

Design & Access Statement.

New Civic Hub,
Radcliffe Market Basement,
Radcliffe Market Chambers,
New Link Block

Rev. 00
February 2023

1	Introduction	3	6	Access	44
1.1	Executive Summary	4	6.1	Site Access & Parking	45
2	Site Analysis	5	6.2	Access & Circulation - Civic Hub	46
2.1	Location	6		Access & Circulation - Market Chambers	47
2.2	Access & Connectivity	7	7	Conclusion	48
2.3	Environment	8			
2.4	Massing & Edges	9			
2.5	Uses	10			
2.6	Photographs & Views	11			
3	Design	13			
3.1	Brief & Site Appraisal	14			
3.2	Site Constraints & Opportunities	15			
3.3	Use	16			
3.4	Design Development - Civic Hub	17			
	Design Development - Market Chambers	19			
3.5	Massing & Scale	20			
3.6	Form Development	21			
3.7	Form	23			
4	Appearance	24			
4.1	Language	25			
4.2	Impact / Materials	27			
4.3	Proposed Materials	29			
5	Layout	30			
5.1	Proposed Site Plan	31			
5.2	Proposed Ground Floor Plan - Civic Hub	32			
5.3	Proposed First Floor Plan - Civic Hub	34			
5.4	Proposed Second Floor Plan - Civic Hub	35			
5.5	Proposed Basement Floor Plan - Market Chambers	36			
5.6	Proposed Ground Floor Plan - Market Chambers	37			
5.7	Proposed First Floor Plan - Market Chambers	38			
5.8	Proposed Second Floor Plan - Market Chambers	39			
5.9	Proposed Elevations - Civic Hub	40			
	Proposed Elevations - Market Chambers	41			
5.10	Visualisations	42			

1 Introduction.

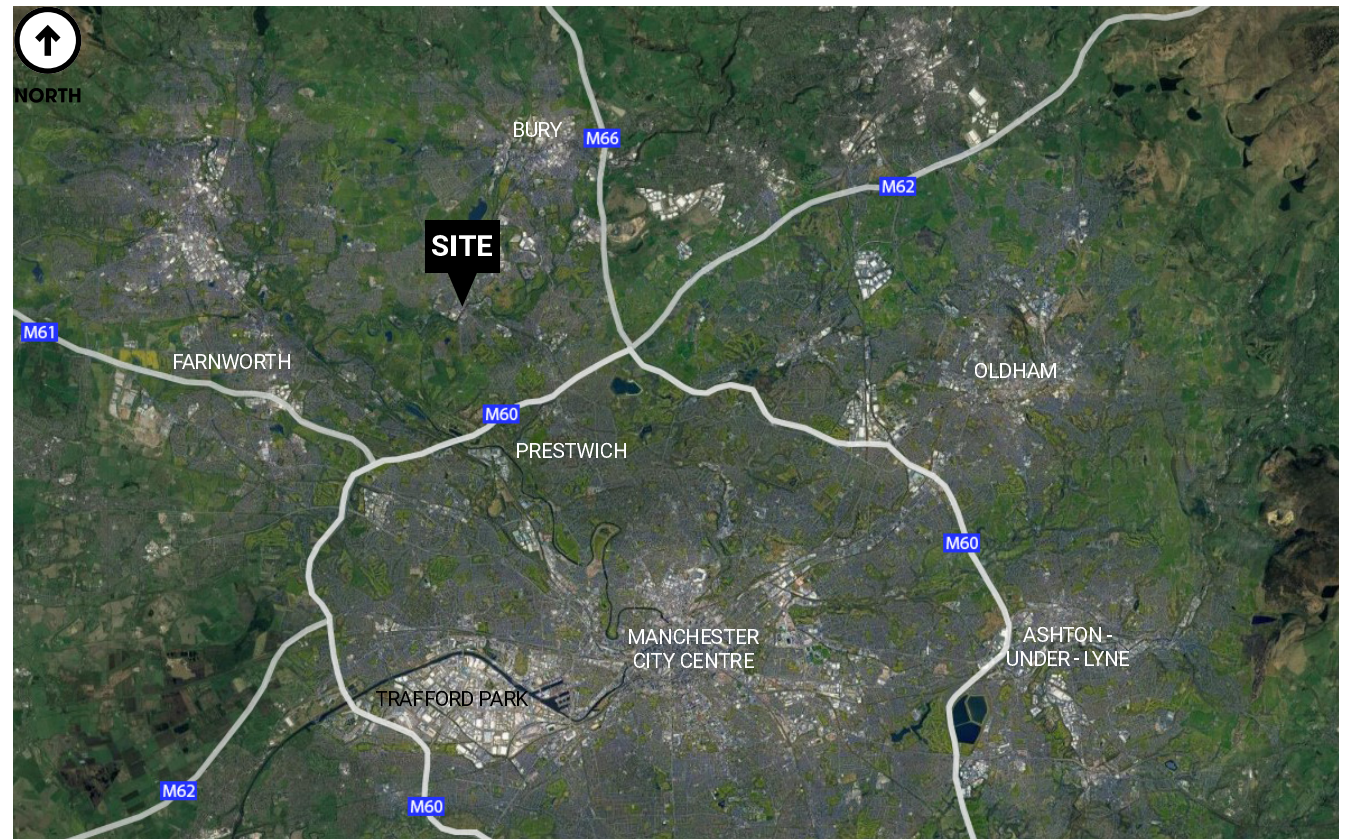
1.1 Executive Summary.

This document has been prepared on behalf of Bury Council in support of a Full Planning Application for the construction of a new Civic Hub building located between Dale Street and Radcliffe Market, the refurbishment of Radcliffe Market basement, Radcliffe Market Chambers building and the construction of a new link block between Radcliffe Market and Radcliffe Market Chamber. The design team has worked closely together, along with the key stakeholders and members of the council to arrive at a finished building project which best suit their needs and the needs of Radcliffe as a whole.

The Design and Access Statement will evaluate the existing site and describe the proposal, highlighting the benefits of the scheme within the context of the proposed site.

This document is to be read in conjunction with the corresponding application drawings and additional documents which also form part of the planning application.

Location Plan



2 Site Analysis.

2.1 Location.

Property Address:

1-9 + 13-21 Blackburn Street + Radcliffe Market, Radcliffe, Manchester, M26 1NN

(South Block + Radcliffe Market and Market Chambers)

The proposed site covers an area of approximately 0.75 hectares and is bound by Dale Street to the north-west, west and south-west, Radcliffe Piazza and Blackburn Street to the north-east and the River Irwell to the east, south-east and south.

The site is in a key location for the town centre and is located approximately 600m south-west of Radcliffe tram link. As well as ample free parking nearby, it is in an excellent position for local bus routes.



2.2 Access & Connectivity.

The centre has been located to be fully accessible on foot and by public transport. Parking will be available within the wider town centre parking provision. A Transport Assessment has been submitted alongside the planning application which assesses traffic conditions within and without the proposed development.

The site can be accessed from the surrounding road and footpath network. The main entrance is located off Radcliffe Piazza. Coaches use the adjacent drop-off point.

There will likely be an impact on local roads, but it is important to note the town centre has been designed to have the capacity to service the new centre. The impact will be fully assessed as part of the planning application process.



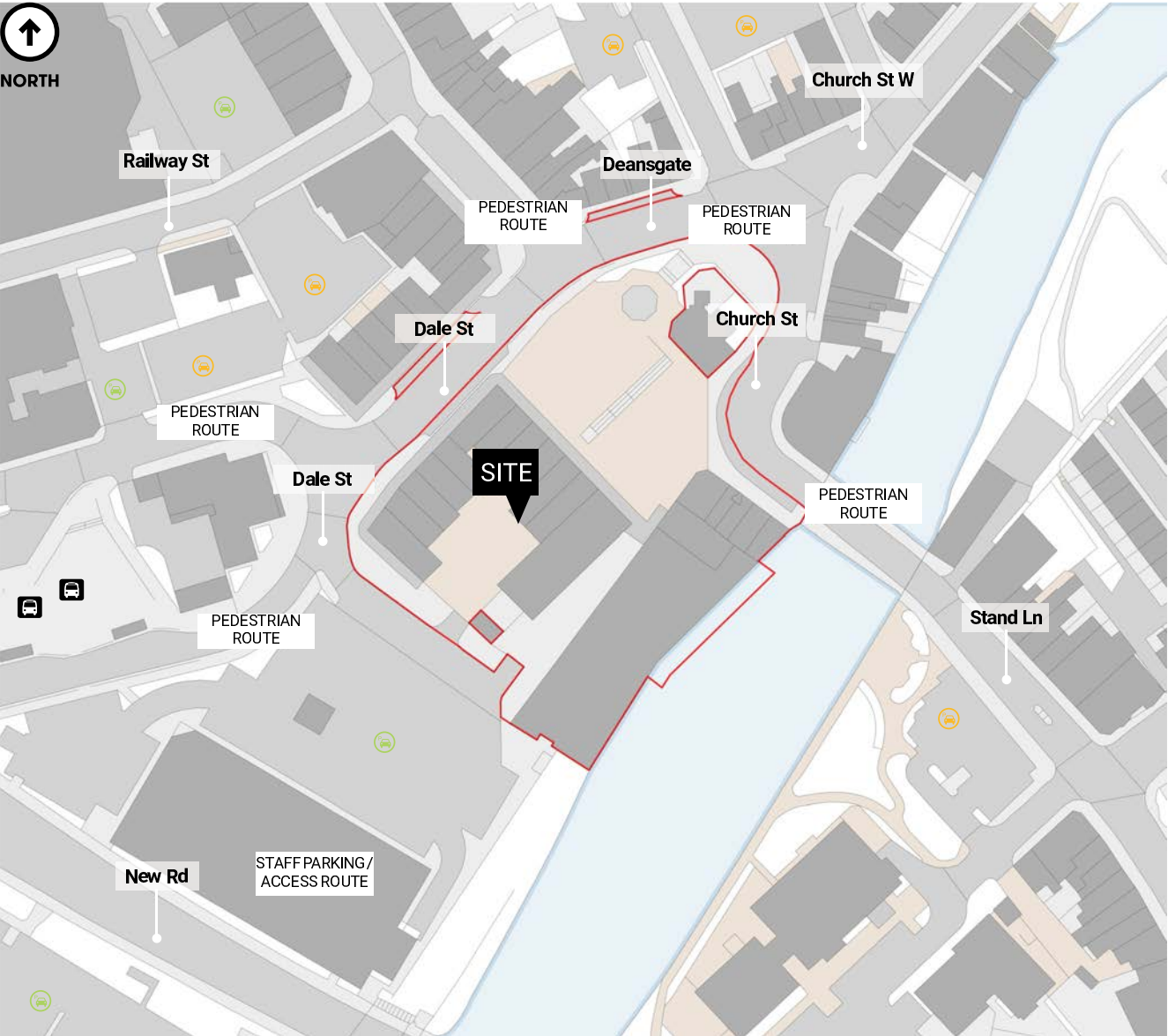
View from Dale St



View from Church St

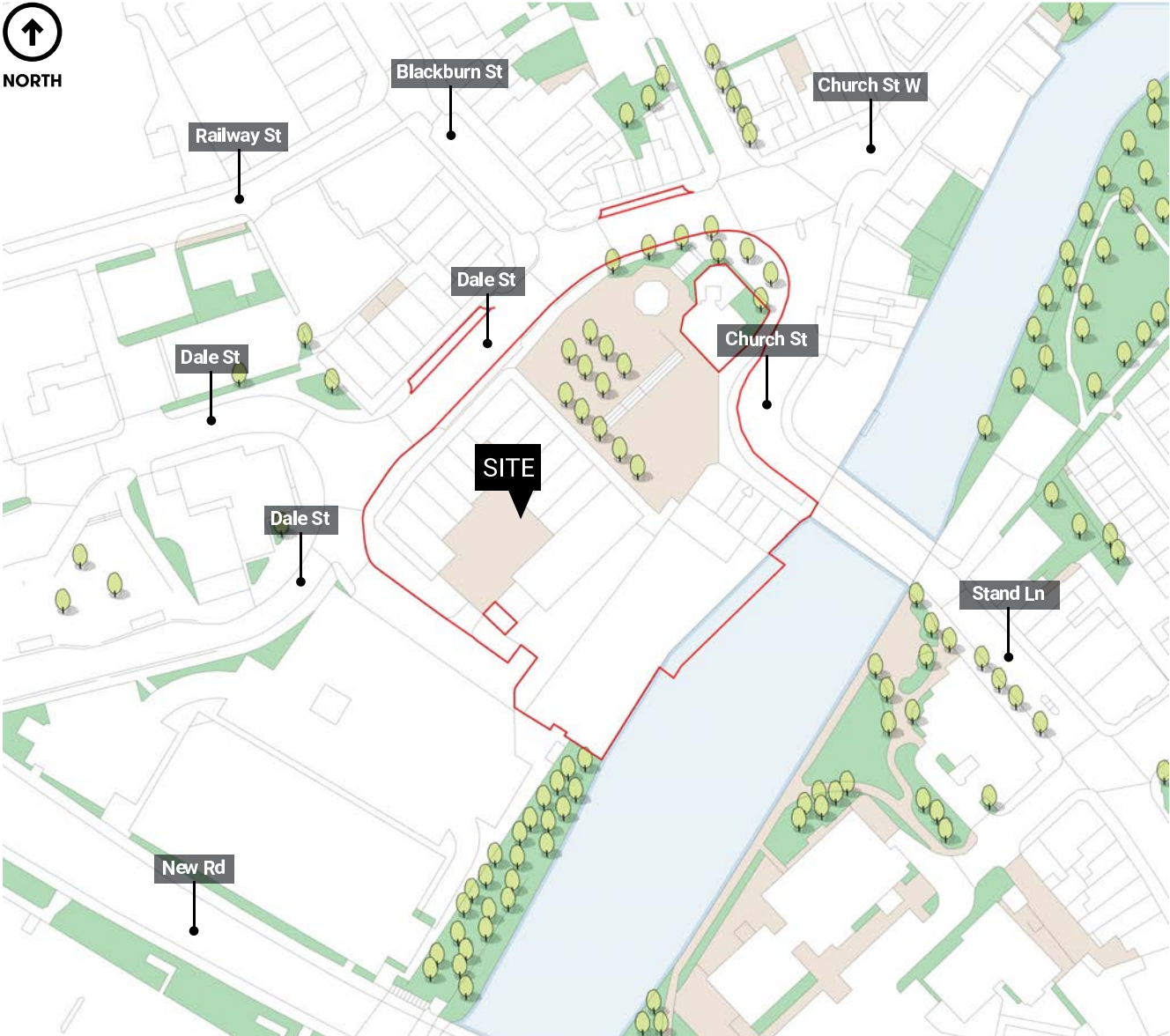
Key Legend

- Public Parking
- Private Parking
- Bus Stop
- Vehicular Roads
- Pedestrian Footpath



