	**Meets Client Brief?**	**Physically Permeable?**	**Visually Permeable?**	**Temporary?**	**Positives**	**Negatives**
1	Fully Bounded: Raised Planters to South Boundary with Fencing & a Gate to East & West Boundaries	Yes	No	Yes	No	• Provides a secure perimeter for events. • No additions required to make it secure before each event, therefore not requiring additional work for staff. • Decorative fencing adds design element and is visually permeable.	• Space not available to public when events aren't taking place.
						<u>Additional Notes</u> • Fencing position considers alignment with existing curtain walling and columns as much as possible. • Height of fencing at 1100mm was felt to be a good balance between not being overly defensive, whilst also being too tall for someone to step over.	
2	Partially Bounded: Raised Planters to all Boundaries with Additional Barriers used as Required for Events	No	Yes	Yes	Yes	• Physically and visually permeable, although placing of planters may deter access to the space. • Space could be used by the public when events aren't taking place.	• Does not provide a secure perimeter for events. • Requires additional work by client to set out temporary barriers when required.
						<u>Additional Notes</u> • A similar scenario can be found at the nearby Graduate Bar at the Hyatt Hotel. • Existing telecoms inspection cover to east side of site means raised planters can't form a full perimeter.	
3	Unbounded: Raised Planters to South Boundary with Additional Barriers used as Required for Events	No	Yes	Yes	Yes	• Physically and visually permeable, although planting beds may deter access to the space. • Space could be used by the public when events aren't taking place.	• Does not provide a secure perimeter for events. • Requires additional work by client to set out temporary barriers when required.
						<u>Additional Notes</u> • Additional decorative timber posts within new planting beds provide some screening, particularly whilst new plants are established.	

On review of the appraisal outcomes for the different boundary options, the client's preference is to use raised planters along with some additional decorative timber posts to form a partial perimeter to the site.

This provides some level of deterrent to use of the space by the public, whilst leaving it open enough that it could be used by the public when the space was not in use for an event. As planting within beds establishes itself, this will further discourage entering the space by anywhere other than hardstanding.

Temporary barriers can also be placed on the hardstanding adjacent to the building to close off the space during events. These can be moved out of the way in the event of a fire allowing egress to be maintained from inside The Mill, so no change is required to the fire strategy. An example barrier is shown opposite, which is similar to some used outside commercial units to the East.



Example temporary barriers



Temporary barriers used outside commercial units to the East

3.5 Pergola Screen Options

Further discussions on the scheme design have taken place with the Planning Officer during the planning determination period, including the inclusion of decorative elements in the design.

A decorative screen was requested by the Planning Officer. A number of options were considered. The final choice came down to compatibility with the pergolas already included within the design, which is a vertical slatted design.



Slatted Screen for Pergola

4.0 Planning Consultation

4.1 Planning Consultation

A meeting was held on 16th February 2026 with Manchester City Council and Halliday Meecham Architects. The purpose of the meeting was to present initial options to the Planning Officer to gather their views and understand any key design elements that need to be addressed.

Requirements for a Planning submission were also discussed, including the type of Planning Application, what information would be needed to support an application, and the likely determination timescales.

Key feedback from the meeting is as follows:

- Full Planning Application required.
- Determination timescale 8 weeks.
- Consideration of change of use from public to private events space.
- Operational Management Strategy required including function, capacity, hours of use etc.
- Tree Survey and Preliminary Ecological Appraisal required.
- BNG offset to be considered, look to provide the new gain within the immediate University site.
- Fencing and gates should be of high quality and have a decorative design.

These comments have been addressed in the following design proposal.

Further discussions with the case officer during the determination period on matters such as door design, boundary treatments and materials.

5.0 The Proposal

5.1 Use & Amount

The site sits within the existing University Green public realm, a pocket green space within the Oxford Road Corridor neighbourhood.

The site area contained within the red line boundary is 395.5m^2. The existing site is predominantly grass with a planting bed to the southern edge containing maturing plants and trees. Existing hardstanding forms a perimeter to the grass and planting bed, with some paving located beneath the small building overhang.

