

Thomas Telford UTC

Design & Access Statement

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ASSOCIATED

ARCHITECTS





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Introduction

Introduction

This statement has been prepared by Associated Architects LLP in support of the Planning Application for the extension to the existing Thomas Telford UTC (TTUTC).

Delta Planning (the Agent) are acting as Planning Consultants

This Design and Access Statement (DAS) has been prepared to accompany the planning application in accordance with Section 62(5) of the Town and Country Planning Act 1990 (as amended) which requires that a statement is provided regarding the design principles and concepts that have been applied to the development and how issues relating to access have been dealt with.

Format

The format of this statement will follow the CABE Design and Access statements guidance document. This document is intended to demonstrate the design process and considerations leading up to the final design being submitted in this application. This gives equal weight to both analysis of the process and description of the design to demonstrate the process taken, considerations made and decisions taken.

Design

The process
How the physical characteristics of the scheme have been informed by a rigorous process which should include the following steps:

- assessment
- involvement
- evaluation
- design.

Use
What buildings and spaces will be used for.

Amount
How much would be built on the site.

Layout
How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site.

Scale
How big the buildings and spaces would be (their height, width and length).

Landscaping
How open spaces will be treated to enhance and protect the character of a place.

Appearance
What the building and spaces will look like, for example, building materials and architectural details.

Access

The statement needs to include two potential aspects of access. That is not to say they are separate, and the statement should show that all access issues have been considered together.

Vehicular and transport links
Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.

Inclusive access
How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping.

CABE - design and access guidance headings

Brief

The West Midlands Construction UTC (WMCUTC) in Wolverhampton was opened in 2015 with the aim of providing vocational learning paths to pupils aged 14 to 19 years old. It is one of a number of similar establishments across England. All UTCs incorporate one or more specialisms as the basis for their vocational learning with construction being the focus for this site.

The nature of UTCs alongside their vocational specialisms meant that the original teaching accommodation was designed to support applied learning and support pupils as they pursue academic qualifications. However they did not originally include a broader range of spaces that would support pupils aged 11 to 14 following the wider requirements of the National Curriculum.

2020 saw the collaboration under the Thomas Telford Trust between 'the Outstanding Thomas Telford School with the West Midlands University Technical College, judged by Ofsted to be Good with Outstanding features. The strengths of the two schools have come together to offer students a truly ground-breaking opportunity' (quoted from the TTUTC website)

The current UTC building has a capacity of 600 pupils and the expansion will push this total up by 450 to 1050 pupils overall, with a consequent increase in staffing and support numbers. The introduction of a wider curriculum, whilst still retaining elements of the vocational UTC learning paths requires additional teaching and support spaces to enable the UTC to adapt to this new collaboration under the Thomas Telford Trust.



WMCUTC completed in 2016



Aerial photography indicating Site Location



Design

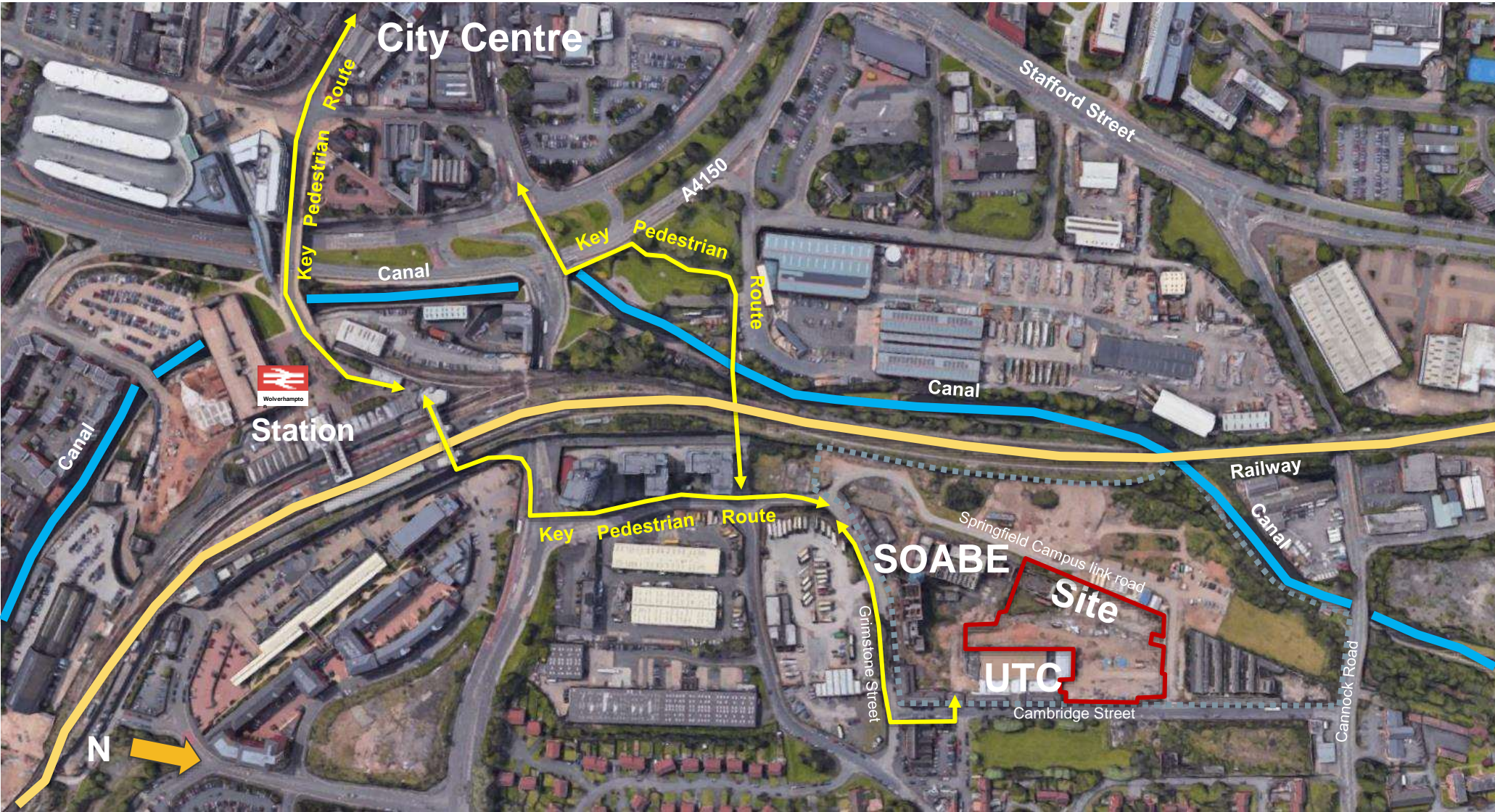
The Site - Context

The TTUTC is located on part of the former Springfield Brewery site in the centre of Wolverhampton. The site is now known as the Springfield Campus and is owned by the University of Wolverhampton. The area of land set aside for the TTUTC extension will then be leased by the Department for Education.

The area of land available for the TTUTC extension extends the current UTC site up to the University link road to the North and East and SOABE to the West.

The former Springfield Brewery site is of major historic importance for Wolverhampton and is a conservation area in its own right; the Springfield Brewery Conservation Area. It contains a number of listed buildings of critical importance which have been restored as part of the UTC, the Elite Centre for Manufacturing Skills (ECMS) and School of Architecture and Built Environment (SOABE).

The overall former brewery site is bounded by Cambridge Street on its east side, Grimstone Street on the south side, the West Coast Main Line railway, Birmingham Canal on the west side and Cannock Road to the North.



Principal pedestrian routes between City Centre and Springfield site



Brick texture to the historic buildings viaduct wall



SOABE Buff coloured concrete panels and bronze-red metal



Pre-dominant hard landscape character, asphalt, block paved spine road, viaduct wall and SOABE façade line.