2.3 Environment.

The proposed site is located in the town centre, surrounded by prominently commercial uses. Open spaces are restricted to either unplanned green spaces between buildings or along the banks of the River Irwell or inconsequential borders between footpaths and parking. There are small pockets of planned planting, with a collection of trees in the main piazza and feature planting to the boundary of Lidl, but these areas are quite restricted in area.



Key Legend

- Landscaped Open Space
- Fields and Gardens
- Mature Trees and Shrubs
- Area of Unplanned Planting
- Paved Public Open Space

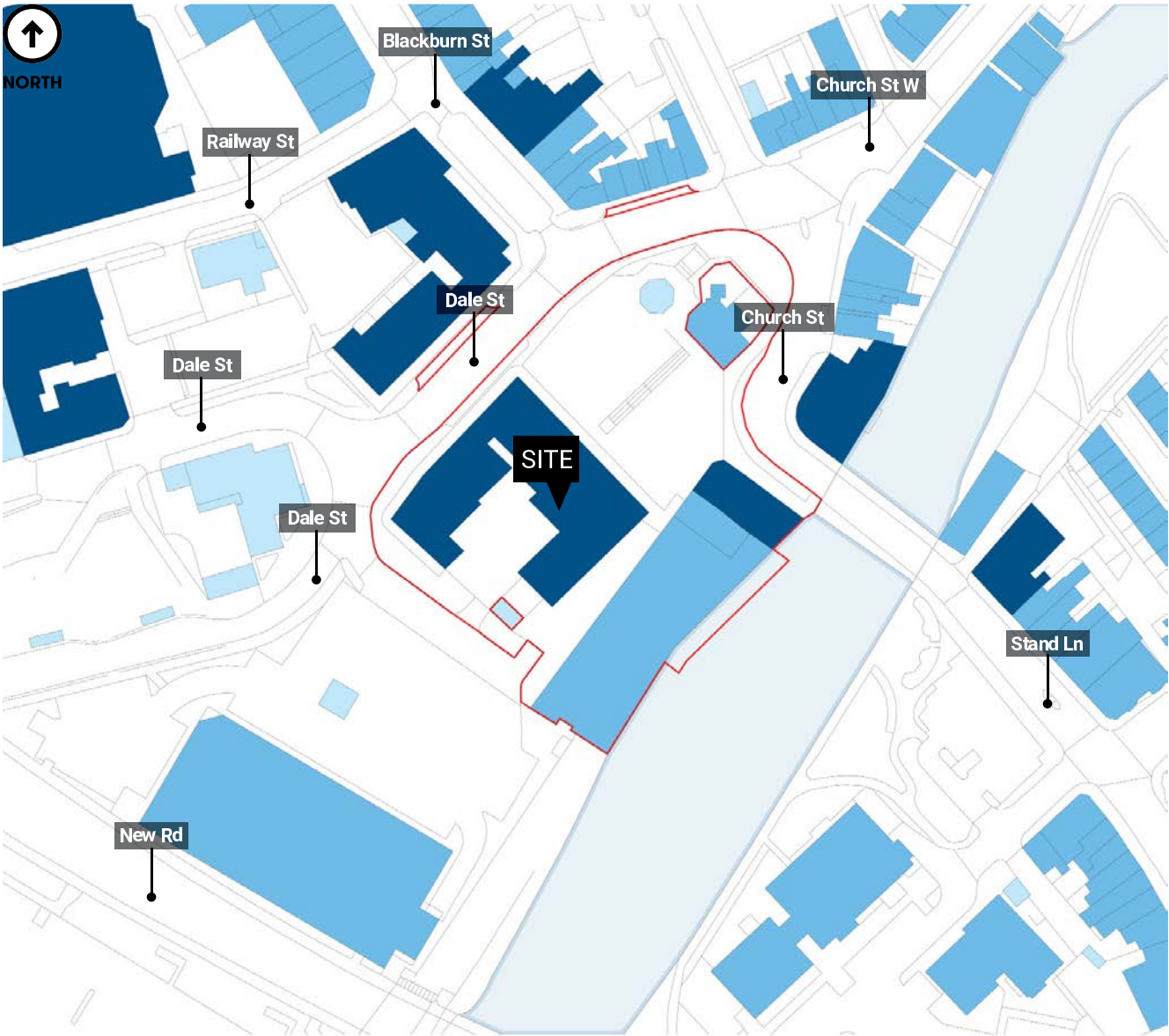
2.4 Massing & Edges.

Immediately surrounding the site, the majority of the built masses are 2-3 storeys in height but have a mixture of scales and forms. The more historic elements of the surrounding area are 2 or 3 storey with pitched roofs and are domestic in scale and character, with the exception of Radcliffe Market. Over the last 60 years the centre of Radcliffe has seen a large amount of the surrounding building stock removed and replaced with larger, flat roof masses of 2 or 3 storey heights.

The proposed building mass of 2/3 storey will sit on the site of an existing 2/3 storey block of commercial and residential units facing Radcliffe Piazza.



View of site from Blackburn Street



Key Legend



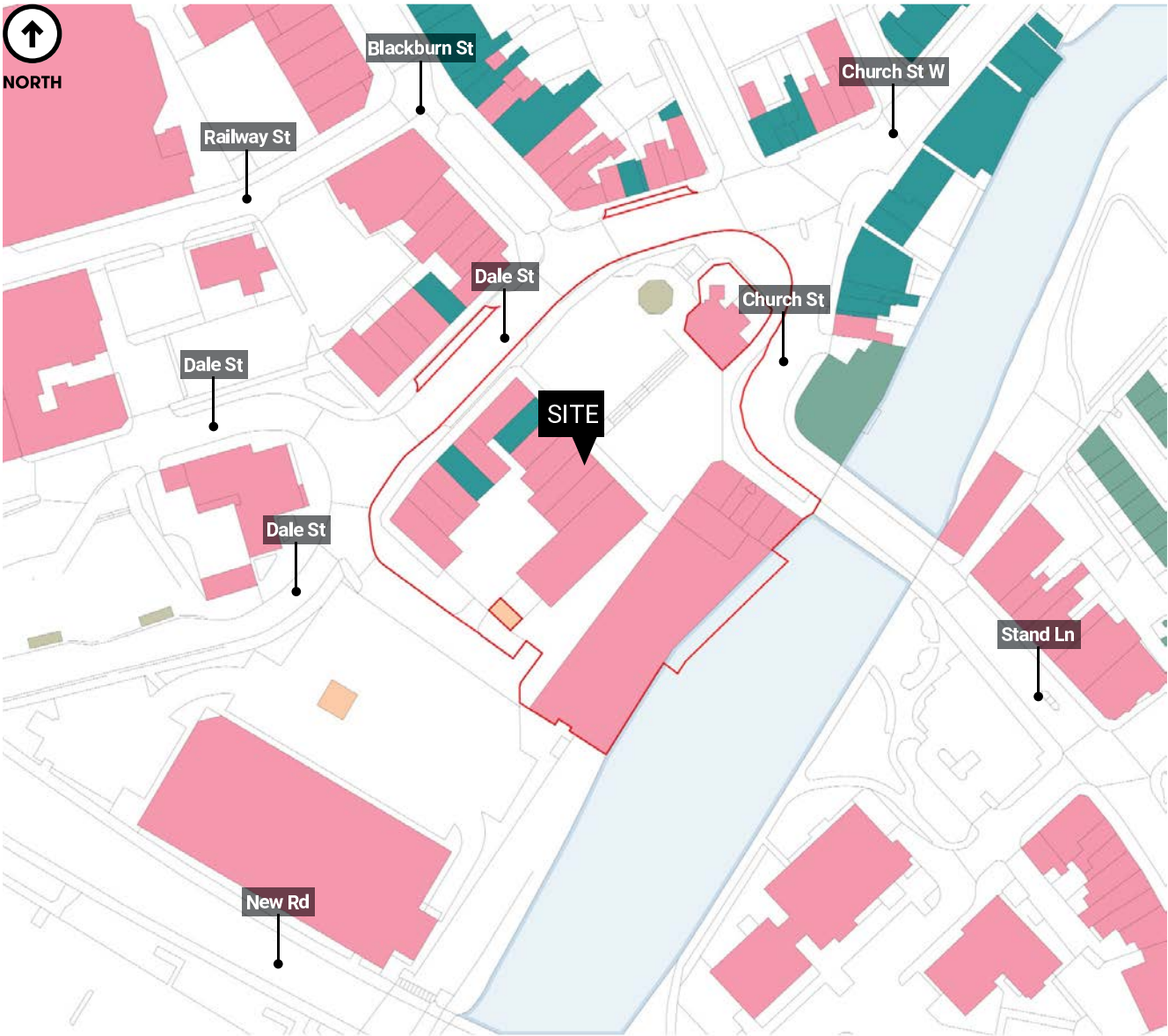
2.5 Uses.

The civic hub site constitutes mainly ground floor active commercial units with a high proportion of disused residential and commercial space above. Conversely the Market Chambers and proposed link block sites are entirely unused.

Immediately surrounding the site is predominantly commercial or mixed use spaces.



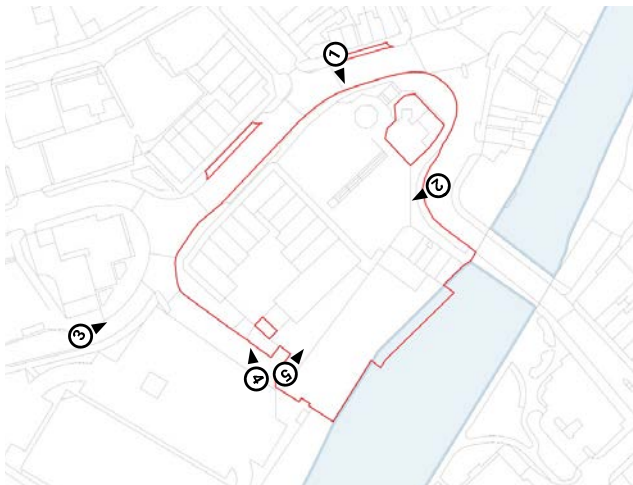
View of site from Church Street



Key Legend



2.6 Photographs & Views.



1 Aerial view of the site looking south



2 View south across Radcliffe Piazza



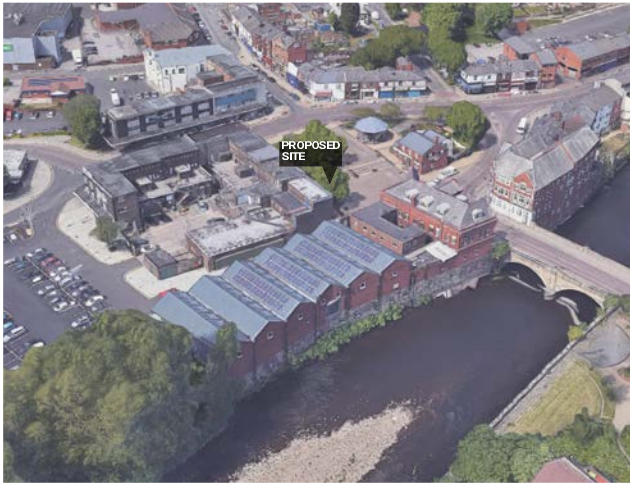
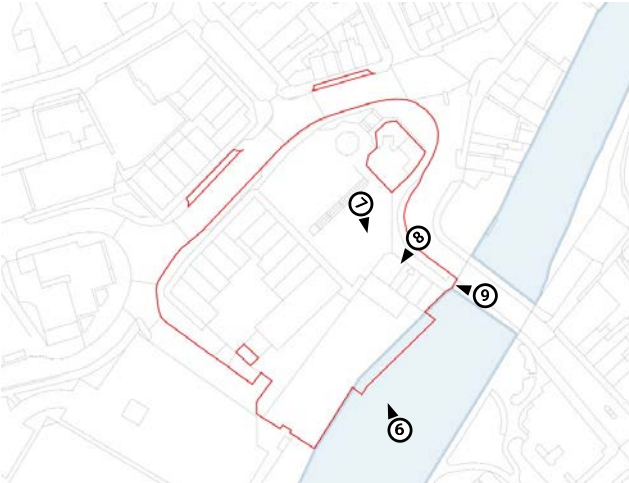
3 View north-east along Dale Street



4 View north from Radcliffe Market



5 View north-east along main elevation of Radcliffe Market



10 Aerial view of site looking north



7 View of Radcliffe Market Chambers and link block site



8 View of Radcliffe Market Chambers main elevation



9 View along River Irwell elevation

3 Design.

3.1 Brief & Site Appraisal.

The new Radcliffe Hub forms part of a holistic review and regeneration of leisure facilities and sporting provision across Radcliffe. As well as replacing the existing leisure centre off Spring Lane, the centre will provide other complimentary activities and council services which will help educate and promote health and wellbeing within the area in an enjoyable, fun and dynamic environment.