Of the total 395.5m^2 site area, the grass is 198m^2. This proposal redevelops the grassed area only.

This proposal connects the existing interior The Mill events space to the underutilised, adjacent outdoor space via the installation of new doors in the external façade.

The proposed outdoor space will provide an enhanced and additional outdoor event space for The Mill.

Typical events that take place at The Mill include conference lunches/ dinners, executive programme lunches and dinners, awards evenings, SLT receptions and dinners, PGR socials, Alumni reunions, graduation celebrations and all school staff events.

Whilst the proposed pergolas have louvred roofs that can be closed to provide shelter in poor weather, it is anticipated that the exterior space will be used predominantly between April and September.



Grassed Area within the Site Boundary

5.2 Layout

The new exterior event space is accessed via new doors within the curtain walling, across existing paving below the overhang of the building.

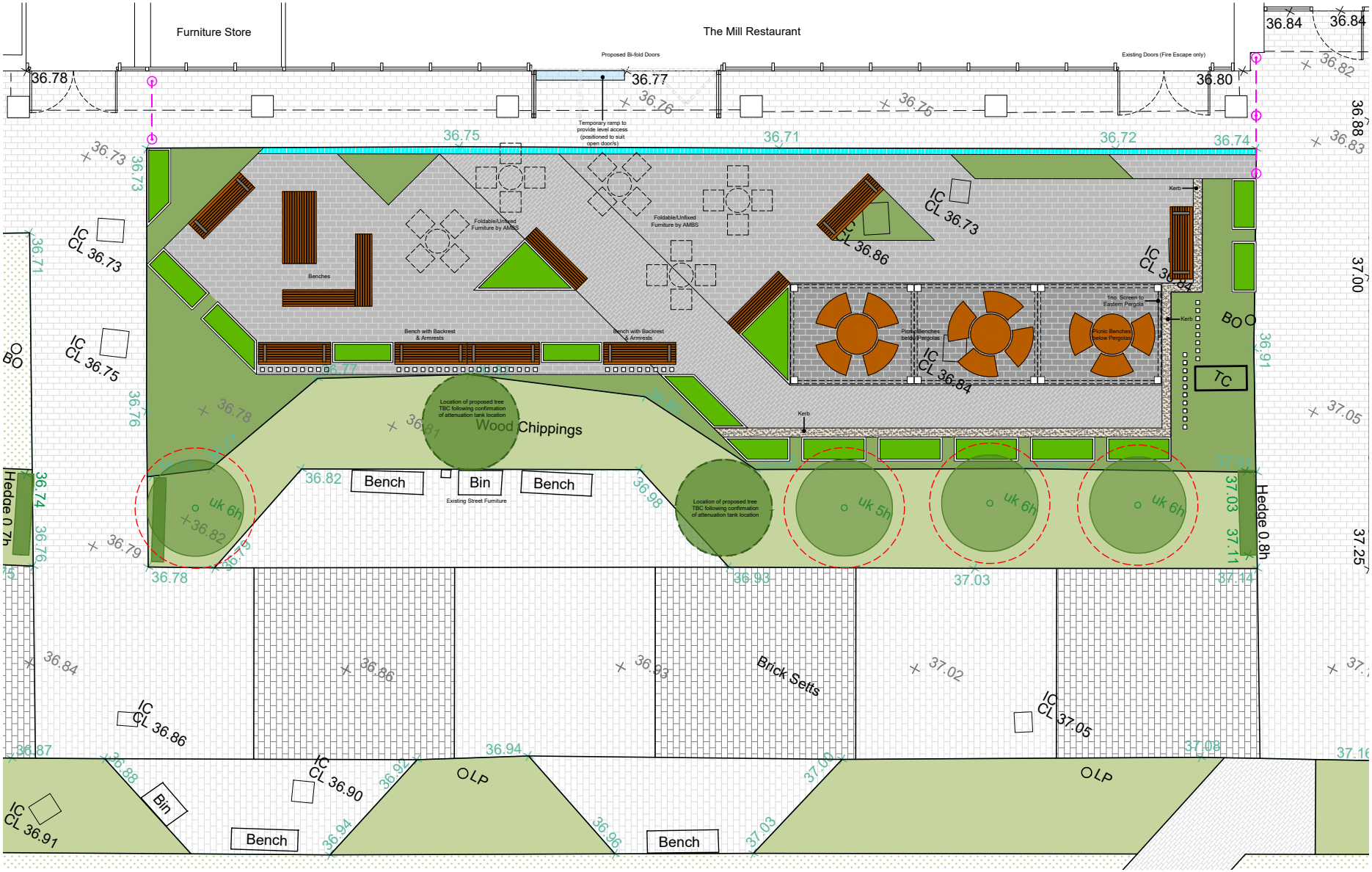
Large bi-fold doors are positioned centrally, which can be opened fully to provide unobstructed views and to create an indoor-outdoor feel, which is the key requirement of the University's brief.