The Site - Overview

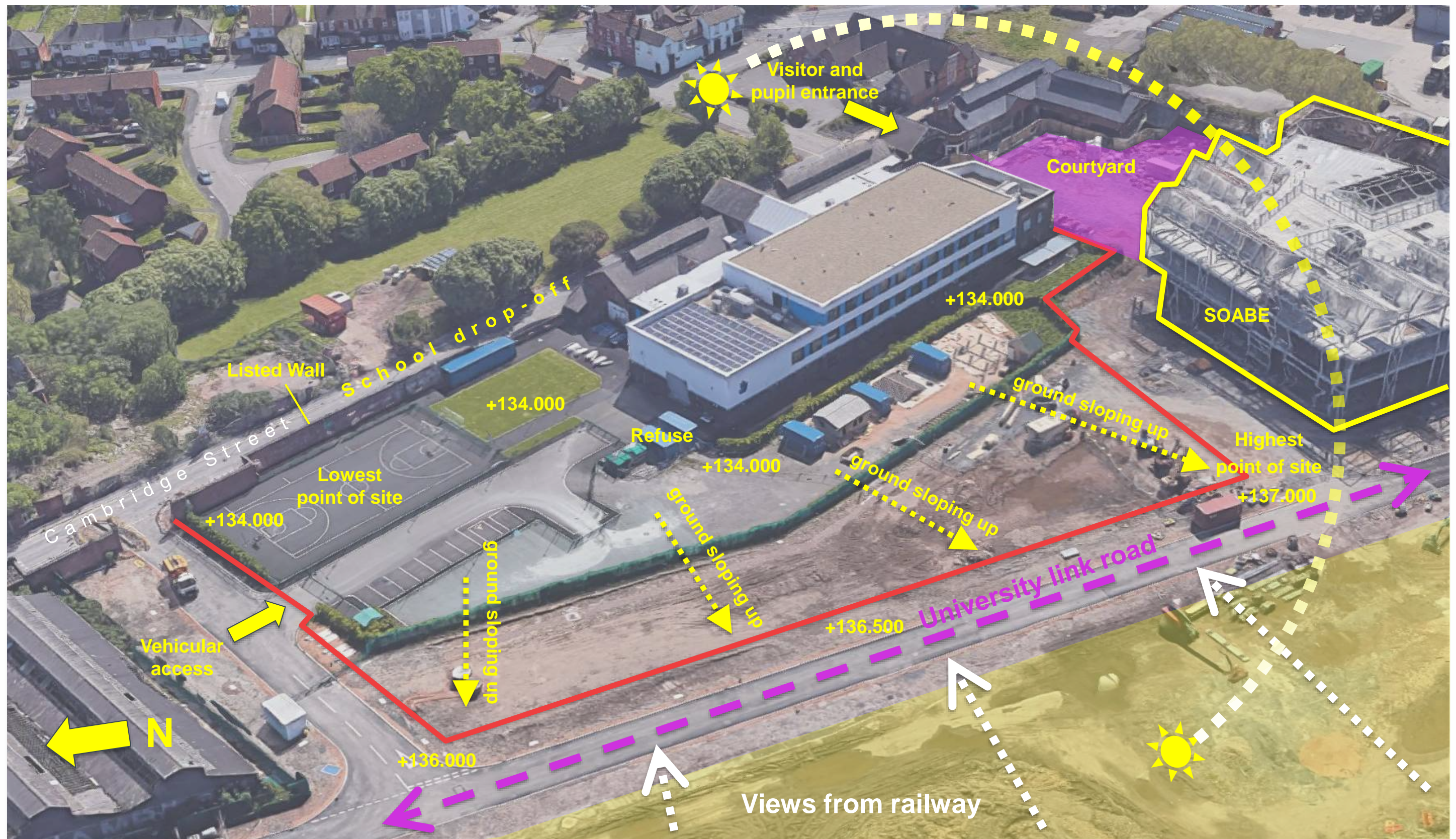


The Site - Photographs



The Site – Analysis & Constraints

Due to the layout of the campus the site is very confined by the University's Springfield link road and the existing UTC building. The levels rise considerably up from the UTC towards the railway which has impacted the positioning of the new build forms and sports pitches within the proposals.



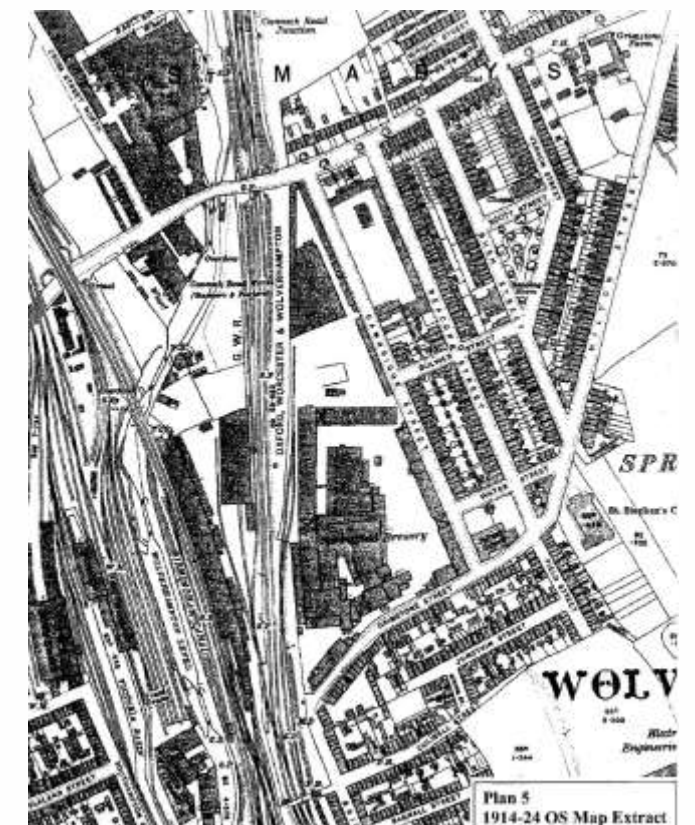
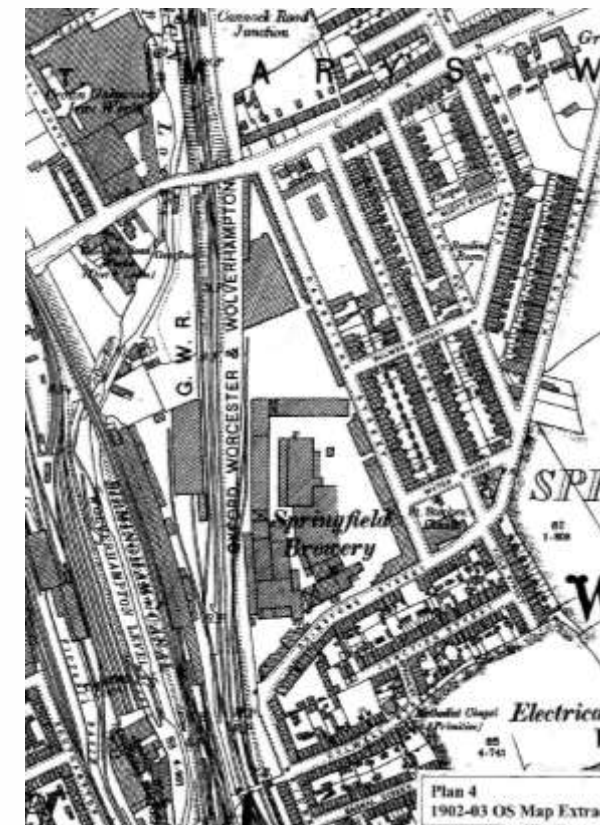
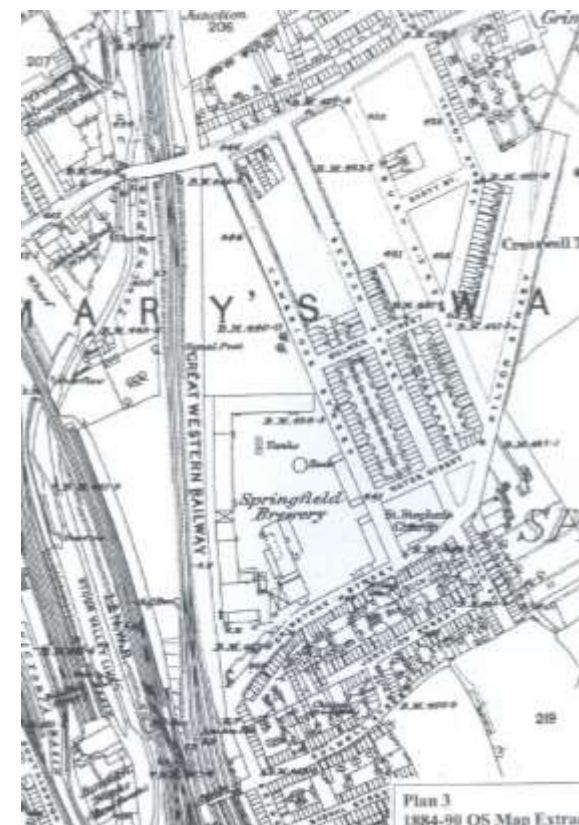
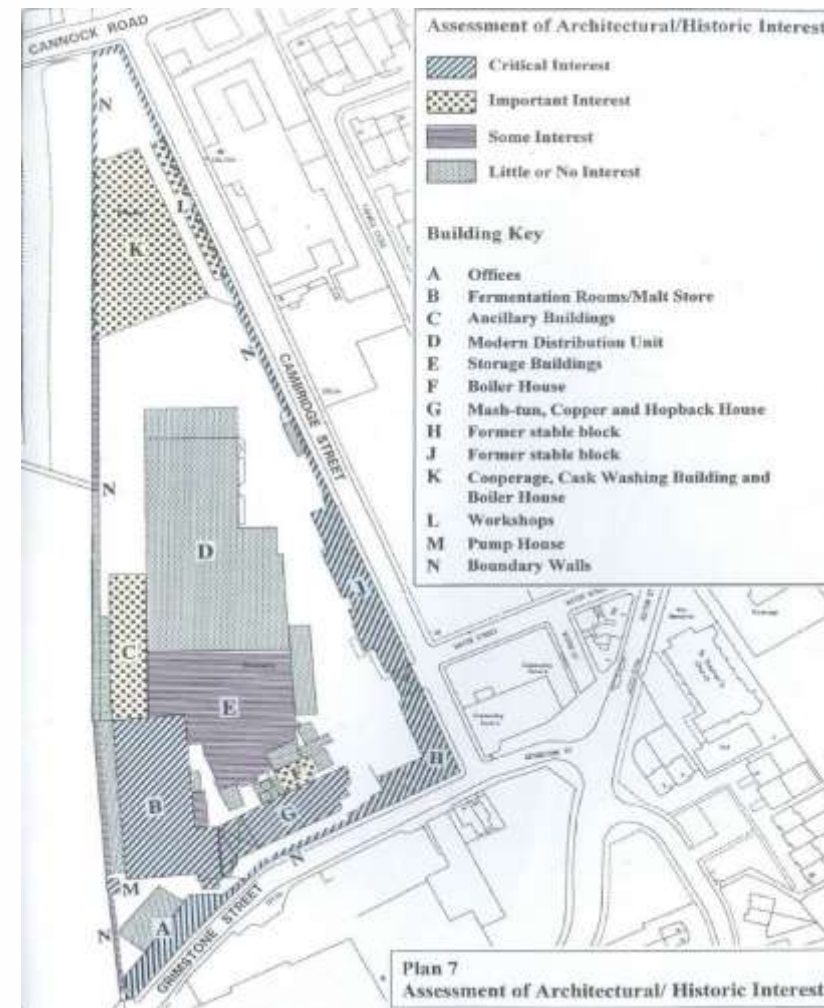
The Site – History