The civic hub is not a traditional leisure centre, with facilities including a Clip 'n Climb, library and other community spaces for local residents. The specification for the facility includes:-

- 25m x 6 lane main pool and 17m x 10m learner pool with integrated moveable floor designed to Sport England Specification with 150 spectator seats to cater for community use.
- Fully accessible wet side unisex changing village with Changing Places Changing Room facility.
- Clip 'n Climbing facility
- 100 station Fitness Suite, two flexible exercise studios and dedicated dry side male and female changing.
- Shared meeting/community spaces.
- Large roof top activity space.
- Central public space incorporating concierge reception, catering servery and integrated library.

Key Legend

Red Line Boundary

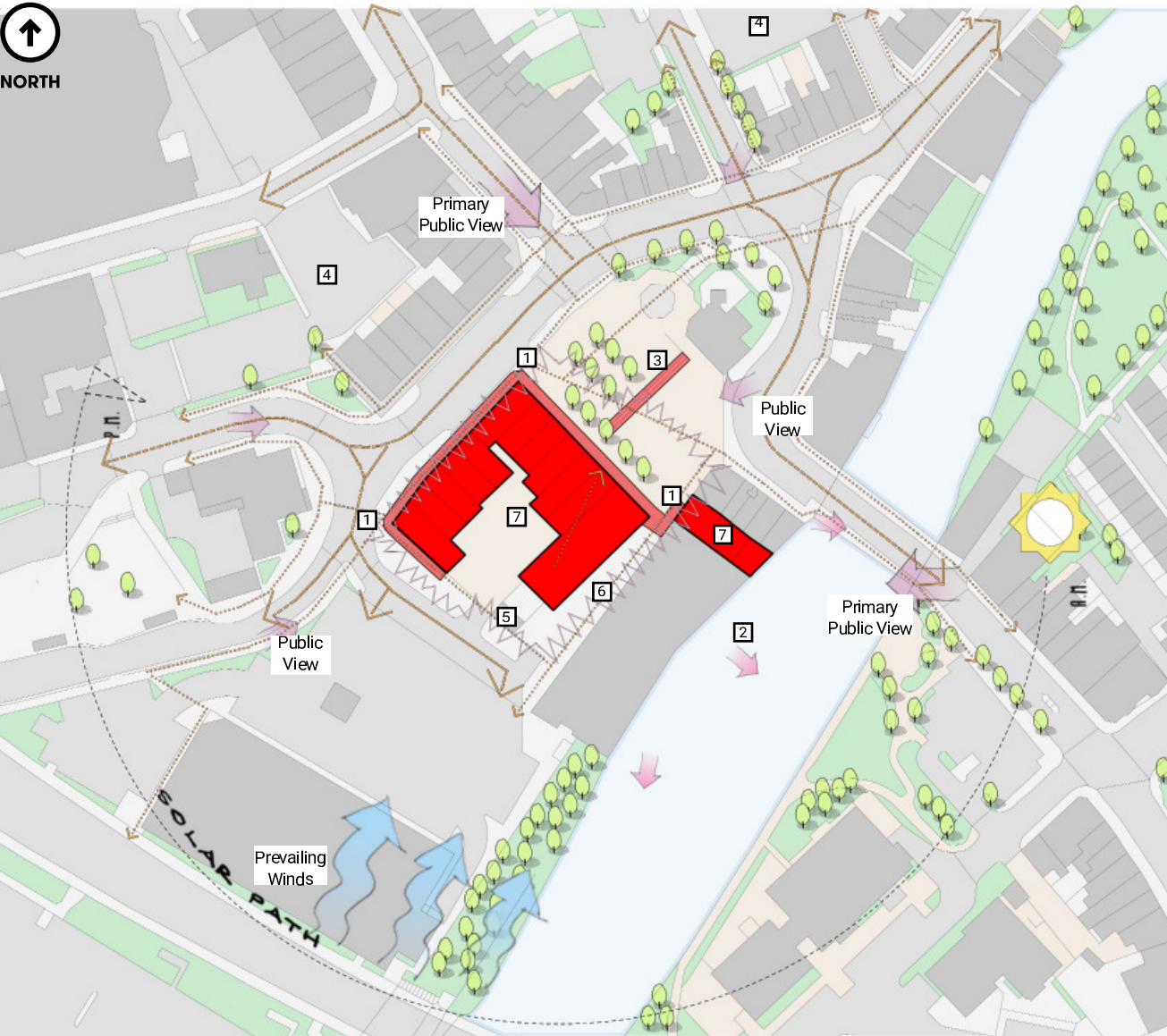
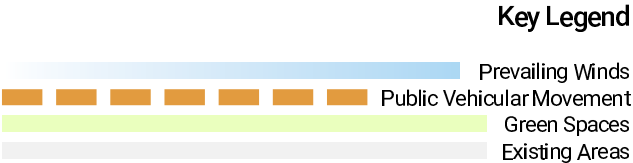
Existing Site Plan



3.2 Site Constraints & Opportunities.

The Design team undertook an extensive review of the site to assess the opportunities and constraints that exist. This process also involves seeking the best location for the proposed building whilst allowing a smooth customer journey.

- 1. Focal point (active frontage) for visitors approaching site.
- 2. Potential views from site across River Irwell.
- 3. Retain public square.
- 4. Adjacent parking areas.
- 5. Existing substation to remain.
- 6. Shared public spaces between buildings.
- 7. Building to be demolished.



3.3 Use.

Following the site analysis, we have looked to develop the internal layout for the building based on the brief for the campus of spaces. These various uses and requirements have then been arranged according to their activities and desired connectivity, outlining the approach to the site's opportunities, as well as customer journey patterns.

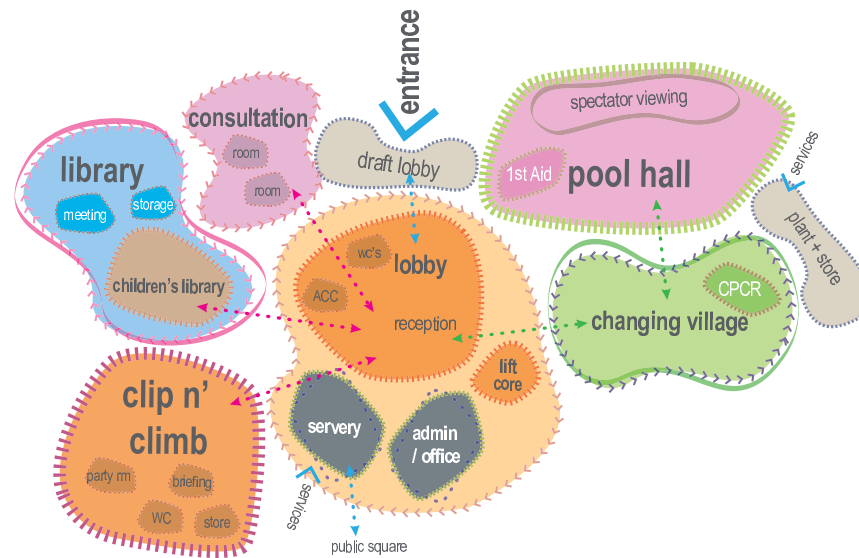
The layout has been designed with flexibility in use as one of its key drivers. The spaces contained within have been designed in such a way that they are non-prohibitive to their use for a multitude of activities. Flexible spaces, adaptive fixtures and shared use areas have been incorporated to allow the building to grow and adapt to its customers and the uses which best serve the surrounding area.

At the heart of the centre will be a multi-purpose social space that shares several uses which otherwise may have been contained within a series of cellular rooms, each more formal and less adaptive than the combined. The main space will allow the preconceived idea of a library, café, pool viewing and reception to be challenged and open up the area into one vibrant and engaging space where people can enjoy views of the activities going on within the centre's key spaces. Visitor will enter the building to find other customers enjoying the space while also being able to see exactly what is available to them.

This idea of flexibility in use extends through to the meeting and consulting rooms which can be used by several different stakeholders for many different uses.

The first floor uses flexibility in design to provide studio spaces which can be used independently or as one combined space while a separate studios space can accommodate larger single use activities.

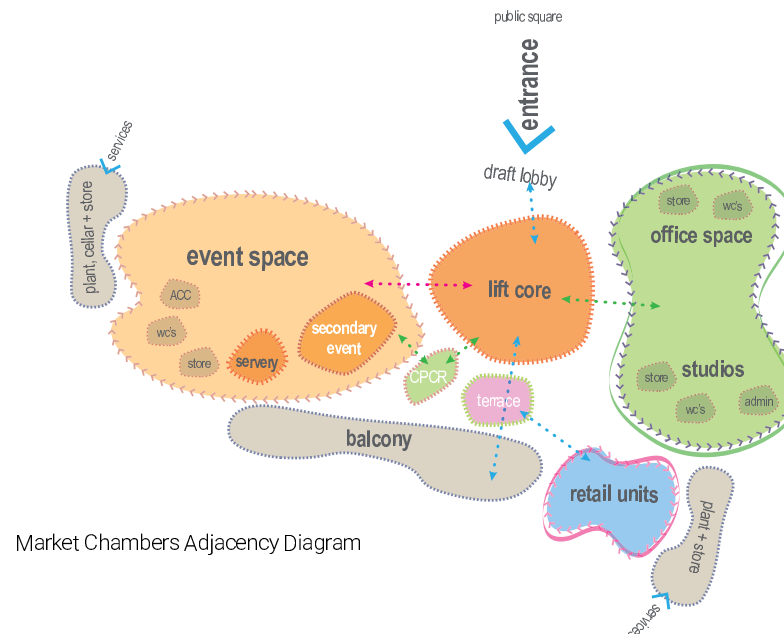
The second floor contains meeting rooms which can be used by stakeholders for different functions and a prayer room can be enjoyed by both staff and public alike.



Hub Adjacency Diagram for Ground Floor



Hub Adjacency Diagram for First Floor

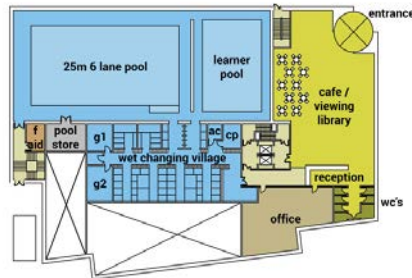


Market Chambers Adjacency Diagram

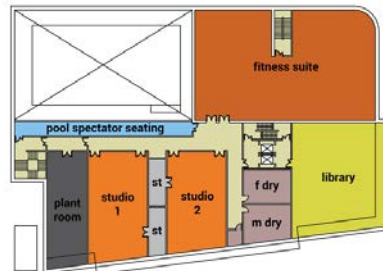
3.4 Design Development - Civic Hub.



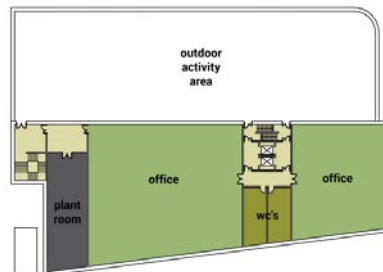
Initial design - Lower Ground Floor.



Initial design - Upper Ground Floor.



Initial design - First Floor.

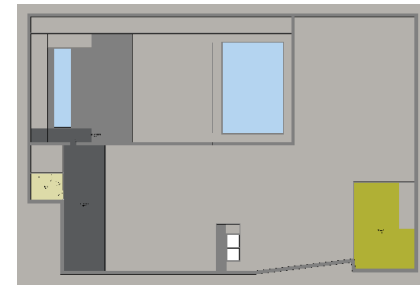


Initial design - Second Floor.

As the client brief contains specific specialist pieces of accommodation which have minimum space standards, our approach started from the need to position these on the site and in a volume which can be easily accommodated on this site. This approach largely drove the main massing of the design, allowing the remaining, less area specific spaces to sit in the resultant spaces.