The existing planting bed to the southern edge of the site has been retained, and new planting beds extend from this on either side of the new hardstanding area. The hardstanding is broken up by different paving materials in angled forms, raised planters and low level planting beds.

Distinctive areas of seating have been created within these forms with a variety of benches, picnic tables sited under pergolas and the option of unfixed/foldable furniture to provide extra seating.

A sense of enclosure without creating a solid boundary has been created with a mix of raised planters and decorative timber posts to the perimeter. These will be further softened with planting.

As the site has a gentle slope, a kerb has been used to retain the existing planting bed and adjacent path. Surface water drainage will connect to the existing attenuation system via a channel drain at the base of the slope.



Layout Arrangement (refer to Proposed Site Plan drawing for further detail)

5.3 Materials

Proposed new doors will be PPC aluminium in colour RAL 7021 to match the existing curtain walling in which they sit.

External materials have been chosen to blend in with the surrounding University Green public realm and the wider University campus.

Sett paving and planks in a variety of greys have been chosen for hard surfacing, which match paving materials used adjacent to the site.

Material Palette



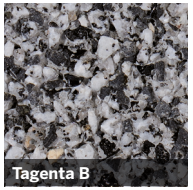
New doors in curtain walling to match existing

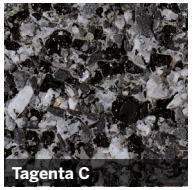
RAL 7021
PPC Aluminium















Hardscape Kellen Breccia paving

Raised planters to the perimeter and within the centre of the landscaped area will be grey to match the colour of other furniture and fixtures within the space.

Decorative timber posts of varying heights are used to add further interest and provide visual screening to the space.

Material Palette



Raised planters outside The Graduate Bar, opposite AMBS main entrance

GRP planters in grey





Example decorative timber posts in varying heights

5.4 External Furniture

A variety of fixed seating options have been included, which will all have a grey PPC metal base, grey PPC metal arms where required, and hardwood timber seats and tabletops. The styles and finishes have been chosen to correspond with other outdoor furniture provided across the campus.

Unfixed/foldable seating will be provided by AMBS to increase the number of seats available, which will be packed away and stored inside when not required for an outdoor event.

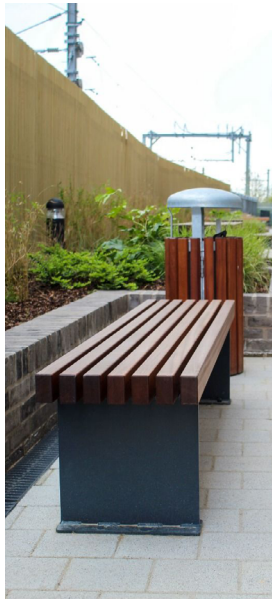
Free-standing, weather-resistant aluminium frame pergolas have been chosen to provide shelter from the weather. Adjustable tilting louvres provide shelter from both rain and sun, and integrated drainage discharges water from the roof through the frame. The PPC aluminium finish in colour RAL 7015 has UV resistance and is designed for long-term outdoor use.