The Springfield Brewery site sits to the north east of the centre of Wolverhampton and in its entirety measures 11.3 acres. William Butler began to build on the site in 1873 and by 1874 the facility was functioning as a self-contained brewery. The built forms that made up the brewery were laid out around a secure courtyard with a gated archway which is a distinctive feature of the now Springfield Campus. The site continued to develop and grow right through until 1962 when malt brewing ceased and by 1973 the neighbouring railway sidings had been closed and removed. All brewing activities ended and the site permanently closed in the early 1990s.

Following this the site has been in contention for a number of different uses including community, retail and residential, none of which came to fruition.

The site was eventually purchased by the University of Wolverhampton to form a new built environment campus. The initial development on the site was the construction of the TTUTC (formerly the WMCUTC, West Midlands Construction University Technical College) taking in the former brewery stable block. This development of the site has subsequently continued with the ECMS and SOABE, the latter of which completed and opened in September 2020.

The Springfield Brewery site is contained within the Springfield Brewery Conservation Area. The conservation area also extends beyond the brewery site including a former school and church.



The Site – Planning Context

The planning history of the site and relevant planning policy context is set out in full in the accompanying Planning and Heritage Statement prepared by Delta Planning. This addresses how the development will be fully compliant with planning policy and meet the objectives for sustainable development.

Much of the Springfield Site is included in the Springfield Conservation Area including the UTC site. Other heritage assets in the immediate vicinity include elements of the original brewery buildings now incorporated into SOABE and the Block A office building on Grimstone Street, both Grade II listed.

A masterplan for the whole Springfield site was prepared and extensive discussion provided within the SOABE building planning application. This material was prepared primarily to support that application and provide a framework for future development, although it has not obtained formal planning status (e.g. outline consent). The masterplan references the historic development of the site as well as establishing a guide for future development. An overview of this is provided on the following page



Map showing boundary of Conservation Area – source: <https://wolverhampton.maps.arcgis.com>



Heritage Gateway Mapping showing heritage assets – source: <https://wolverhampton.maps.arcgis.com>

The Site – Masterplan

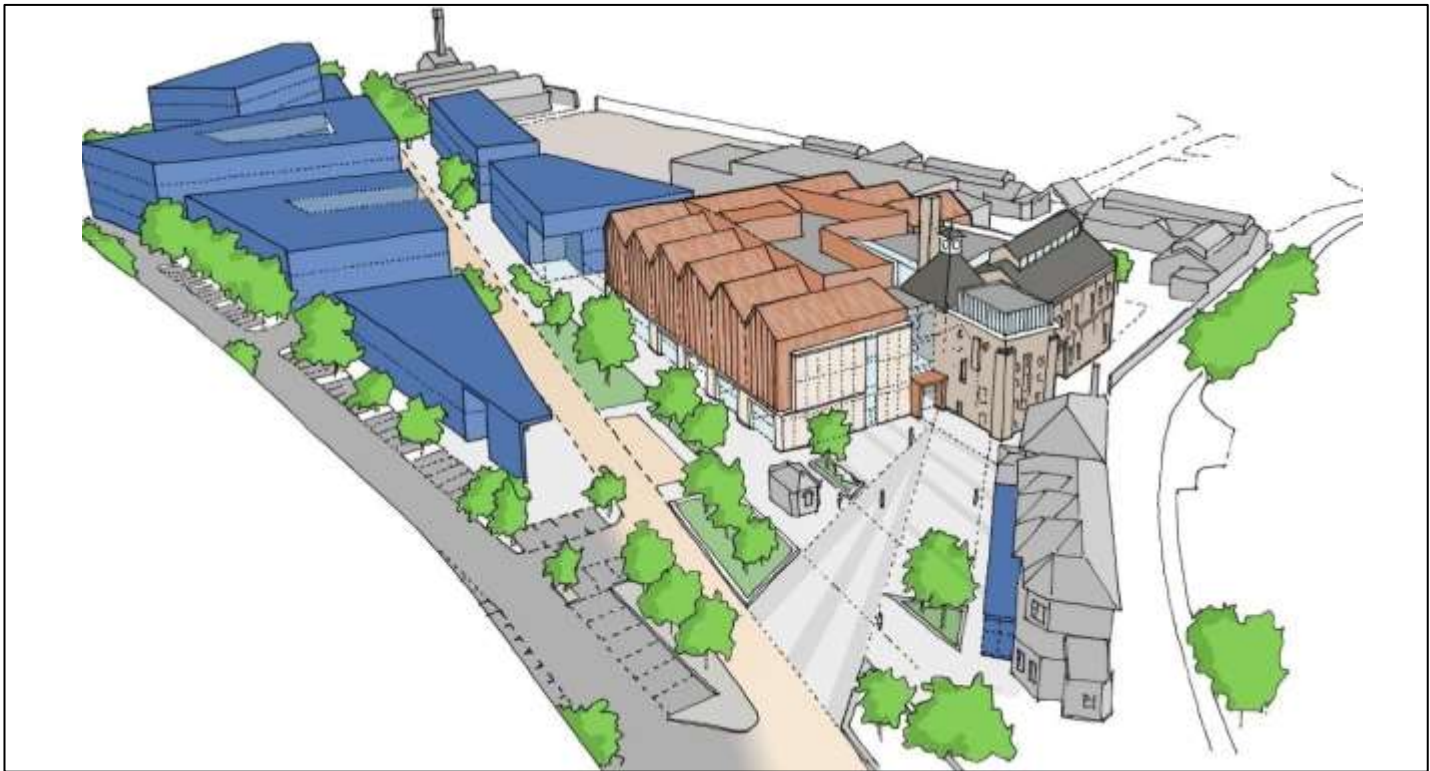
The scheme has been developed in response to the future context of the site, as well as its existing state.

The masterplan vision that was developed and extensively illustrated within the SOABE planning application established the principles for how the whole site could be developed as a series of plots that relate positively to each other and the site opportunities and constraints. It is rooted in an appreciation of the historic context of the site and using that to reinforce the unique qualities and character of the site.

The massing of the UTC extension blocks have been developed with the Key Principles of the Site Masterplan in mind including the following:

- Reinforcing the historical geometry of the brewery
- Scale of buildings rising towards Cannock Road.
- Consideration of views on approach along railway of Kegging Shed at north end of site.