Accommodating such large spaces increases the potential for long circulation routes in navigating around them, this is why we approached the design trying to minimise this less efficient space. With this in mind we looked to combine spaces and try to make them as flexible as possible, where possible, leading to more efficient and more beneficial space. This approach combined with an awareness of the building size and its impact on the surrounding spaces, meant we were very mindful of allowing the ground floor to benefit from openness and views deep into the building accommodation. When entering the building, visitors will be able to see from one end to the other, benefitting from views into the double height pool hall space and up into the first floor accommodation.

The design aims to make the most of the site levels and looks to step and stagger accommodation to suit the slope, with 3-storey mass being positioned on the lowest side where it also responds to the 3-storey Market Chambers opposite.



Stage 2 design - Lower Ground Floor.



Stage 2 design - Upper Ground Floor.



Stage 2 design - First Floor.



Stage 2 design - Second Floor.

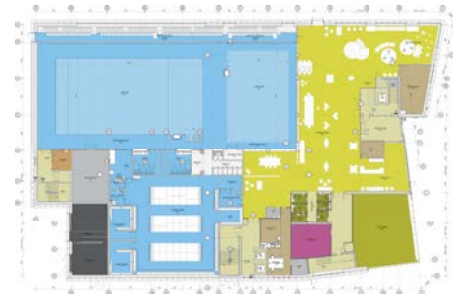
As the project developed, the team have further interrogated the brief and the design to make sure it still responds suitably to the business case, the site and the budget. This resulted in some slight reorganisation of spaces and the change of client accommodation brief to facilitate the inclusion more complimentary space, with a climbing experience being included and commercial space removed from the brief.

As the proposed mass was further appreciated the client and design team began to further understand the opportunities available to them three-dimensionally. This was further influenced by the construction team's developed design information, resulting in spaces being taken or released. As a result the building mass and form changed, along with the internal layout.

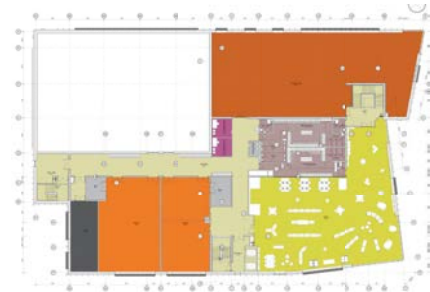
3.4 Design Development. - continued



Initial design - Lower Ground Floor.



Initial design - Upper Ground Floor.



Initial design - First Floor.

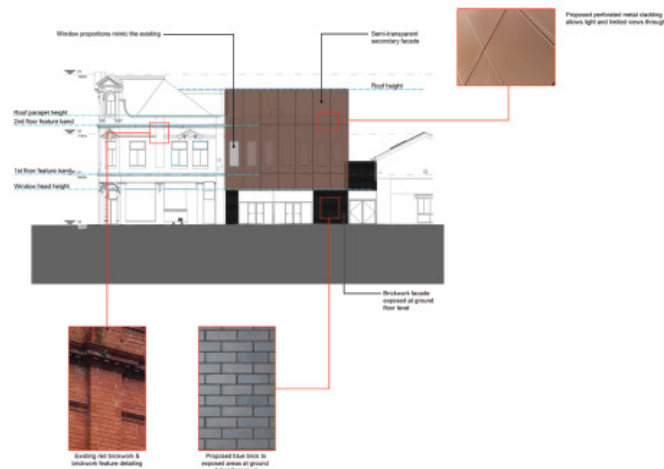


Initial design - Second Floor.

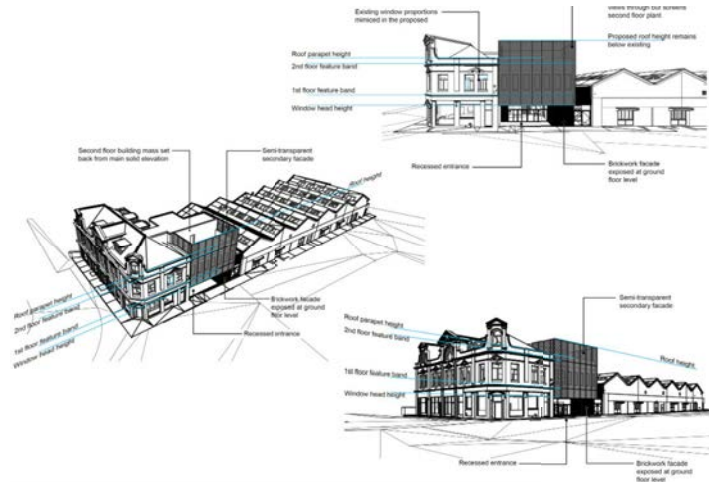
This refinement of the design and building mass has continued through to the design contained in the full planning application. Spaces have been pushed and pulled as their use and purpose has been further interrogated and appreciated. The resultant design responds to the brief, the site and the budget more fully than previously.

The proposed building mass sits well on the site, using both existing and proposed desire lines, movement paths, levels, views in and out, focal points, sense of enclosure, sense of identity for the proposed building along with those surrounding it, etc. to offer a building which can be enjoyed by users and passers-by alike. The design submitted as part of this document has been interrogated by the design and construction team, along with external peer review to arrive at a design which we feel will benefit Radcliffe as a whole.

3.4 Design Development - Market Chambers.



Initial design - Elevational View



Initial design - 3D Views

The proposed link block between Radcliffe Market and the Market Chambers buildings was designed with a single purpose, to create a vertical link between all four floors of the adjoining buildings with access for all members of the public. The required accommodation within the Market Chambers building and Radcliffe Market basement is sufficient to leave the link block largely utilitarian in nature, with the exception of the first floor. As the proposed users of the first floor of the Market Chambers building is a dance company who would benefit from larger more open spaces, more akin with modern construction methods than those used to construct the original Market Chambers building, the link block gave the opportunity to provide a column-free open studio space. From a massing and aesthetic perspective, the link block uses proportions and indicators from the adjacent existing Market Chambers building to set levels and reference points across the link block facade. Materials have been replicated from the new civic hub opposite, create a consistent palette of materials across the new campus of buildings/spaces.



Current proposal - View 1

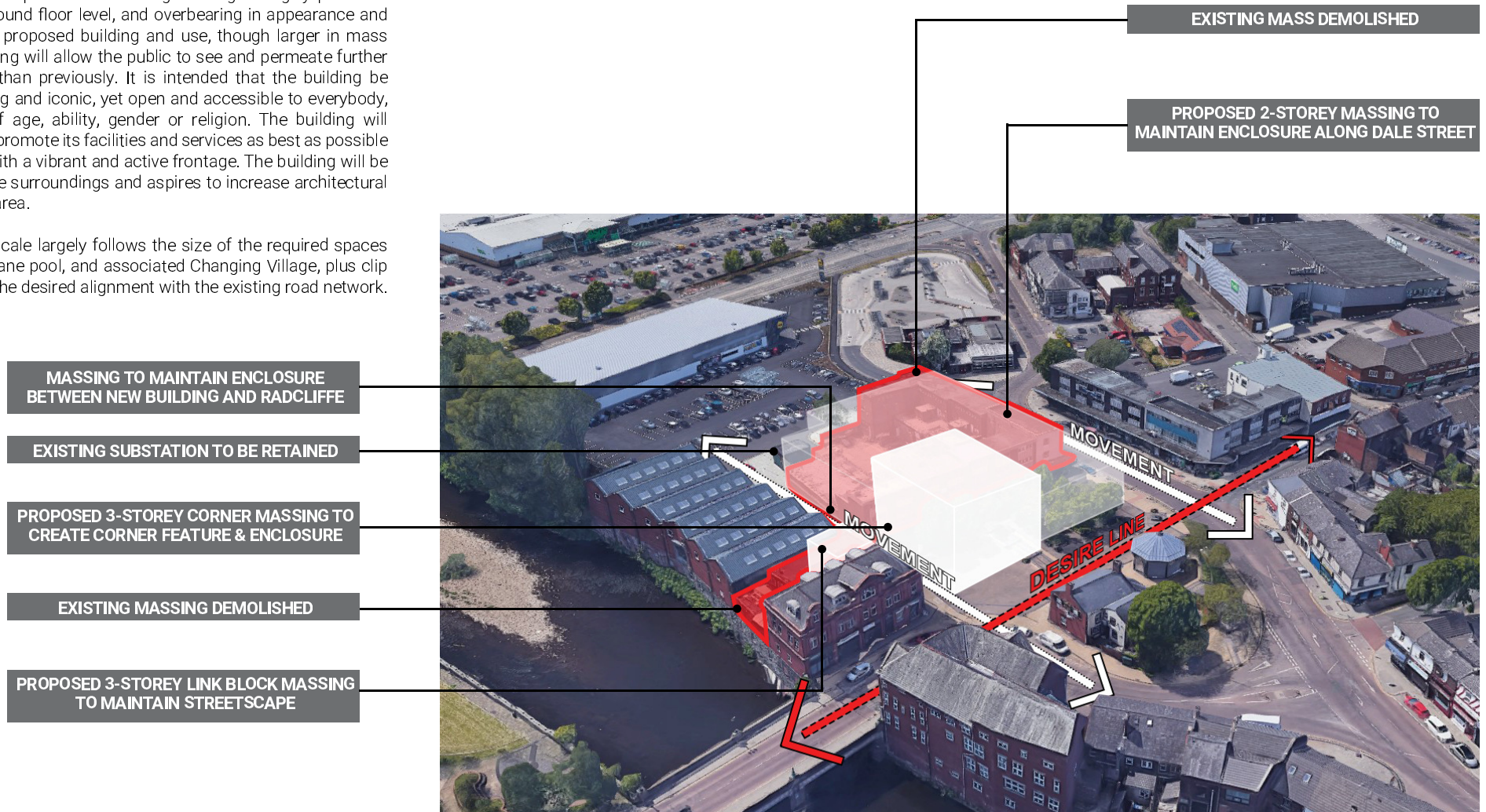


Current proposal - View 2

3.5 Massing & Scale.

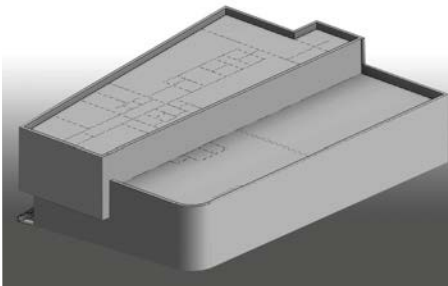
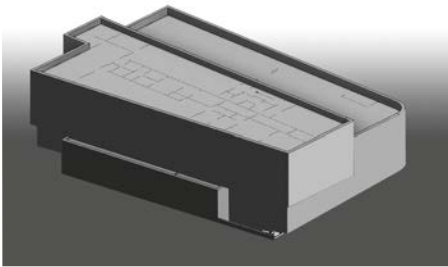
The apparent size and shape of the proposal have been carefully considered in order to reduce its impact on the site and its surroundings. The design replaces an existing 3-storey mass on the site but increases the permeability and visual interest for passing members of the public. The existing building is largely private in use, above ground floor level, and overbearing in appearance and massing. The proposed building and use, though larger in mass than the existing will allow the public to see and permeate further into the site, than previously. It is intended that the building be visually striking and iconic, yet open and accessible to everybody, irrespective of age, ability, gender or religion. The building will show-off and promote its facilities and services as best as possible to the town, with a vibrant and active frontage. The building will be an asset to the surroundings and aspires to increase architectural quality in the area.

The building scale largely follows the size of the required spaces (i.e. 25m x 6 lane pool, and associated Changing Village, plus clip n' climb) and the desired alignment with the existing road network.



3.6 Form Development.

During the development of the project, massing and form has played a critical part. The project has looked at several ways to express the proposed works as follows.



Initial sketch.

As outlined earlier, due to the nature of the majority of the building's contents, the building mass started being developed with efficiency in mind. The area surrounding the existing site is well used and creates a shelter public amenity space for the inhabitants of Radcliffe. The building began trying to use the approx. 2m level change across the site to assist in this efficiency, though posed its own challenges.



Development.

Looking again at the surrounding context, the design progressed in form and architectural expression to respond more closely to its surroundings, take the positives from the earlier design but more closely connecting it to the site.

The historic buildings surrounding the site are all smaller in nature and display characteristics of the classical orders, with a rhythm of windows and architectural detailing which creates a repeating vertical pattern across their facades.



Further refinement.

The wider site's use as a public square and meeting place has influenced the design's desire to bring this sense of community and flexibility into the new building mass. The design aims to create a feeling of accessibility and permeability through the facade and deep into the building mass. The design will be a public use building and is likely to succeed or fail based on its connection with the public, both physically and emotionally.

The design looks to reflect the local environment without being pastiche.

3.6 Form Development.



Material/colour palette development.

A key element of the design has always been the colour and materiality of the proposal. The design looks to make the building mass appear grounded by using a masonry plinth detail which compliments the surrounding public square's material palette and wraps it up the building. From there the massing is broken by areas of glazing and sunken window reveals to create shadow and interest. This combined with the repeating fin detail gives the building mass a sense of quality and workmanship, similar in nature to the brickwork detailing of the neighbouring character buildings.