White Stores Legacy Aluminium Metal Pergola



Bailey Streetscene Springwell Picnic Set





Bailey Streetscene Greengate Seat variations

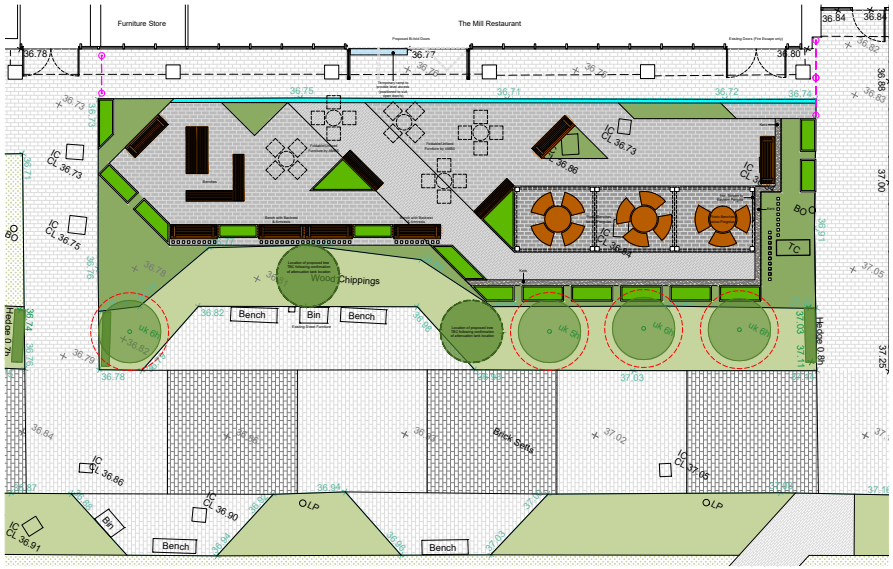
5.5 Landscaping

The plan has been developed to provide an outdoor event space with landscaping that blends within the surrounding University Green public realm.

The grassed area has been replaced with additional planting beds, hard surfacing and raised planters. The existing planting bed with maturing plants and trees has been retained and extended.

The design takes inspiration from the angled paths cutting across University Green, creating strong geometric forms with hard surfacing and planting beds. These forms have allowed for the creation of pockets of seating areas, with a variety of furniture creating distinction for each area.

A sense of enclosure without creating a solid boundary has been created with a mix of raised planters and decorative timber posts. These will be further softened with planting.



Layout Arrangement (refer to Proposed Site Plan drawing for further detail)

The palette of materials and planting have been chosen to reflect the surrounding public realm as well as following the University of Manchester's Landscape Masterplan policy, ensuring cohesion with the wider University campus.

Ornamental shrub planting is proposed as an extension of surrounding planting. A suggested planting mix is below:

Skimmia Rubella
Hydrangea quercifolia
Aster Frikartii "Monch"
Anemone hybrida "Honorine Jobert"
Lavandula "Hidcote"
Rosmarinus Miss Jessops Variety"
Prunus laurocerasus "Zabeliana"
Bergenia "Evening Glow"
Euonymus "Emerald Gaiety"
Erica "Springwood White"
Hebe "Mrs winder"
Sedum "Autumn Joy"

A Biodiversity Net Gain assessment has been carried out. It has been calculated that there will be a small deficit in the post-development value. As such, the University will plant trees within immediate University Green surroundings. The position of these trees are identified on the Location Plan.



Suggested planting mix

5.6 Access

There are no vehicular links to the site, as it is within the pedestrianised University Green public realm. No changes are required to the University's access strategy for maintenance.