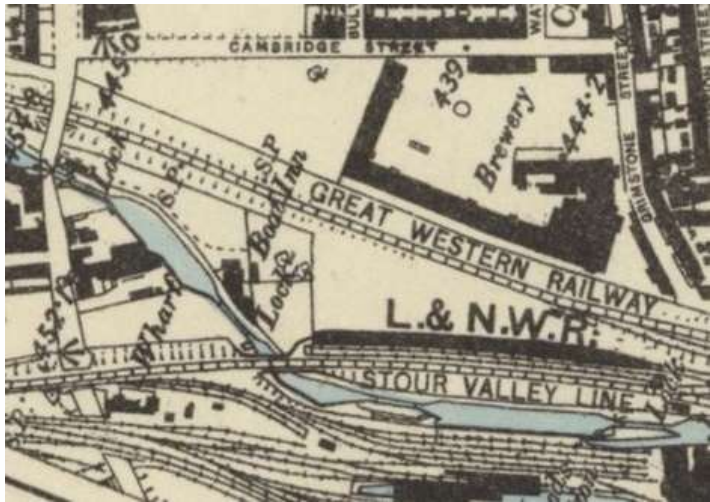
The masterplan is understood to be an underpinning framework that will evolve in response to developing opportunities and requirements.



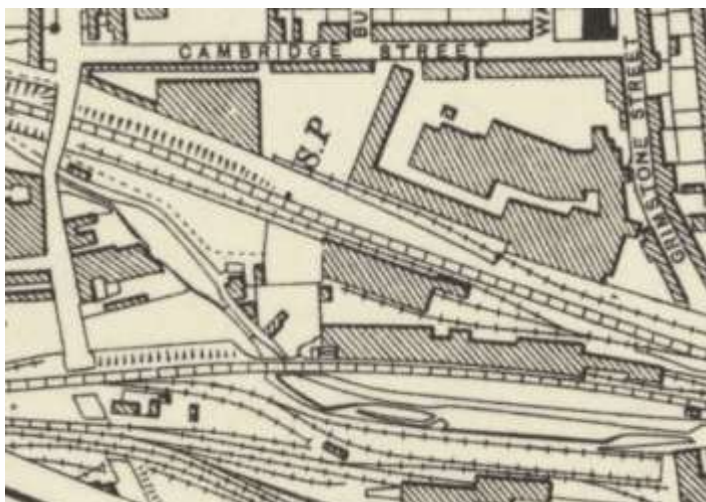
Masterplan Illustration – as contained within SOABE Planning Submission material



Current Google Aerial View showing masterplan principles emerging



Historic Mapping

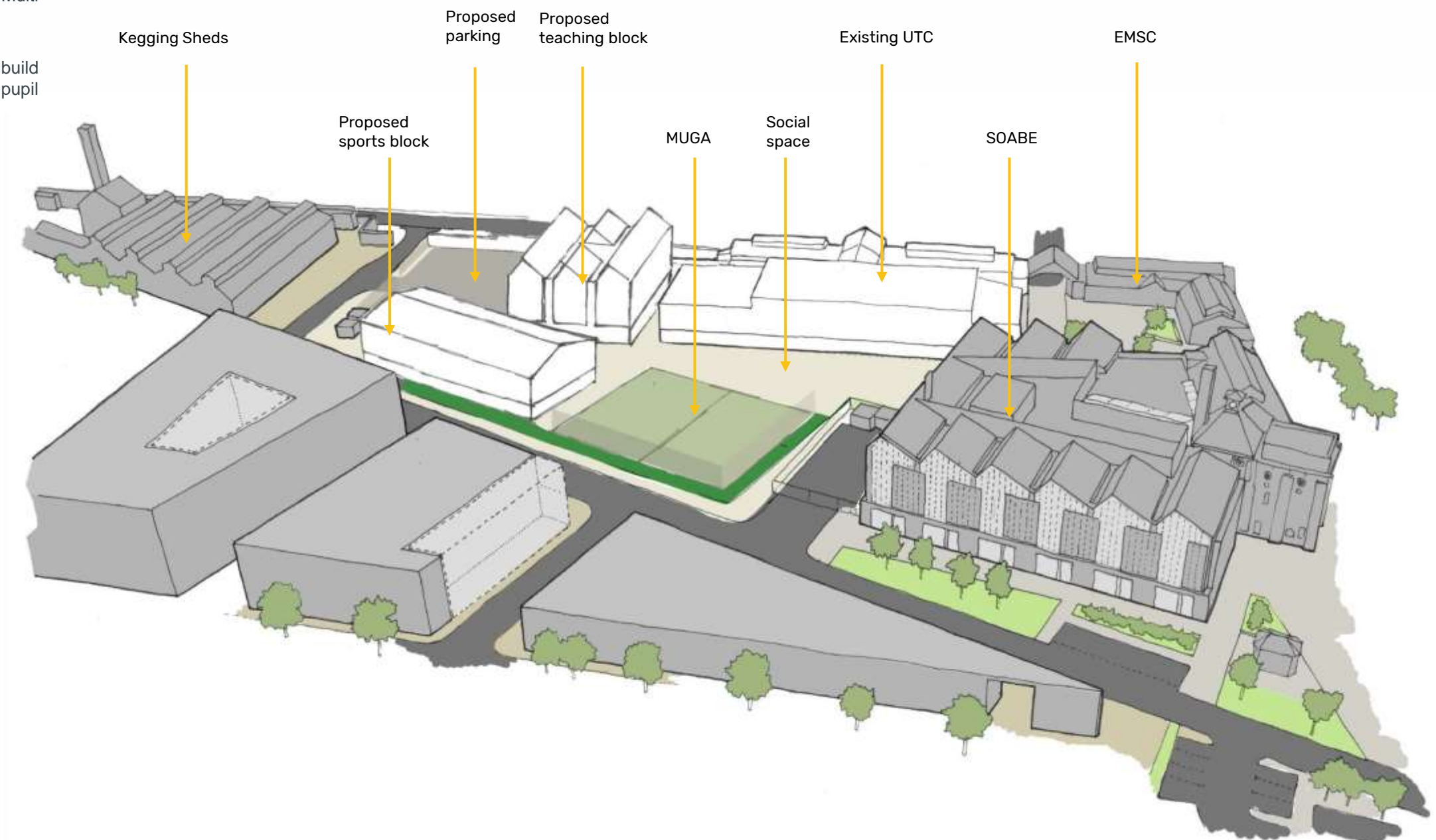


Use & Amount

The proposed development is for a F1 educational building.

The building and site proposals comprise of the following elements:

- 4,090 sqm gross new build internal building area
- 4,436 sqm gross new build external building area
- Two new build elements; a teaching block and a sports hall block, both separate from the existing building. The new buildings will take the TTUTC up to a capacity of 1050 pupils.
- Reconfigured external hard surfaced social spaces and a Multi use Games Area (MUGA).
- Reconfigured and additional parking for staff.
- Permitted development changes to the existing UTC (new build part) to create separate visitors entrance door and new pupil access doors out on to the social play space.



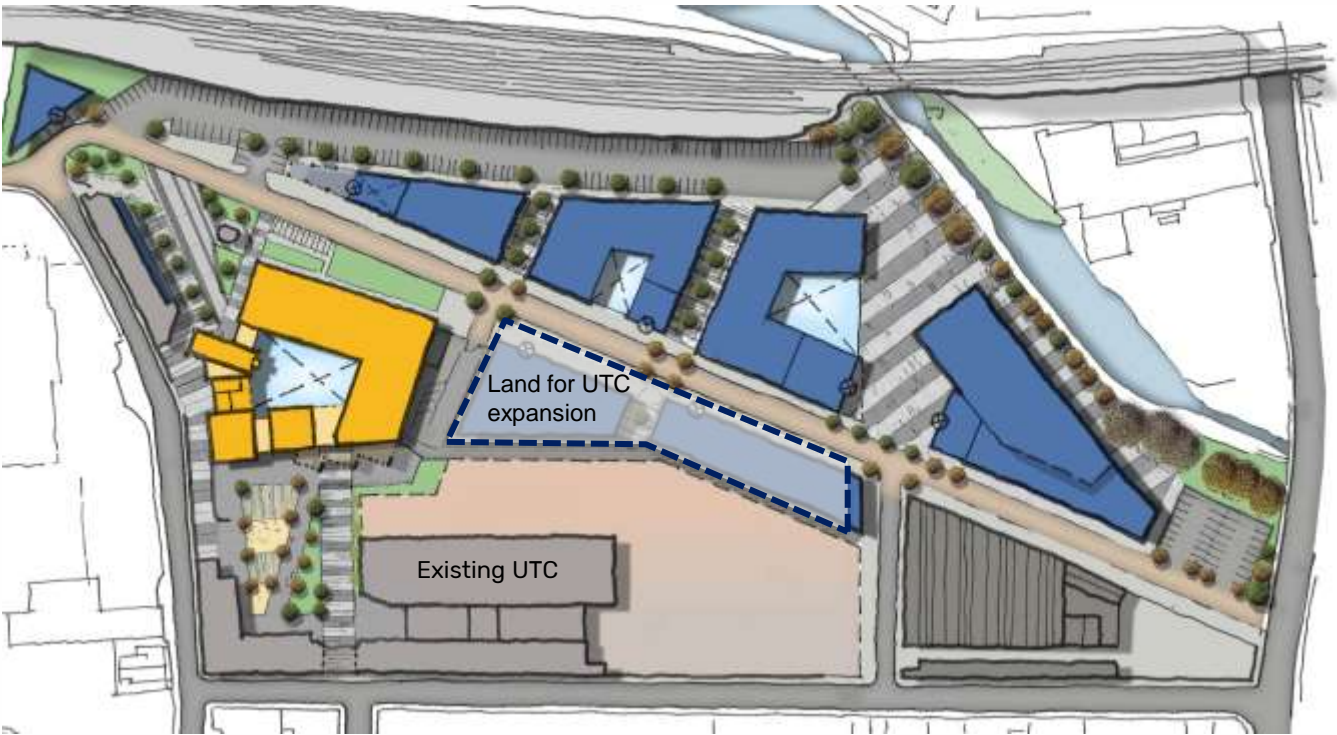
Layout – Developing the Site Arrangement