Final Option Visualisation.

The final scheme submitted was further refined to reflect the feedback from the public and peers, in expressing the main entrance more clearly and allowing more area of uninterrupted glazing. Signage has also been introduced to make the building more legible and highlight possible areas of wayfinding.

The original hierarchy of space between public and private, ground, first and second has also been further developed leading to some of the additional fenestration being removed.



The final building design is expressed as a single mass which reflects both the intended use and the surrounding spaces. The proposed external facade is then peeled away in key locations to reveal views in and to express the activities which are contained within. The design attempts to allow passers-by and visitors to see and appreciate the internal accommodation prior to entering the building. This approach will hopefully help legibility and appreciation of building and increase engagement with the surrounding population.

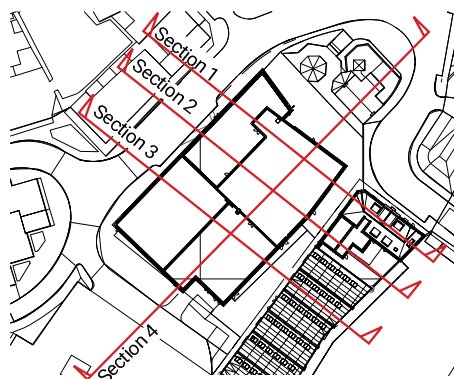
3.7 Form.

The nature of the building, its contents and the way in inhabits the site means that it has to respond to a variety of settings. This is recognised in the elevational design of the building and the materials that have been chosen. The three-storey corner facing Market Chambers occupies quite a prominent corner in the urban grain of the area, and it is crucial that it establish itself as an anchor point within the piazza. In addition, this corner also acts as a focal point within the town centre, being viewed from north and south along Blackburn Street, and also from the east along Church Street West. For those reasons, this corner of the building rises to approx. 16m above external FFL..

Large areas of the ground and first floors of the hub building are glazed, advertising the facilities within the centre and providing an active frontage to Dale Street and Blackburn Street.

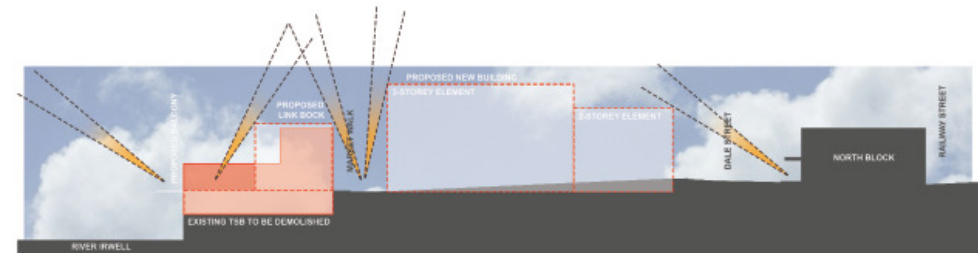
Due to the buildings large mass and the public's ability to approach the external envelope, it was felt essential to break this massing down into a more human scale. The surrounding architectural language uses a vertical rhythm, with approx. 1m spaces, to reinforce the vertical plane. This has been replicated as part of the design with a vertical fin to cast shadows across the facade, engaging with passers-by.

The link block accommodation replicates the architectural expression of the hub, but takes influence from the adjoining Market and Market Chambers. The ground floor layout has been stepped back to give respect to the building's neighbours, while parapet heights, fins and window proportions have taken reference from Market Chambers.



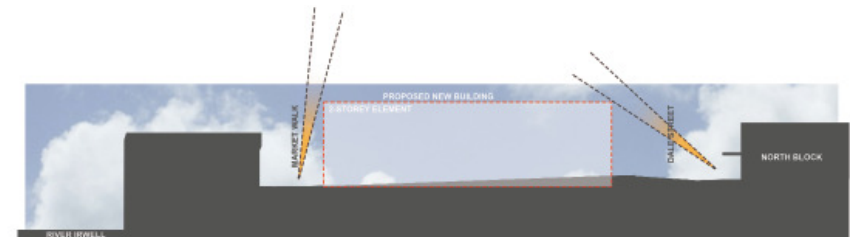
Section 1 - north-south section through Market Chambers

The proposed building mass is positioned approximately on the footprint of the existing buildings, to maintain the massing and sense of containment on Dale Street and Market Walk (walkway between Radcliffe Market and the proposed site).



Section 2 - north-south section through TSB/Link Block

The proposed link block has been positioned on site to maintain the streetscape massing along Market Walk but has been but back at ground floor level to create a more open outlook. Allowing those in the space to enjoy the views across the River Irwell and feel sheltered from the busy town behind.



Section 3 - north-south section through Radcliffe Market

The proposed building mass maintains the sense of enclosure to both Dale Street and Market Walk but has been brought down in height to help create a focal point facing Radcliffe Piazza.



Section 4 - east-west section through Radcliffe Piazza

The proposed building mass creates a sense of enclosure to the western most edge of the site, while creating a focal high point facing the Bridge Tavern and Radcliffe Piazza on the eastern most edge.

4 Appearance.

4.1 Language.

As outlined above, the centre aims to create an engaging aspirational building which will be clearly legible to both users and passers-by. The design works to use both modern and historic materials and building techniques in imaginative ways. It uses an architectural expression to emphasise key parts giving glimpses of what's contained within, while providing privacy for those areas which need it. Viewers of the building will be drawn to the building in order to interact with it both consciously and subconsciously. The building is to be an extension to the public realm.

Materials and their colours have been explicitly chosen to engage with customers and on-lookers to clearly define the entrance and make the buildings approach legible. The use of quality materials will also help lift the apparent value of the site and help create a sense of place.

Landscaping has been employed to continue the integrated design ideals from interior to exterior, providing a space for the benefit of the surrounding area which can be enjoyed all year round. The building setting is significant and will be integrated into the design approach of access for all with both hard and soft landscaping. The building will not be imposed on its surrounding, it will integrate into it.

Proposed entrance view



4.1 Language.

During the development of the elevation, materiality and language played a crucial part. The project has looked at several elevation material study options as follows.



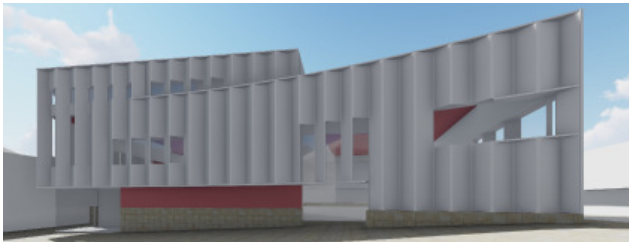
Elevation Material Study Option 1



Elevation Material Study Option 2



Elevation Material Study Option 3



Elevation Material Study Option 4



4.2 Impact / Materials.

The existing buildings are constructed predominantly of brown brick with pale concrete cladding to the upper facade facing Dale Street and Radcliffe Piazza. The south and north blocks, along with the former TSB building, were additions to the centre in the 1960s, changing the appearance of the centre from what was otherwise predominantly red brick Georgian architecture. Other than the none-contextual 21st Century additions to the town centre, the shape and scale of the surrounding vernacular is domestic, with red brick facades (some then rendered or painted), comparatively small window openings and pitched roofs.

More recent additions to the town centre have been mostly utilitarian and form has been influenced mostly from use rather than context, with flat roofs and extensive metal cladding.

The images to the right outline some examples of the more historic buildings within the surrounding area, along with the latest additions to Radcliffe town centre.

The proposed building makes use of the robustness of bricks but with a different colour palate, to contrast from the existing build and defining what is new compared to what is old. The pale bricks are combined with the use of metallic cladding from plinth level to the roof of the building. As previously outlined, a strong concept derived from the site has influenced the design of the building, and this translates through to the materiality of the elevations.

The proposed building mass aims to be appreciated within its right while referring to its surroundings in massing, materials and shape. The proposal will be a feature on-site without seeming alien.



4.2 Impact / Materials.

The rhythm of the architectural expression in surrounding Georgian and Victorian properties provided the design with inspiration on how to break the building massing and proposed materiality down into a more human and relatable proportion. The surrounding more historic buildings use repetition and stacking of elements, influenced by classical architecture, to create this rhythm.



Vertical rhythm on Radcliffe Market



Vertical rhythm on Market Chambers



Proposed rhythm on Civic Hub

As can be seen above, the existing context surrounding the site has a subtle rhythm across its facade. In some instances this rhythm continues unbroken and in other has been separated into bays. This rhythm in some instances extends across the full height of the building and in others is used to separate floors. The width of the vertical banding relates very well to a human scale and helps break areas of brickwork or cladding up into the same scale.

This same principle has been used in the design on both the Civic Hub and the Link Block, connecting the Market Chambers building and Radcliffe Market, to give the proposed mass a sense of place and context. When read in their surroundings the proposed buildings are intended to not look out of place, while still being modern and spark interest.

The same approach has been used in expressing openings in the main body of the Civic Hub's second floor. Smaller windows have been used to punctuate the facade and give light to habitable spaces, while also using a strong parapet line, wrapped around the majority of the building mass, to reflect the strong parapet line of the Market Chambers building adjacent.

4.3 Proposed Materials.

In keeping with the contextual environment, it is proposed that the new build use a brick plinth to link the building to its surroundings with a modern flat cladding above. The upper clad area of the building will then be treated with vertical fins to replicate the vertical rhythm referenced earlier. The material palette of the proposed building has been chosen to enhance and respond to its local surroundings. The colour palette predominantly consists of strong yet warm colours. The materials have been chosen to complement each other and project the aspirations of quality set forward as part of the brief by the client.

PALE BRICKS



The Civic Hub building responds to active frontage to all sides, comprising of a brick plinth at its base and metal cladding above with vertical fins and glazing used intentionally to engage with users and passers-by. The material palette for the Link Block, between Radcliffe Market and Market Chambers, reflects the Civic Hub but takes a strong influence from the adjoining Market Chambers building through layering and positioning of horizontal junctions, i.e. soffit height, window head and sill height, parapet height.

The main mass of the proposed link building has been set back at ground floor to highlight the adjoining Market Chamber building and its architectural quality. To the rear of the block, a public terrace has been created and existing roofs removed, to provide a vantage point to enjoy views of both the River Irwell and Market Chambers.

Using brick at plinth level will give both building masses a strong base, which reflects its surroundings and provides a texture rich uneven finish to the area closest to the ground. The texturised nature of the proposed materials will be heightened by utilising a

mix of brick and metal cladding, providing contrast and interest across the length and height of the elevations.

VERTICAL CLADDING PANEL



This material covers the majority of the building above plinth level, broken at key locations to reveal views into the building mass and allow an understanding of what is contained within.

Complimentary cladding colours with similar tones and texture have been used to emphasise key locations like building signage points and the main entrance. Colour change has also been used to emphasise the expression of the second floor, a predominantly private space for staff and invited members of the public.

METAL FINS



The proposed fins are used to emphasise the vertical rhythm discussed earlier. These have been used to break up the metal cladding and the overall mass within the elevations. The metal fins are envisaged to create shadow play and give the building a high quality civic appearance. This will result in a façade which continually changes in shade and colour throughout the day. The

fins start at plinth level reach towards the main roof level, stopping at second floor window sill height to further break down the building mass and create a hierarchy in the building mass.

PERFORATED PLANT SCREEN



Perforated metal screens have been included on the Link Block at second floor. This expression takes influence from the adjoining Market Chambers building as the mass and expression of elements steps away from the main mass to form its second floor. The proposed building will use a parapet to mimic the Chambers building and allow light to filter through the mesh to replicate the lightening of mass, while screening M&E plant equipment from view.

PPC ALUMINIUM GLAZED CURTAIN WALLING

Glazing will be used to allow the centre's contents to be appreciated without impacting negatively upon it, for example, north light glazing to the pool in the Civic Hub provides customers with a view of the facilities along Dale Street without increasing glare on the water, which would affect those using it and those in charge of user's safety. Providing natural light internally, it gives an active and vibrant entrance to the proposed building. The curtain walling will spread, at ground level from the Clip n' Climb space, main entrance and cafe up to the second floor roof level. Glazing also breaks up the building mass on first floor corner to highlight the fitness suite and punctuates the facade on all other elevations where views in or out can help users and passers-by enjoy the building. A matching window frames and metal work reinforce the colour palette and allow fins to sail across glazing to give a fully integrated appearance.