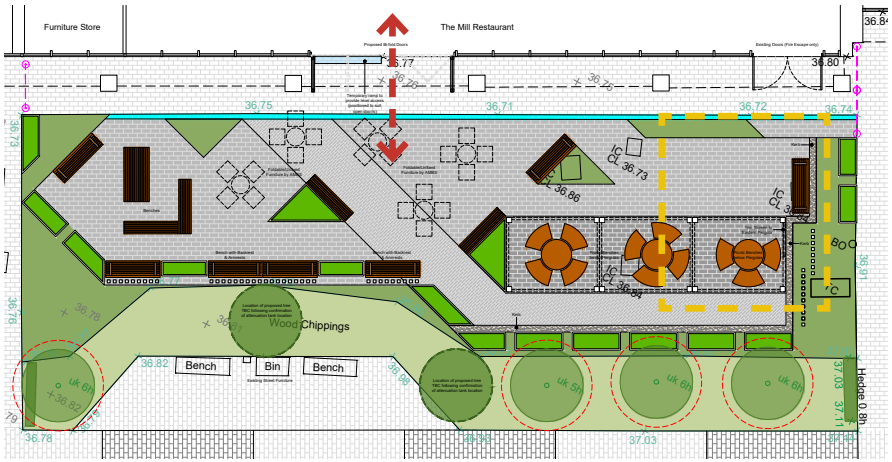
Pedestrian access to the existing The Mill interior event space is via the main entrance through secure turnstile gates. No changes are proposed as part of this project. Pedestrian access to the new exterior event space will be from inside the existing interior space via the proposed new doors, and will only be permissible during booked events.

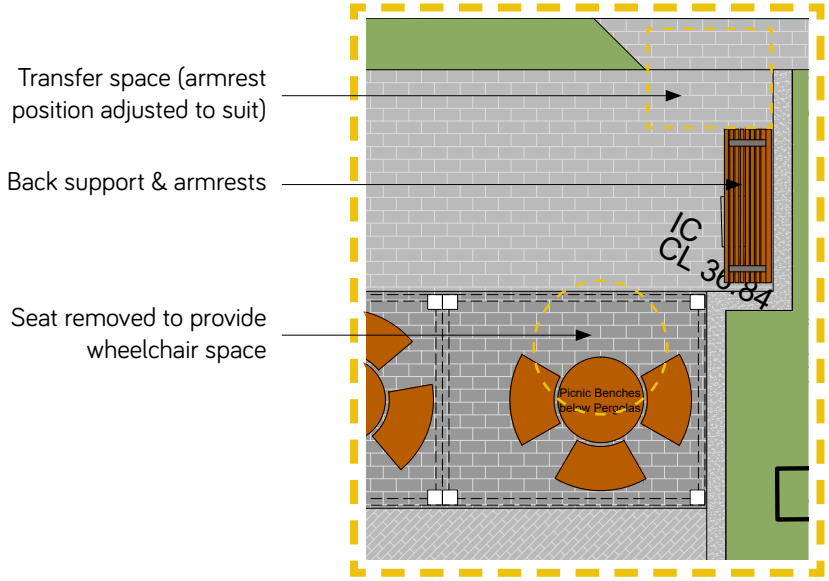
Proposed new doors within the curtain walling will be installed to ensure there is level access into the new exterior event space.

The new exterior space will be step free with limited gradients and slip-free finishes across surfaces. Fixed furniture and planters will be arranged to provide pathways of adequate width and clear of obstructions.

A variety of seating is proposed, with different options for seat design (seat height, depth, back support, armrests etc.) as well as consideration for wheelchair and mobility scooter users (accessible spaces, transfer spaces etc.).

Inside/Outside Access





5.7 Visual Impact & Views

The proposed new doors are in keeping the the existing curtain walling.

The new exterior event space uses materials and planting that is in keeping with the wider University Green surroundings. Proposed seating and raised planters have been chosen to match furniture within the wider campus.

The retained planting bed to the southern edge of the site will provide immediate maturity to the new exterior event space and a visual buffer between the space and the adjacent University Green.



Indicative 3D Views

5.8 Loss of Open Space

University Green is a pocket of informal green space within the University of Manchester's Oxford Road Campus, which was developed during the redevelopment of the Alliance Manchester Business School (AMBS) completed in 2019. The land is owned and maintained by the University of Manchester.