The Springfield masterplan identified the site area available to the UTC for expansion. This some what limited the site layout options available whilst trying to achieve the key criteria below:

- Provide new teaching and sports accommodation
- Maximise play space
- Artificial grass pitch
- Supervised play area
- Maximum parking spaces
- Limit retaining structure requirements
- Reduce material removed from site
- Ensure fire safety and inclusive access

The initial site layout concept was to link the new build to the existing and whilst this created efficiencies for the building, the retaining requirements escalated for the landscaping making the scheme unaffordable.

The developed site layout gave the UTC an efficient building layout and site layout, whilst creating pockets of external space for both social and sports with far less retaining structure requirements than the previous. It also gives the UTC a new prominence on Cambridge street, particularly from the Cannock Road end.



Masterplan Illustration – as contained within SOABE Planning Submission material

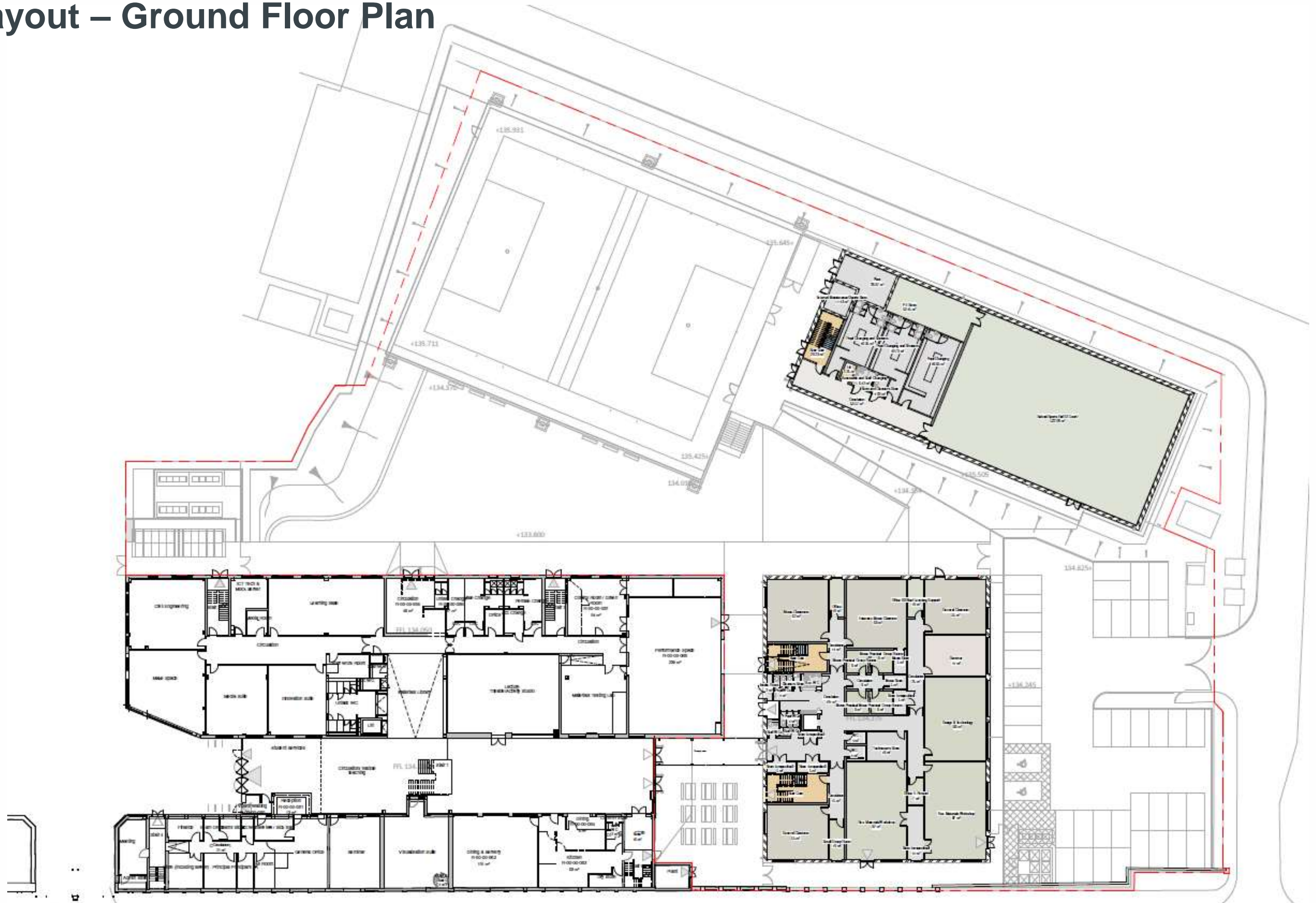


Initial site layout



Developed site layout

Layout – Ground Floor Plan



Layout – First Floor Plan



Layout – Second Floor Plan



Layout – Teaching Block – Ground Floor Plan

The ground floor layout is illustrated here.

Ground floor functions include:

- Music
- Design and Technology
- Offices
- General Teaching
- Storage
- WCs, cleaner's store etc.



Layout – Teaching Block – First Floor Plan

The first floor layout is illustrated here.

First floor functions include:

- ICT
- Drama
- Offices
- Group Rooms
- SEN/Learning Support
- General Teaching
- Storage
- WCs, cleaner's store etc.



Layout – Teaching Block – Second Floor Plan

The second floor layout is illustrated here.

Second floor functions include:

- ICT
- Art
- Library
- Offices
- SEN/Learning Support
- General Teaching
- Storage
- WCs, cleaner's store etc.