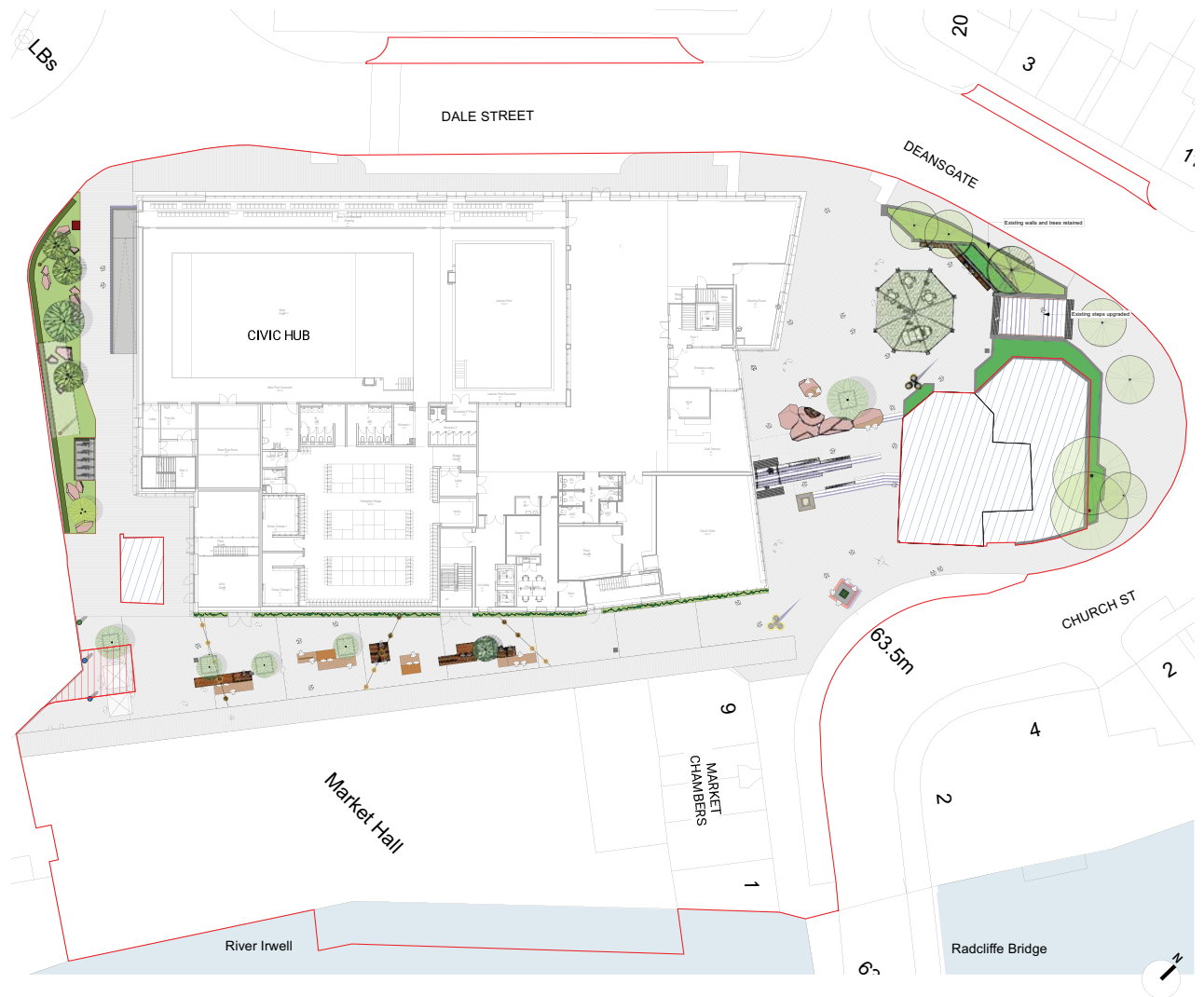
5 Layout.

5.1 Proposed Site Plan.

The proposed site plan derives from the context in which the design sits. Trying to make the most of the existing opportunities available to it, and build on them, the design aims to expand upon an already well used public space, by surrounding the proposed building mass with inhabitable interactive features and engaging installations.

Existing site entrances and routes are maintained, with private spaces limited to those needed for security and safety reasons. To most of the building's facades, the public realm extends up to the building surface itself.

Embedded in the surrounding transport network, public access to the building entrance is very simple. Public transport links are in very close proximity to the site and parking/drop off points for those most in need are already in place immediately surrounding the building redline.



5.2 Proposed Ground Floor Plan - Civic Hub.

ENTRANCE

The entrance is visible on the front elevation. Visitors and users enter the building through glazed automatic sliding doors, which opens up to the lobby space with view to the reception/concierge area. The draft lobby mitigates adverse wind effects and associated heat loss.

LOBBY AREA

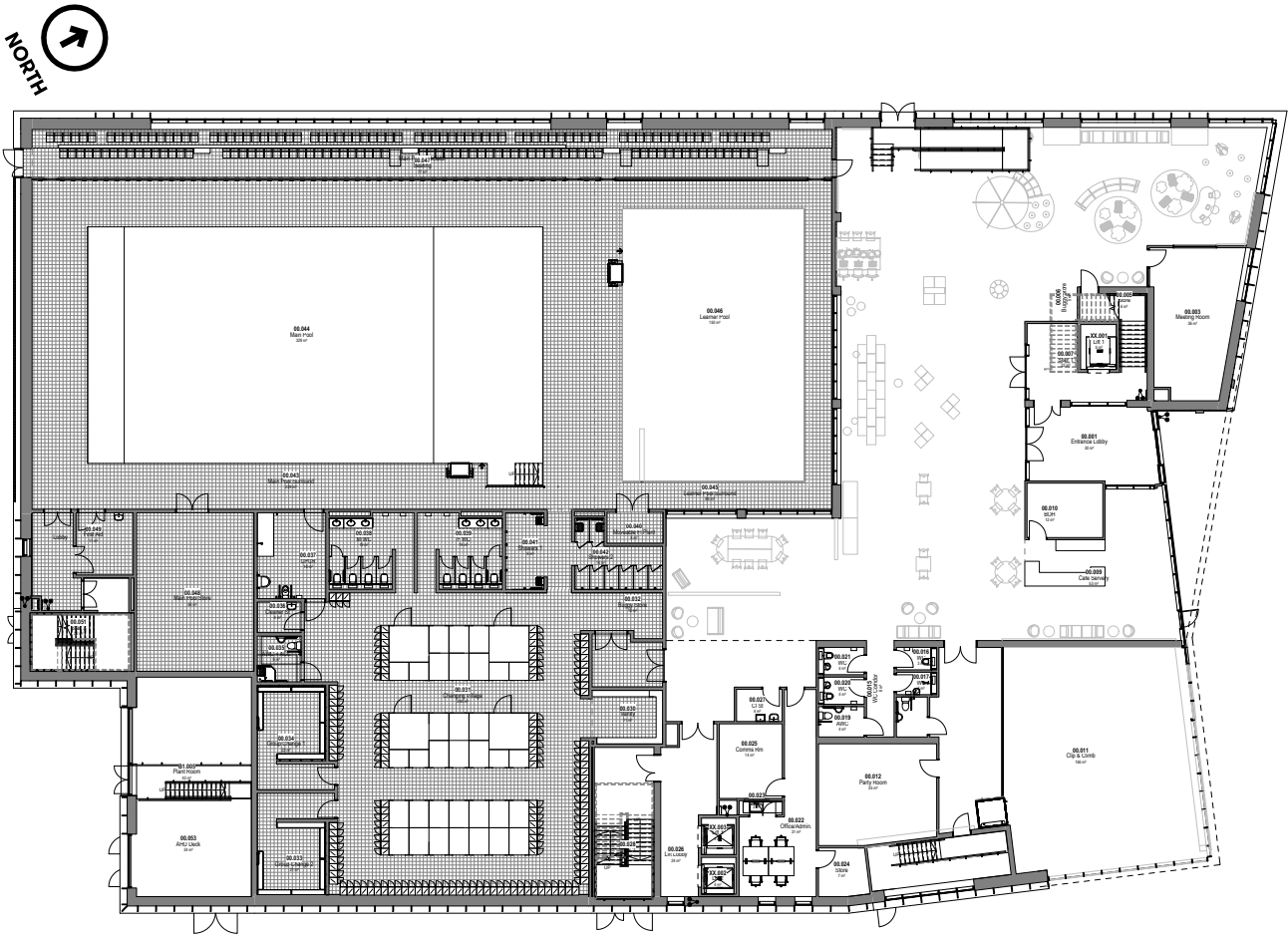
At the heart of the centre will be a multi-use space which shares several uses that otherwise may have been contained within a series of cellular rooms, each more formal and less adaptive than the combined. The main space will allow the preconceived idea of a library, café, pool viewing and reception to be challenged and open up the area into one vibrant and engaging space where people can enjoy views of the activities going on within the centre's key spaces while also enjoying a beverage and publication. Visitors will enter the building to find other customers enjoying the space while also being able to see exactly what is available to them.

RECEPTION

The proposed reception area is DDA compliant and acts as an informal control point for the building entrance.

CLIP N' CLIMB

Positioned immediately to the south of the entrance and cafe, and accessed from the main lobby/foyer, Clip n' Climb will support the centre by offering a complimentary activity which shares the building's food and beverage facilities.



5.2 Proposed Ground Floor Plan - Civic Hub.

SPECTATOR SEATING

Accessible directly off the lobby/foyer area, the spectator seating has been positioned on the eastern most end of the proposed pool hall. With a capacity of 150 seats, the centre will provide an area for parents and those accompanying customers enjoying lane swimming to sit and spectate on poolside.

CHANGING VILLAGE

The wet-side changing provisions have been designed in accordance with Sport England design guidance and in consultation with Sport England.

The wet changing village is efficiently planned with views into the main circulation zones from Pool Hall to enable clear sight lines. Showers are located on the route to and from the pool for ease of use. The wet change area includes separate male and female WC's, accessible change, Changing Places Changing Room, an AWC + ACC and two group change rooms, along with a shared linking vanity area and buggy store.

POOL HALL

The pool hall has been designed to be a light and enjoyable space with views to the north, across Dale Street. Glazing in pool halls needs to be carefully managed to control the risk of spectral reflection on the surface of the water. Orientation and solar coatings to the proposed glazing will reduce the likelihood of this while allowing views out.

The design process undertaken has been rigorous and time-consuming but is well worthwhile so that the centre best supports the team and clubs who will be using it. It also allows school group users and swimming lessons customers to enjoy a facility which will aid them in their pursuit of sport for a lifetime to come.

CIRCULATION

Access from the first floor to pool basin will be dignified and respectful for all users with pool pod access being provided to both pools.

Four passenger lifts have also been incorporated into the design of the project in order to provide access up to two upper levels and one lower level. A feature stair wrapping around the lift core to stair 1 provides circulation for public access to first floor library and second floor roof top activity space. The central stair 2 will give permitted access to first floor leisure activities. Staff access to second floor is via either stair core. Stair 3 is for emergency escape purposes.

Entrance and exit points throughout the building will all be provided as level access while internal accommodation has been contained on single level floor plates meaning all abilities and age groups will be able to enjoy the many building uses.

PLANT ROOM

The plant room is positioned to the southwest corner of the building with external access to the surrounding network for easy maintenance access.

5.3 Proposed First Floor Plan - Civic Hub.

FITNESS SUITE

In accordance with the brief requirements, the fitness suite is designed to accommodate 100 stations, based on Sport England recommendation of 5sqm per station. The fitness suite has been designed with large expanses glazing facing Dale Street and Radcliffe Piazza, offering an active frontage for the building. The fitness suite will have a mixture of cardio and free weights, with the height of the space accommodating rig frame kits.

MULTIPURPOSE STUDIOS

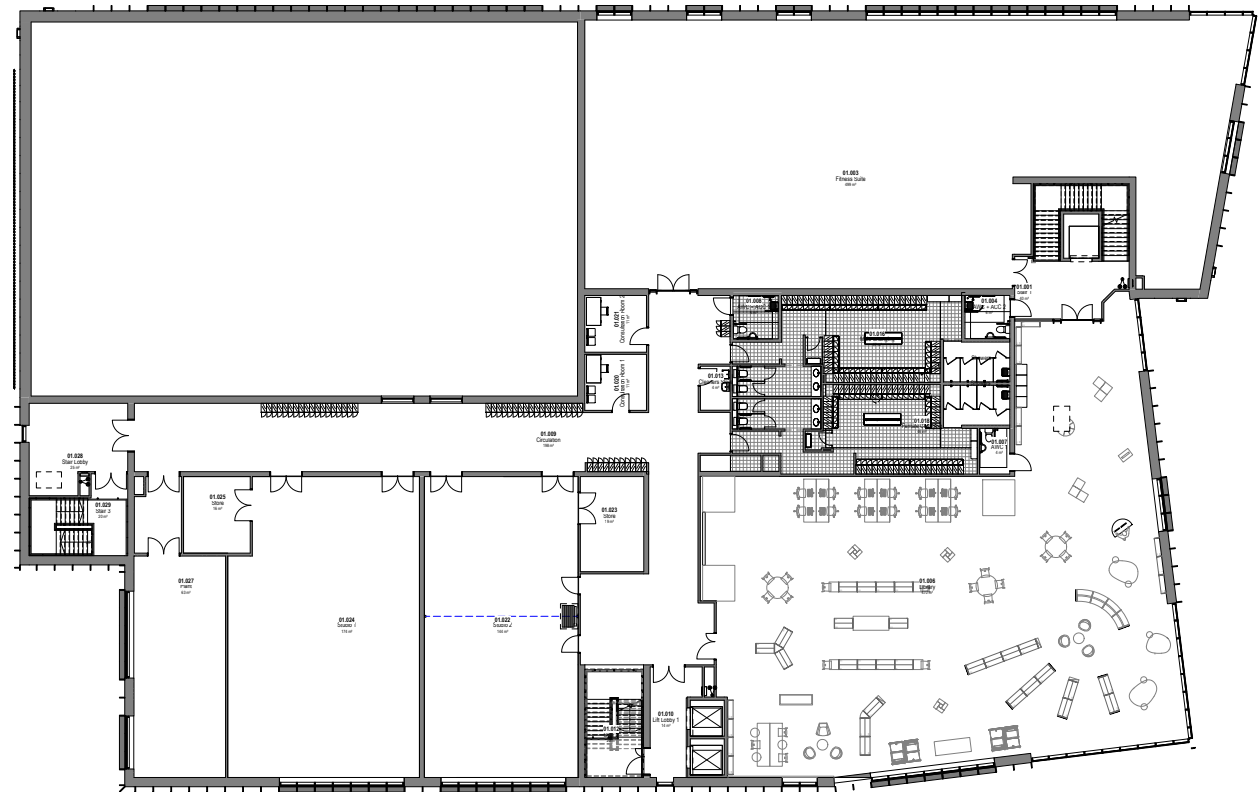
The studios are designed as flexible spaces that can accommodate a variety of studio uses. Studio 2 is divisible into 2 similar sized studios by a folding partition. The studios overlook Radcliffe Market and Market Walk through external glazing on the south elevation.