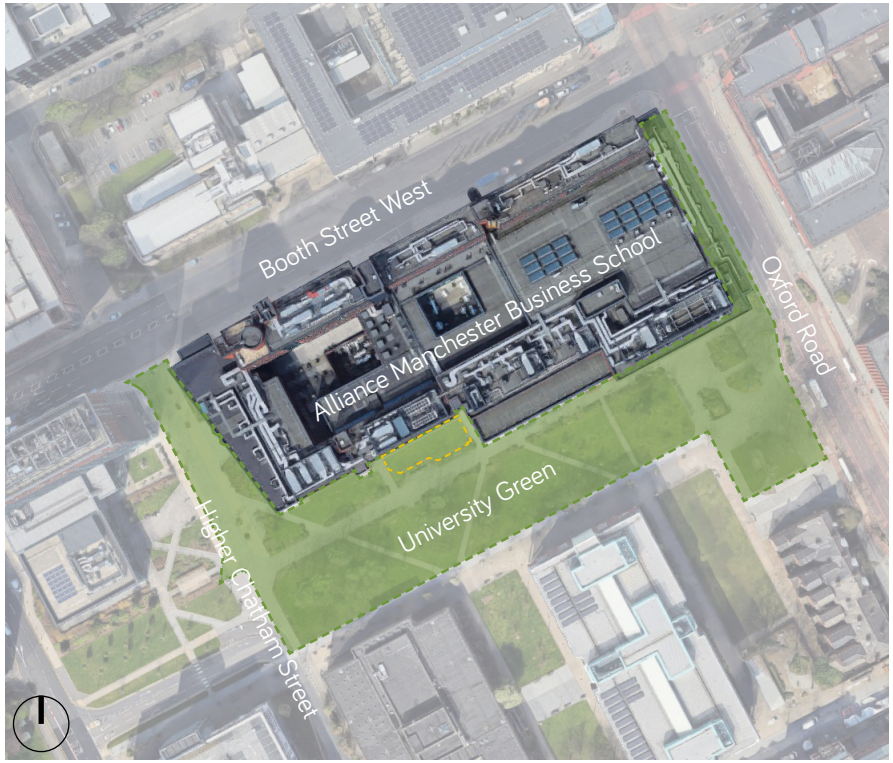
Lawned areas are dissected by tree-lined pathways connecting University buildings and larger areas of hardstanding are broken up with planting beds. Space is provided for sitting and socialising, both on the lawns and on benches, with numerous food and drink retailers in close proximity.

Manchester City Council's Open Space Assessment dated May 2025 does not identify University Green within its audit schedule as a named open space.

The site within the project scope is a grassed area that is tucked into a corner of the AMBS building and sits between the external façade of The Mill and a planting bed. The area of the new exterior event space makes up less than 3% of the 8430m^2 University Green area.

There are a large number of inspection chambers within the grass, which create a disordered appearance to this particular space. No pathways currently cross the grassed area. There are currently no external doors leading into this space (other than fire escapes), which has led to this area being underused.

This proposal utilises this underused space for private events for the University of Manchester, Alliance Manchester Business School, The Mill. The space will be enhanced with high quality furniture, fittings and surfaces, and further planting. Utilising raised planters and decorative timber posts around the perimeter provides permeability to the space. It is anticipated that the new exterior space will be used between April and September. Existing pedestrian routes outside of the site boundary are maintained, preserving public routes and access. The visual amenity and quality of the space will be improved.



Event Space within University Green

6.0 Summary

This Design & Access Statement sets out how the proposed new exterior event space at The Mill at the Alliance Manchester Business School responds to its location and wider setting within the University Green public realm.

Detailed site investigations and surveys have been carried out by specialist consultants and recommendations used to further understand the site constraints and opportunities, informing the design proposals.

Through design development, a number of options were explored to assess the site and review possible solutions. These included the form of hardstanding and planting beds, the permeability of the perimeter, and options for creating shelter.

A meeting was held with Manchester City Council Planning early in the design process. Further design development considerations were subsequently made, as well as undertaking further surveys to inform the design and support this application.

The site is considered underused in comparison to the wider University Green. Replacing an area of grass strewn with inspection chambers with high quality surfacing, furniture and fittings will improve the appearance.

The proposed new exterior event space at The Mill makes use of an underutilised outdoor space. The formation of direct access between the interior and exterior event spaces via the installation of new doors in the external façade will create a modern, attractive and unique venue for a variety of events for the University of Manchester Alliance Manchester Business School.

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