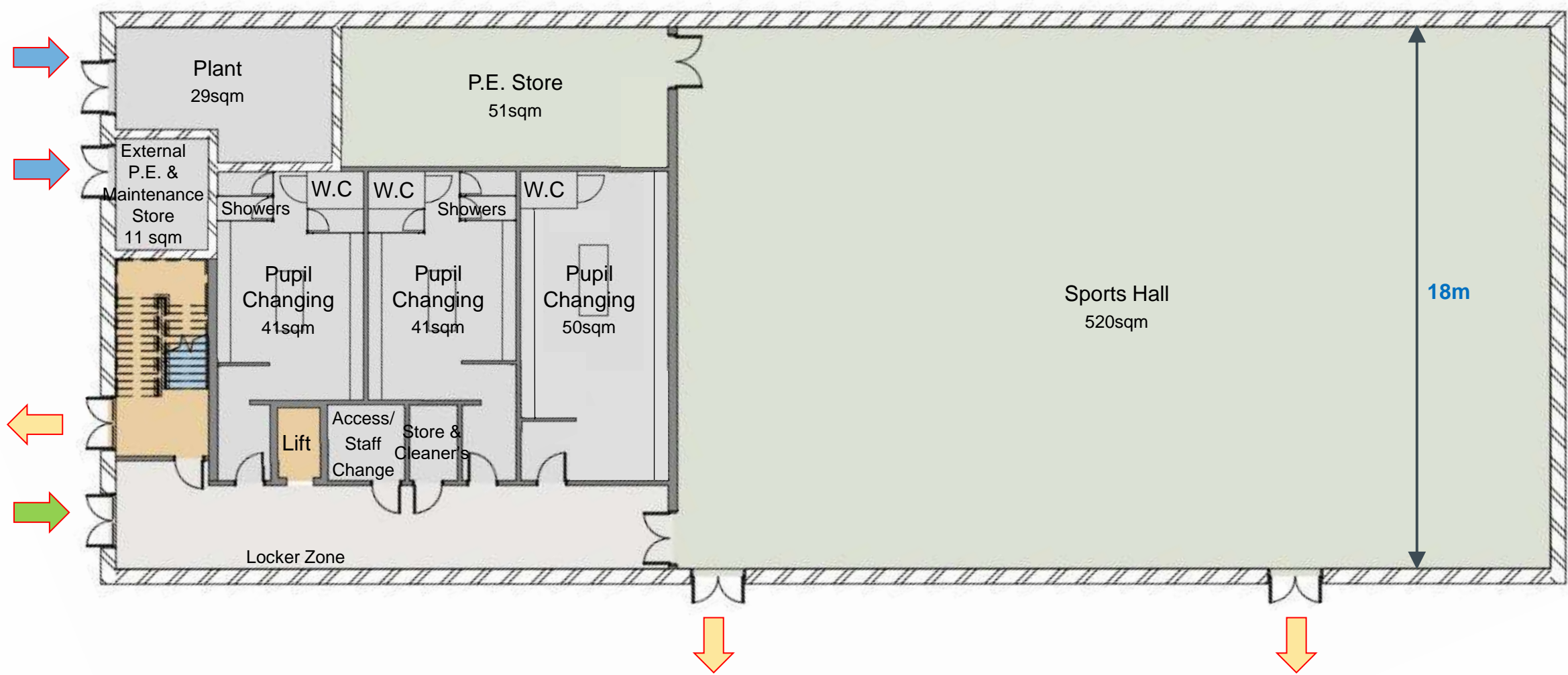


Layout – Sports Block – Ground Floor Plan

The ground floor layout is illustrated here.

Second floor functions include:

- Sports
- Storage
- Plant
- Changing facilities
- Ceaner's store

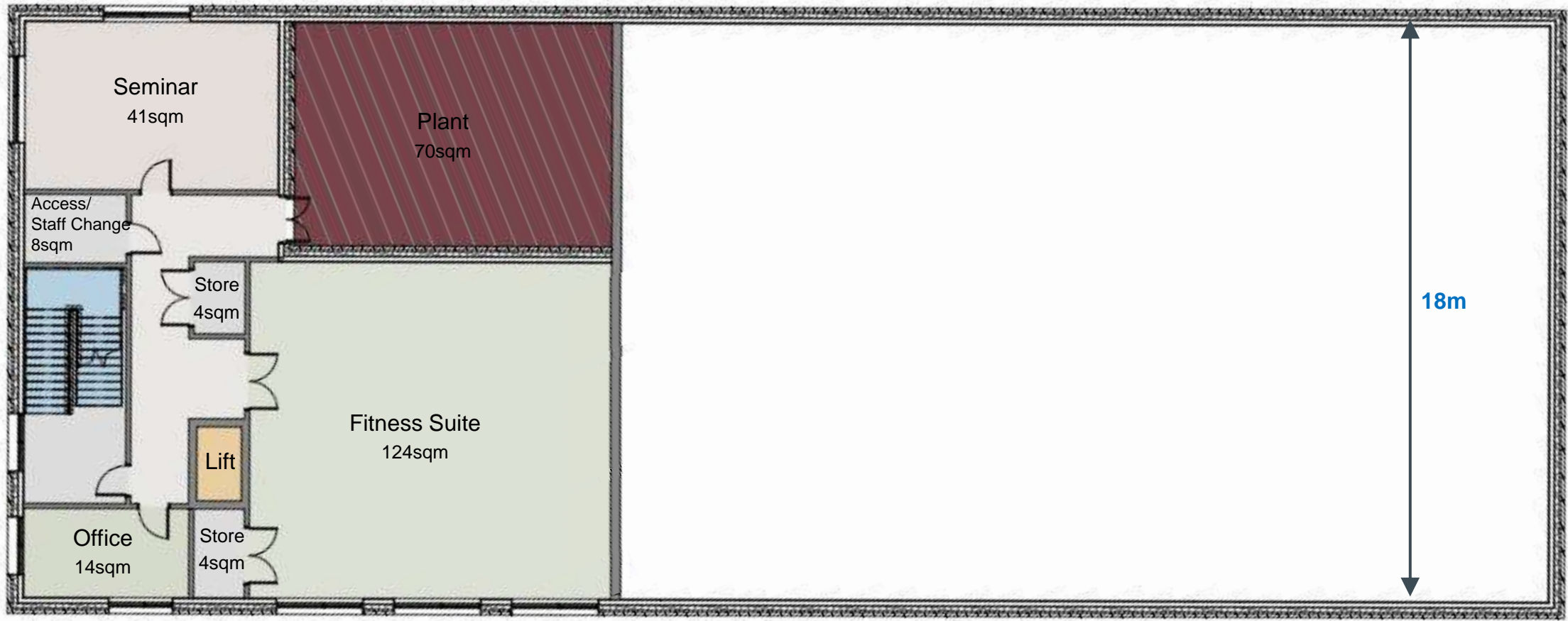


Layout – Sports Block – First Floor Plan

The first floor layout is illustrated here.

First floor functions include:

- Fitness Suite
- Seminar space
- Changing facilities
- Office
- Plant



Layout – Existing Building – Permitted Development Alterations

There are a small number of alterations within the existing building, a couple of which require alterations to the existing building elevations under permitted development These alterations include:

- New visitor entrance door to main entrance, segregating visitors and pupils creating a more secure entrance space
- New connection from the existing building out to social space

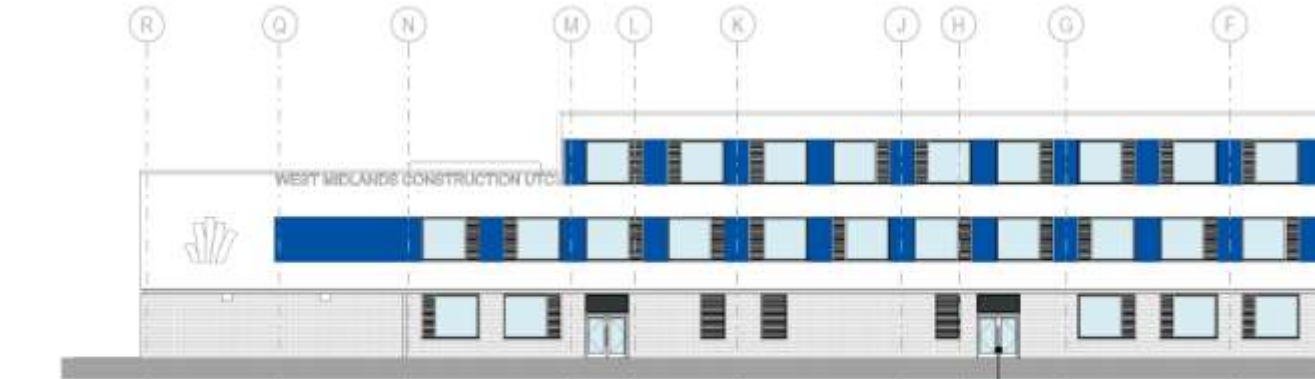
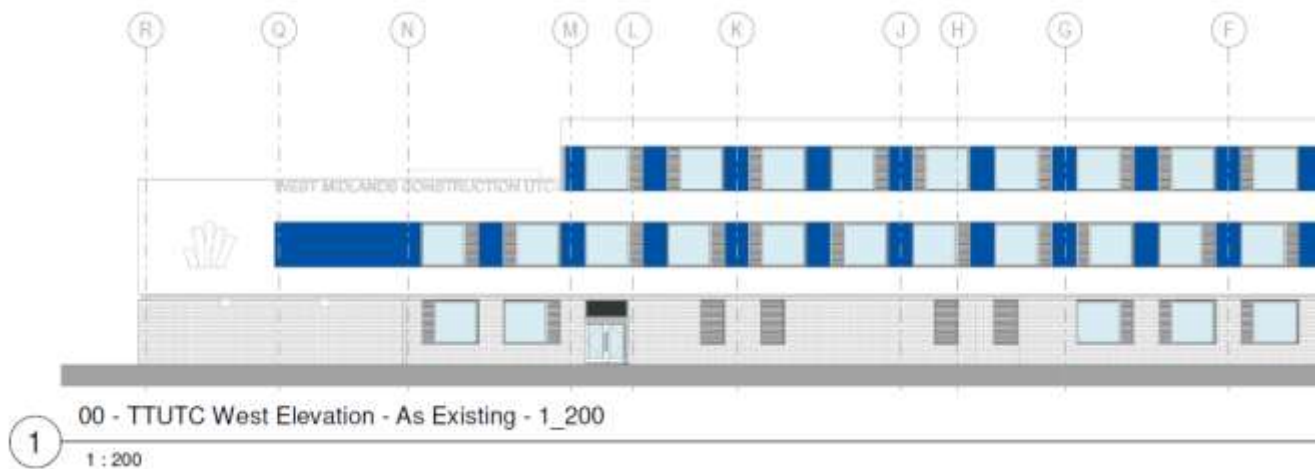