DRY CHANGE

The member's change provision is in separate male and female changing rooms with one unisex accessible change. Ambulant shower and WC facilities are available within each changing room, along with ample locker provision.

LIBRARY

The space at first floor is in addition to a library offer on ground floor. The space is in essence one large flexible space which enjoys views out over Market Walk and Radcliffe Piazza. WC provision is located at the entrance to the library, accessed primarily from Stair 1.



5.4 Proposed Second Floor Plan - Civic Hub.

ACTIVITY SPACE

A large external activity space has been integrated into the second floor plan. Accessed of Stair 1, the activity space is positioned directly above the centre's Fitness Suite. Created as an open air fitness area, the activity space is designed to cater for all levels of intensity with both semi-fixed and fully flexible equipment. A perimeter balustrade has been integrated to reduce the risks associated with activity on the roof top.

OPEN PLAN OFFICE

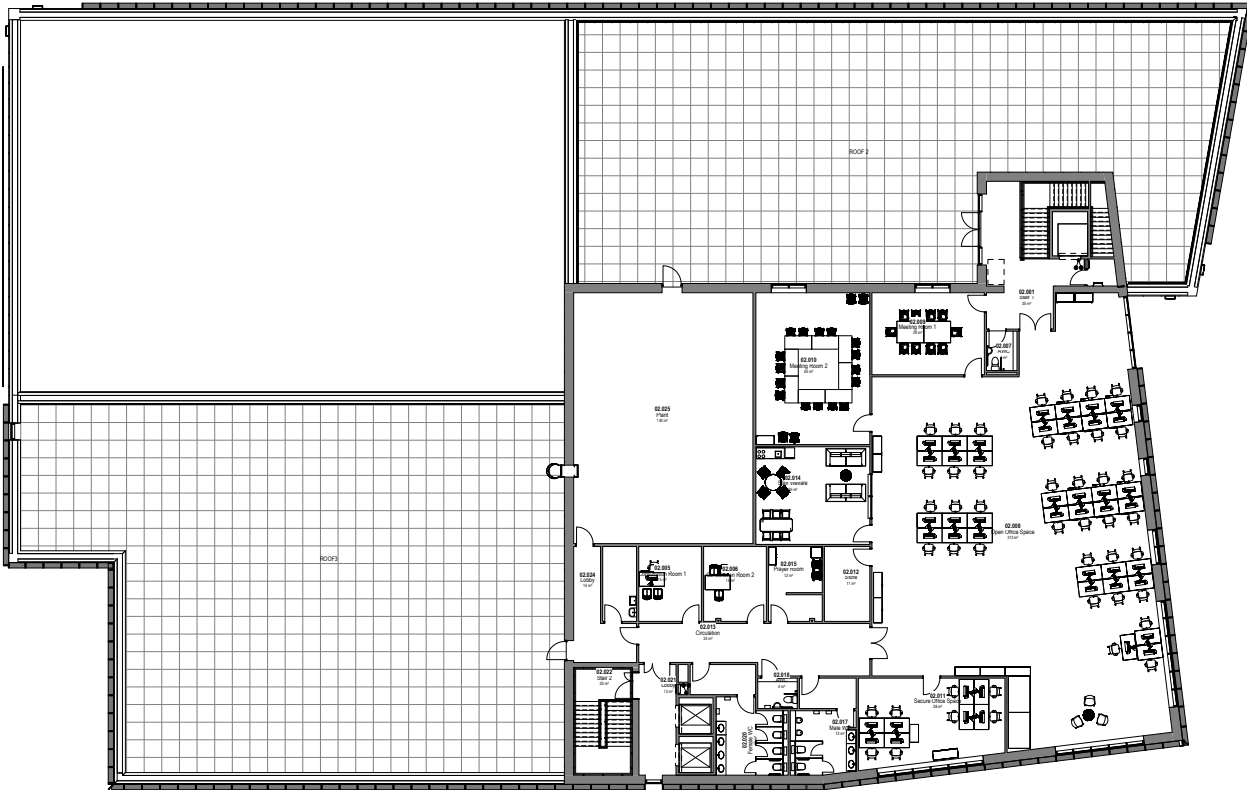
The majority of internal floor area at this level is designed to be open-plan office space to accommodate a range of working teams from within Bury Council.

CONSULTATION AND MEETING ROOMS

Accessed from both Stair 1 and 2, the second floor also accommodates several meeting rooms and consultation rooms. These spaces can be used by members of the public and as private meeting spaces for Bury Council team members.

ROOF TOP PLANT

The second floor also contains a large area for air handling plant equipment open to the elements.



5.5 Proposed Basement Floor Plan - Radcliffe Market and Market Chambers.

MAIN EVENT SPACE

A large flexible space which can be used for a variety of events or activities, with its own servery and associated storage. Accessed directly off the event space are unisex and ambulant WC facilities.

EVENT SPACE

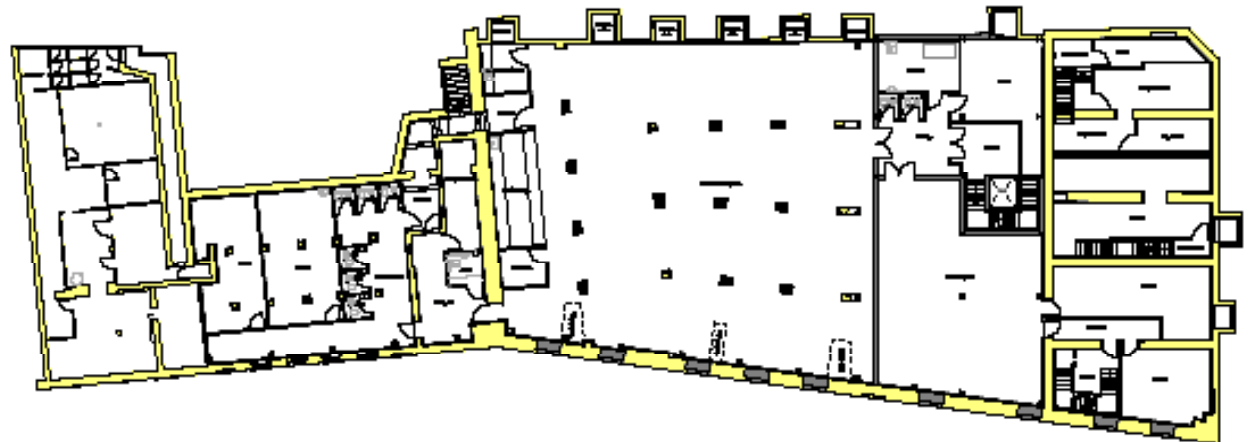
Secondary to the Main Event Space, this area is accessed off the main vertical circulation route and can be used to either support the Main Event Space or independently of it.

VERTICAL CIRCULATION

Providing the primary vertical circulation route for Radcliffe Market Basement, the link block and Radcliffe Market Chambers, this area also accommodates additional WC facilities and a Changing Places Changing Room.

MARKET CHAMBERS BASEMENT

Made up of a series of spaces smaller spaces designed for plant and storage, for use either by the above unit or the adjacent event space.



5.6 Proposed Ground Floor Plan - Radcliffe Market and Market Chambers.

RADCLIFFE MARKET

Remaining largely unaffected by the proposed works, the market hall will have minor adjustments to allow the basement to be refurbished and the proposed balcony to be accessed.

BALCONY & TERRACE

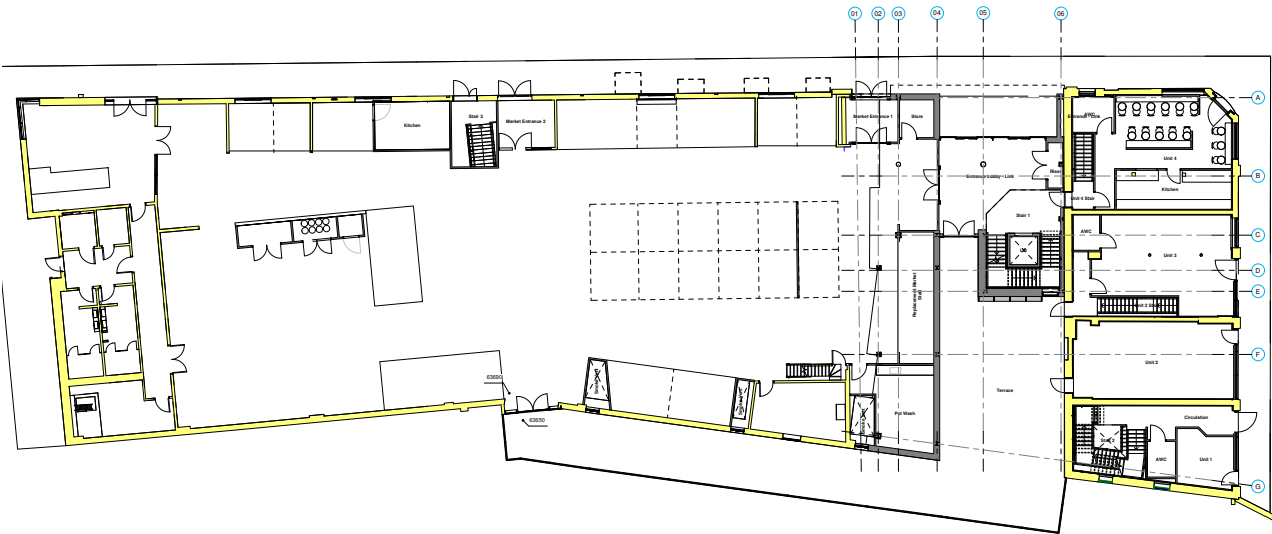
A proposed new public space where visitors can enjoy views of the Irwell River. Adjacent uses contained within Radcliffe Market and Market Chambers will be able to spill out on to these areas.

LINK BLOCK

The proposed link block forms an entrance, control point and vertical connection between Radcliffe Market, Market Chambers and the balcony/terrace spaces.

RADCLIFFE MARKET UNITS

Independently accessible from the surrounding footpath and road network, these units will be offered use as commercial spaces of varying sizes.



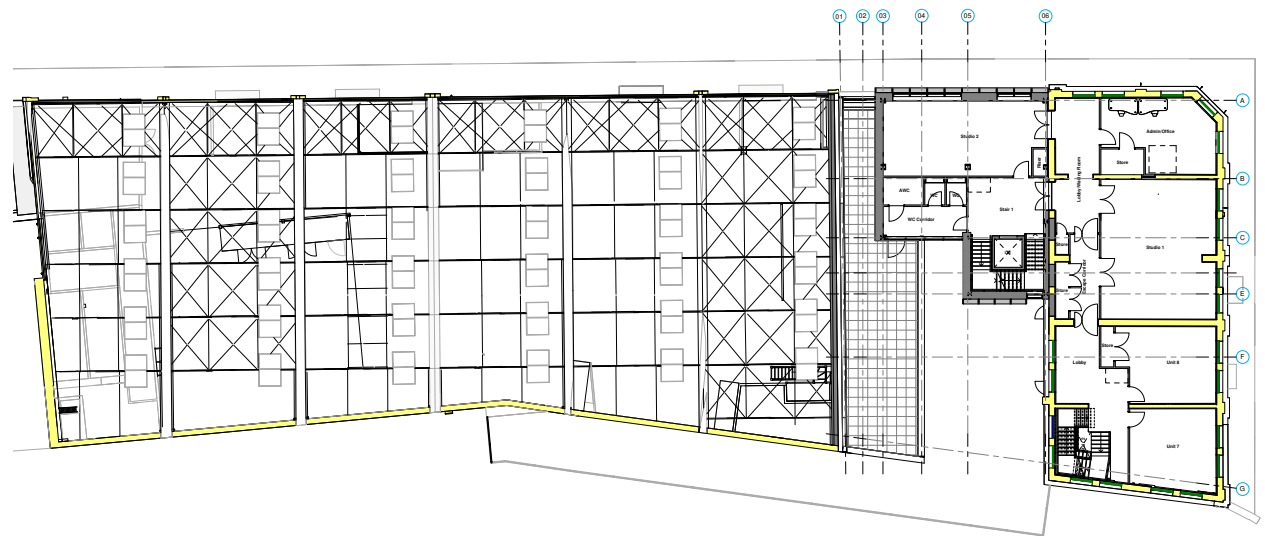
5.7 Proposed First Floor Plan - Radcliffe Market and Market Chambers.