2 00 - TTUTC South Elevation - As Existing - 1_200
1 : 200

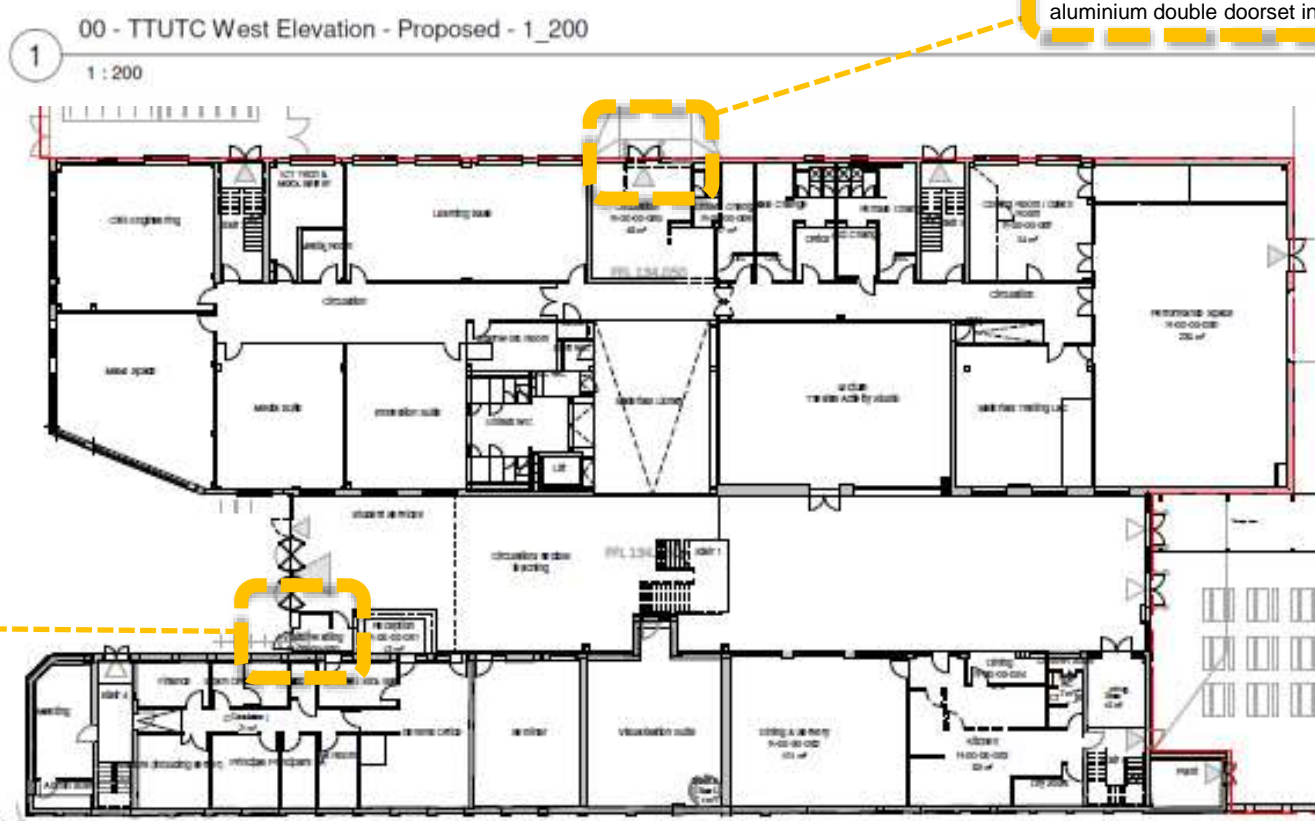


4 00 - TTUTC South Elevation - Proposed - 1_200
1 : 200

Existing fixed glazed panel removed in curtain walling, new PPC spandrels added either side of new power assisted PPC aluminium glazed door



Existing louvre and adjacent section of external wall removed and new PPC aluminium double doorset installed



Existing Building Ground Floor Plan

Scale

The scale of the proposed buildings have been considered in relation to the surrounding built context.

The new proposals consist of two separate elements; the teaching block and sports block. The teaching block is a 3 storey element matching the storey height of the previous extension to the UTC. The saw-tooth roofscape of the teaching block has been designed to break up the massing of the building whilst also picking up on the industrial nature of the site and surrounding area.

The positioning of the sports block on the site ties in with the historic geometries across the Springfield Brewery site. It's position towards the Springfield Campus link road means that the finished floor level is higher than that of both the existing UTC and the proposed teaching block. The sports block is a 2 storey element and has a simpler roofscape to the teaching block so that it is viewed as a more secondary element to the teaching block from Cambridge Street