STUDIO 1, STUDIO 2 AND ADMIN

Designed for use by a single occupant, the three spaces and adjacent WC facilities provide interconnected spaces which create an environment for teaching movement.

UNIT 7 & 8

Primarily accessed from Stair 2, Unit 7 and Unit 8 are designed to be independent spaces for commercial use. WC facilities are provided at ground floor level adjacent their primary external access point.



5.8 Proposed Second Floor Plan - Radcliffe Market and Market Chambers.

OPEN PLAN OFFICE

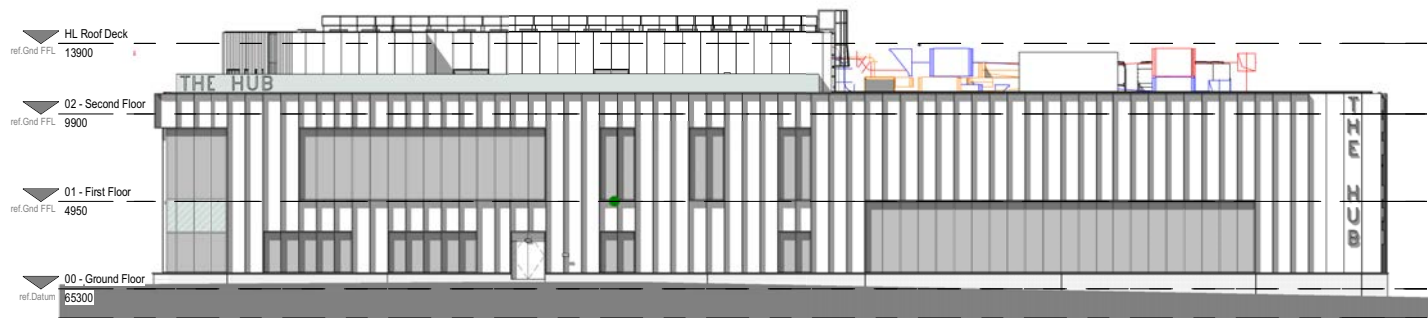
Designed as one large open plan space, the majority of the second floor provides a flexible working space with shared meeting and kitchen facilities. Primary access to the second floor is via Stair 1. WC provision is located adjacent to Stair 1.

EXTERNAL PLANT

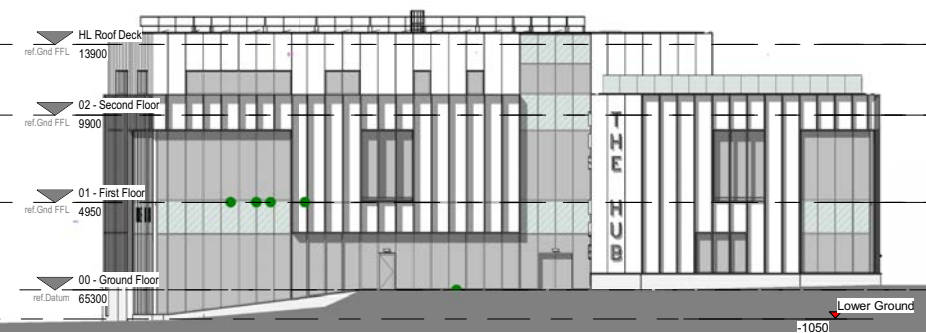
Providing an external space to accommodate mechanical and electrical plant equipment, the External Plant area is contained by a perforated metal panel behind a half height parapet wall. Primary access is via Stair 1.



5.9 Proposed Elevations - Civic Hub.



North Elevation



East Elevation



West Elevation



South Elevation

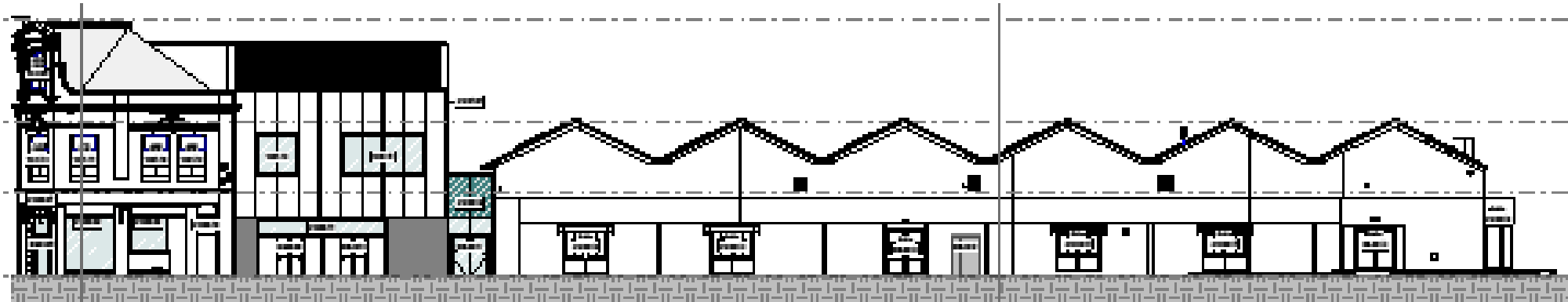
5.9 Proposed Elevations - Market Chambers.



North Elevation



East Elevation



West Elevation



View of Civic Hub from corner of Blackburn Street and Church Street

5.10 Visualisations.



View of entrance from Radcliffe Piazza



View along Market Walk



View of west elevation



View from the corner of Blackburn Street, Deansgate and Dale Street

6 Access.

6.1 Site Access & Parking.

As part of the application, the team has undertaken a parking and transport assessment. The study found that the surrounding parking provision within the town centre is sufficient to support the project and it's likely number of visitors. The study also found that the surrounding network of roads and footpaths will not need to be altered, with main pedestrian access off Radcliffe Piazza.

Service access will primarily be off Dale Street as it returns south towards the River Irwell, on the south west elevation. The centre's main bin store and covered cycle parking is located in this approximate location, as is access to the building's main plant room, chemical stores and plant room. 100% of the building's perimeter is accessible from public highway, with road carriage way adjacent 2 sides.



6.2 Access & Circulation - Civic Hub.

The centre uses varying degrees of design and technology to support users in an integrated way. Access from the second floor to pool basin and Clip n' Climb activity level will be dignified and respectful for all users with lift access being provided throughout. four passenger lifts have also been incorporated into the design of the project in order to provide access to all levels.

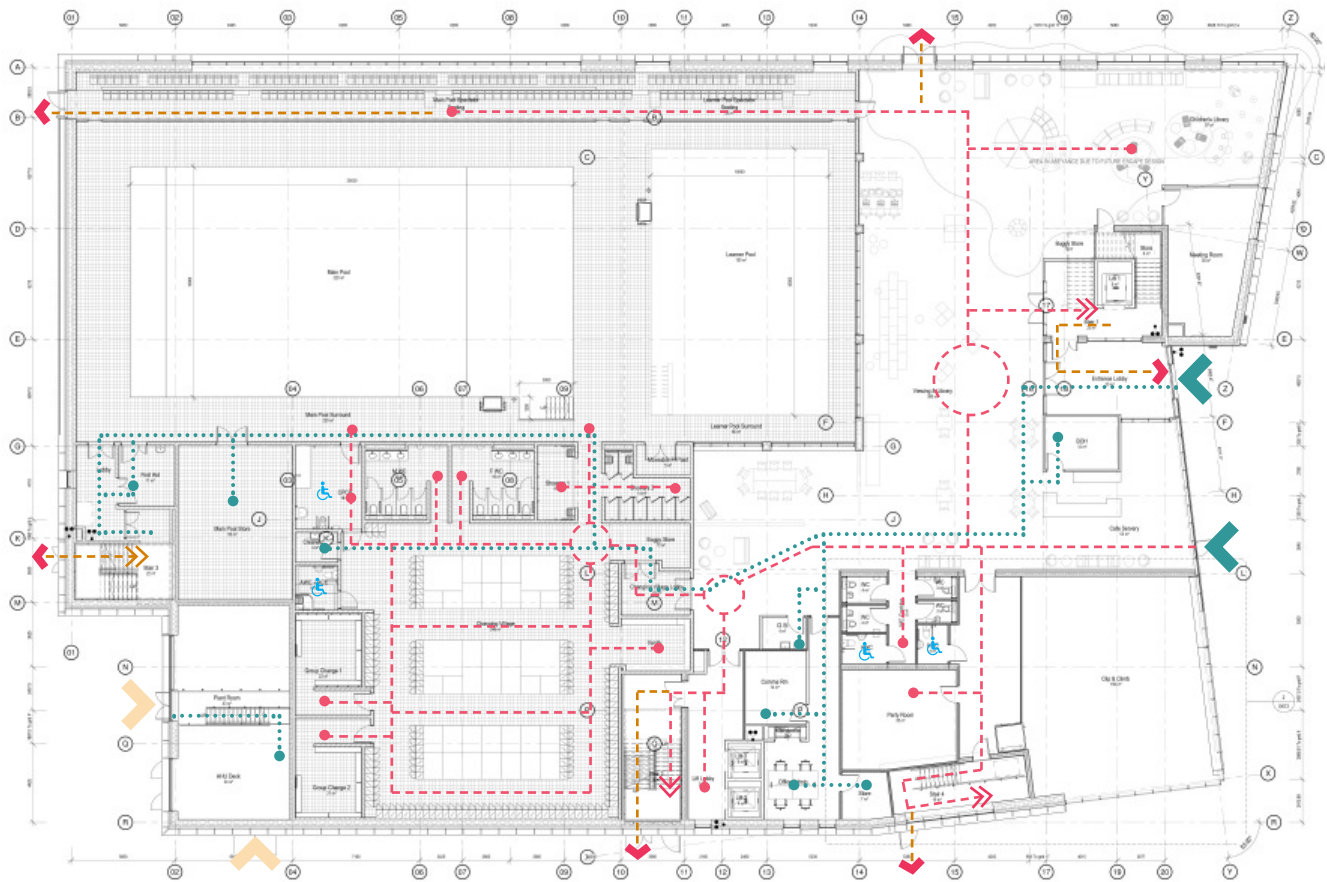
Circulation entrance and exit points will all be provided with level access and internal accommodation has been contained on single level floor plates, as far as possible, meaning all abilities and age group will be able to enjoy the many building uses on offer. Generous circulation spaces have been used throughout the proposal to allow ease of access. Where there is level change within the building, a platform lift has been introduced and all entrances maintain level access.

The following discernible accommodation has been integrated into the building in order to provide for some of the more at risk users:

Changing Places Change Room, Ambulant Changing Rooms, ambulant WCs, baby change facilities, Dementia friendly design throughout, natural wayfinding, 3no. platform lift access to second floor, platform lift access to Clip n' Climb activity level, 2no pool pods to pool basins, level access, single level floor plates, induction loop technology, shared disabled parking facilities, and coach and customer drop-off facilities.



- Key Legend**
- Proposed Visitor Entry
 - Servicing Entrance
 - Fire Escape
 - Proposed Disabled WC
 - Node/Welcome Point
 - Proposed Visitor Flow
 - Proposed Staff Flow
 - Fire Escape Route
 - or Staircase



pozzi



NORTH

Like in the Civic Hub, the Market Chambers has been designed to support some of the more at risk users by integrating the following:

 Proposed Visitor Entry
 Servicing Entrance
 Fire Escape
 Proposed Disabled WC
 Node/Welcome Point
 Proposed Visitor Flow
 Proposed Staff Flow
 Fire Escape Route
 or Staircase

7 Conclusion.

7.0 Conclusion.

This document has been compiled to illustrate the site analysis, design development and resultant design outcome for the proposed Radcliffe Civic Hub and Radcliffe Market basement, Link Block and Market Chambers. The previous pages systematically analyse the existing site and propose the most appropriate solution. The aspiration of the project has consistently been to develop and deliver an efficient yet attractive campus of buildings that work with the surrounding site.

From the very start, the project has been designed to meet, if not surpass, the latest design standards for sport and leisure use while also being net zero carbon in operation, meet BREEAM Excellent standard and support all members of the public. As the project continues through detailed design, the project will incorporate high levels of insulation, heat recovery, electricity generated by a roof top PV array, low energy consumption and energy efficient fittings along with natural benefits like solar gain, orientation, building massing and maximising opportunities for views and solar heat gain in order to provide the most sustainable solution without resorting to 'bolt-on' or fashionable technologies.

The team firmly believe that the solution contained within this document achieves all the aspirations set out by the client. The team will continue to develop this solution through to construction and completion, supporting the existing and predicted appetite for recreational facilities for the foreseeable future.

Manchester

Woodville House, 2 Woodville Road,
Altrincham, WA14 2FH

0161 928 7848

London

London House, 115 Golden Lane,
London, EC1Y 0TJ

020 7078 0079

pozzoni