Existing UTC

Proposed teaching block

Proposed sports block



Contextual Elevation – Cambridge Street

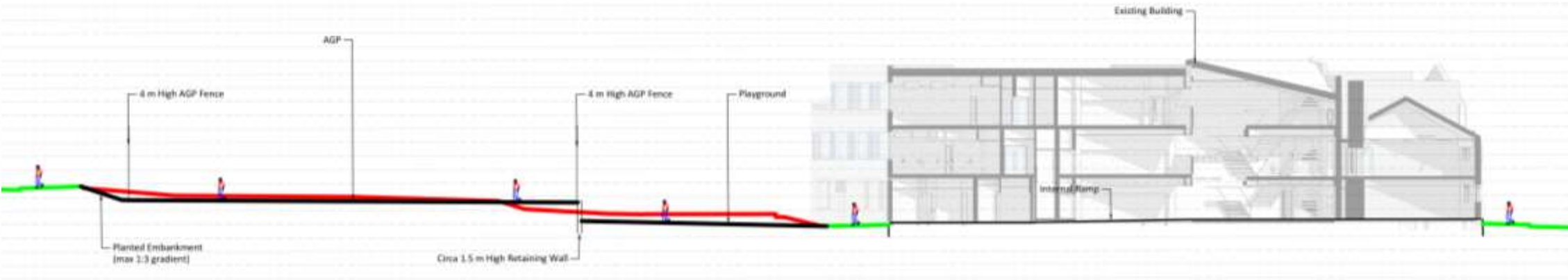


Contextual Elevation – UTC Site

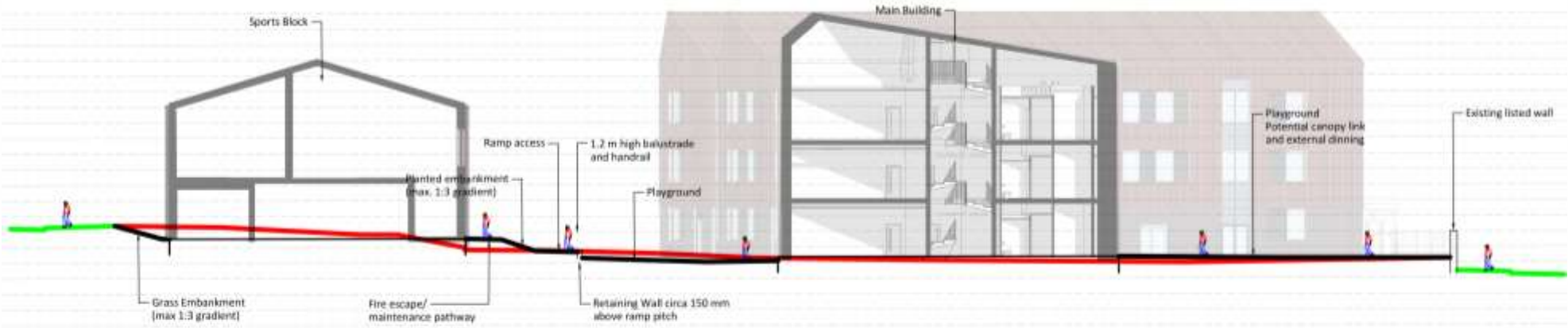
Proposed teaching block

Existing UTC

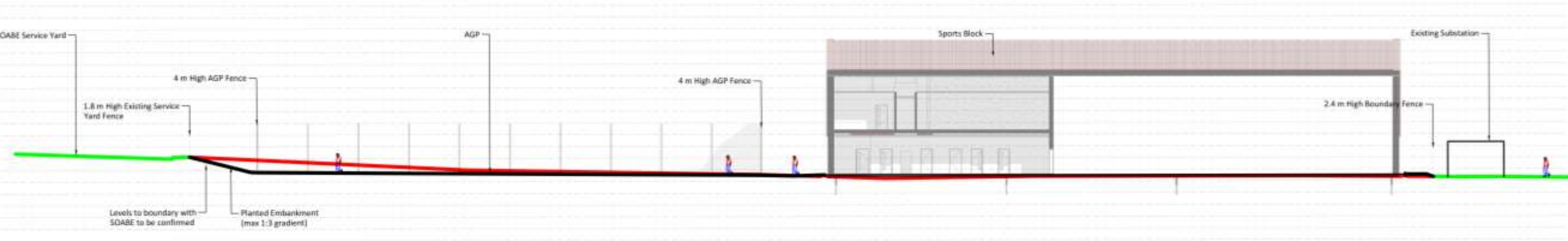
Scale – Site Sections



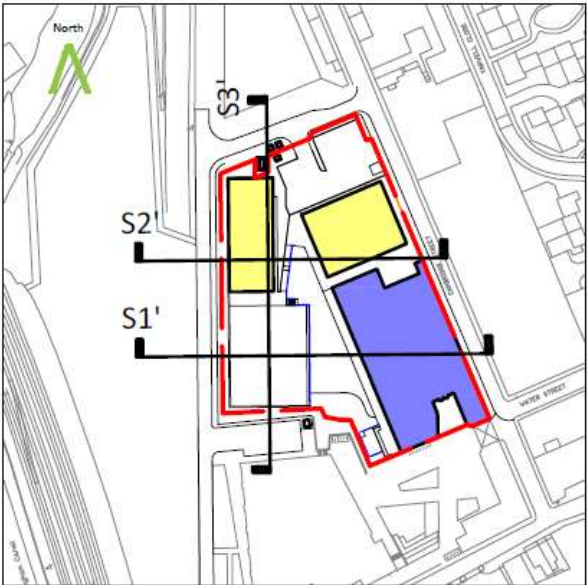
S1 | Springfield Spine Road to Sports Block



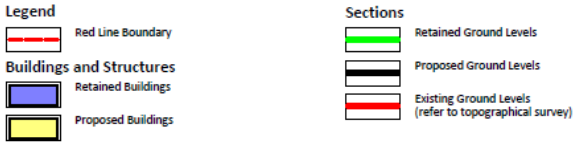
S2 | Springfield Spine Road to Main Block



S3 | AGP to Sports Block



Section Key



Building Appearance - Materials

Throughout the design and consultation process with stakeholders, various architectural languages were tested. Several consultation meetings were held with the local planning and conservation departments to develop the form and building appearance. From these engagements the following key aesthetic criteria were developed:

- The development needs to be attractive and compliment but not detract from the existing grade II listed buildings on the site
- It should have industrial aesthetics
- It should have a relationship to the existing UTC building

The existing UTC building is a mixture of red brick and blue/charcoal brick to the listed building and black masonry base with render top to the previous extension. It therefore seemed appropriate to utilise a brick base for the new-build teaching block and sports block elements, tying in with the base material of the previous extension; a charcoal brick.

At the upper levels, the new-build elements are proposed to be clad in a standing seam metal cladding as a contrast to the solid brick base. To reflect upon the SOABE development the cladding colour will have variations and be of a red/brown tone.



Sketch view along Cambridge Street



Existing UTC



Precedents

Building Appearance – Teaching Block Elevations



1 North Elevation



2 West Elevation



3 South Elevation



4 East Elevation

Building Appearance – Sports Block Elevations



1 North Elevation - Sports Block



2 East Elevation - Sports Block



3 South Elevation - Sports Block



4 West Elevation - Sports Block

Building Appearance - Visuals



View from Cambridge Street (Signage is indicative)

Building Appearance - Visuals

View from the Cannock Road end of Cambridge Street



View from the vehicular entrance to the site



Building Appearance - Visuals

View from the Kegging Sheds looking back at the sports block and teaching block beyond



View from the railway

Access

Inclusive Access

The proposed designs will comply fully with the Building Regulations Approved Document Part M (Access to and use of buildings). Inclusive access has been addressed in the following:

- 2no. accessible parking bays are proposed to be located towards the back of the site within the UTC's parking area.
- The landscape will provide a clear, direct and level hard landscaped route between these spaces and the building entrances.
- Level access is to be provided into all entrances and exits into the building.
- Internally 1 lift is located in each block giving access to the upper floors.
- Accessible WCs and changing facilities (sports block) have been included at all levels



Vehicular & Transport Links

Due to the location of the site the UTC has great links to public transport. Parking facilities however are still required due to the number of staff travelling from further afield. Parking has been addressed in the following ways:

- The general parking arrangement is being extended and rearranged as part of the proposals to provide additional parking for the increase in staff numbers linked with the UTC's expansion.
- 2 accessible parking bays proposed

Cycle parking provision:

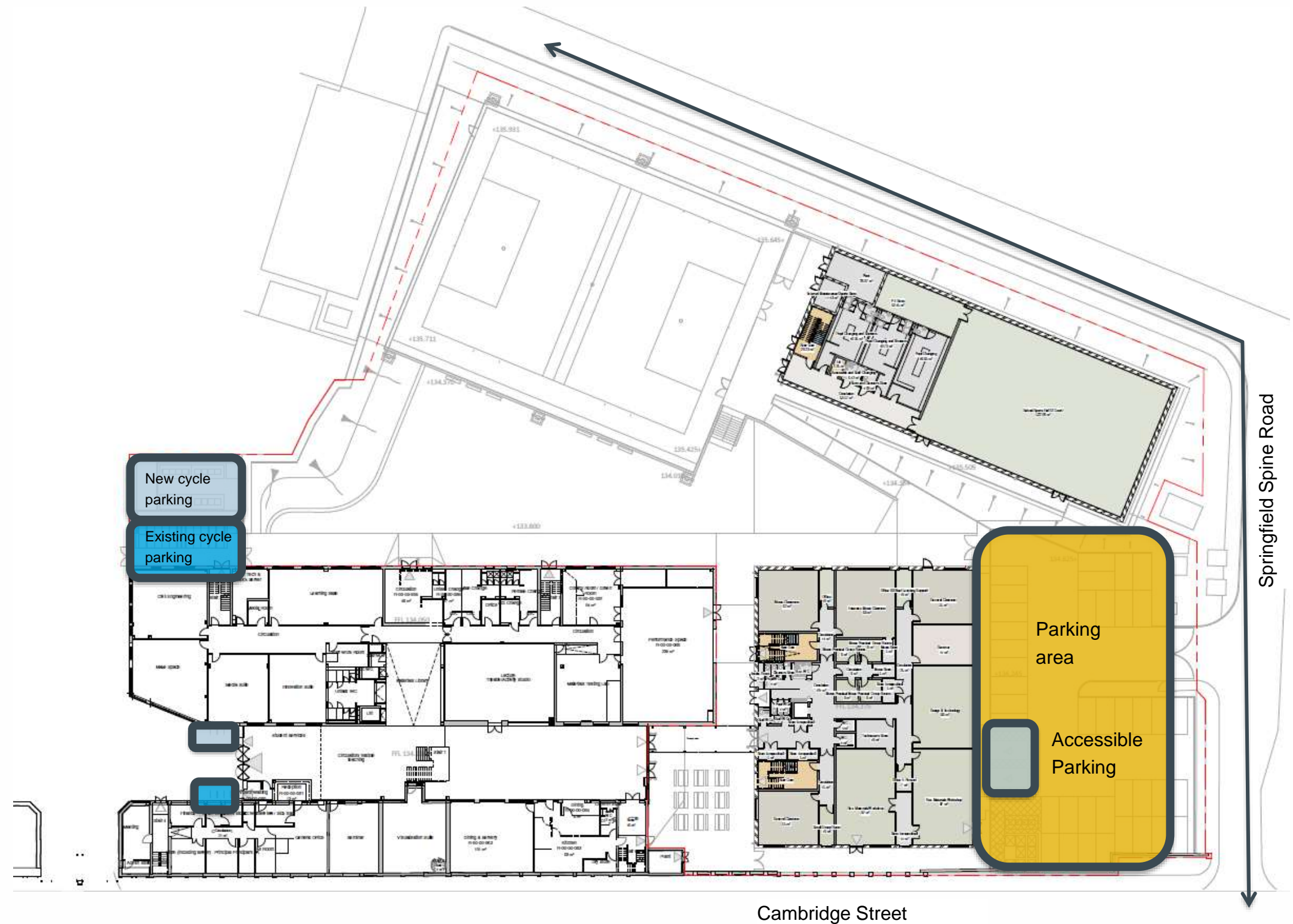
50 cycle parking stands proposed and an existing number of 44 spaces in the existing covered cycle parking area.

There are 10 existing spaces at the principal entrance, 6 of which need to be moved because of the new visitor entrance (entrance changes under permitted development). These have been identified as being relocated opposite.

This gives a total of 104 spaces.

Fire Service Vehicle Access

To service the UTC, fire service vehicles will only access via Cambridge Street – through the existing gated arch or via the UTC car park.



Servicing

General building deliveries and refuse collection will occur in the same manner as the existing site and be from within the parking area. A turning area has been provided to suit all vehicles.

Plant areas are both at ground floor level, first floor level in the sports block and roof level in the teaching block, with the main plant connection occurring at ground floor level within the sports block.

