TAMESIDE COLLEGE ADVANCED LEARNING CENTRE

CAMP STREET

Design & Access Statement

March 2014
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1. INTRODUCTION

This document provides the Design & Access Statement to accompany the planning application for a new Advanced Learning Centre, as part of Tameside College. This is to be located on the Camp Street car park site in Ashton-under-Lyne town centre. The College are working in partnership with Tameside Council to progress this development. IBI Taylor Young have been appointed by the College as architects and planning consultants.

This development represents a key element in both the College’s future strategy and Tameside Council’s Vision for Ashton town centre. It is accompanied by a sister application for a new Advanced Technologies Centre on the College’s Beaufort Road site.

The intention for the Camp Street site is to construct the new Advanced Learning Centre (ALC) on the main portion of the site, with its main entrance oriented westwards to Harley Street. The eastern portion of the site will remain as a public car park. The ALC will provide specialist accommodation for A Levels, digital and creative skills and performing arts. It will also include a 200-seat theatre which will available for community use and open to the public.

This document explains the design approach and proposals for the site. It also includes the planning statement, transport statement, sustainability statement and statement of community involvement.
2. BACKGROUND

‘Vision Tameside’ is an ambitious new project for Tameside which has been unveiled by Tameside College in partnership with Tameside Metropolitan Borough Council. It is aimed at improving the Ashton Town Centre economy, creating new jobs and massively improving learning and skills facilities to invest in the future of young people right across the borough and Greater Manchester.

At the heart of the four year ‘Vision Tameside’ master plan is a transformational three phase development of the Tameside College Campus.

The college plans to build three new Advanced Learning Centres, based in both Ashton Town Centre and at the Beaufort Road site offering young people in Tameside ‘state of the art’ facilities that equip them for the challenges of a changing economy requiring a highly skilled workforce.

In the first phase of the development, the College will build an Advanced Learning Centre on a section of the Camp Street car park in Ashton Town Centre (the current planning application). This will maximise the benefits of the recently developed train, bus and tram transport hubs in the centre of Ashton.

The Advanced Learning Centre will accommodate an estimated 1,030 students and 46 staff and brings together three areas of study: A Levels, digital and creative skills and performing arts. The centre will house state of the art new facilities including laboratories, media suites and digital arts spaces for students preparing to take their place in the fast developing digital and technology economy. In addition to bright new learning spaces and student social space, there will be a new 200 seat theatre, dance studios and workshop for students. The theatre will be able to accommodate touring and community theatre projects as well as student performances.

The Advanced Learning Centre development aims to reconfigure the current 31,000sqm of education and support accommodation at the College’s Hyde Clarendon site into an attractive, contemporary and flexible enterprise of around 25,000sqm on the Camp Street currently used as a car park. The College strategy proposes to permit car park use for staff during college opening hours and for touring and community theatre projects as well as student performances.

Also in phase one, Tameside College will have a second new building, the Advanced Technologies Centre, to be located at the existing college site on Stamford Street (subject of second parallel planning application). The Advanced Technologies Centre will be an iconic five storey building providing a cutting edge learning base to support the growth of advanced manufacturing in Tameside, supported by local employers and providing higher level skills to ensure Tameside retains its credentials as the manufacturing hub of Greater Manchester.

The third phase of the Vision will see the Beaufort Road campus being redeveloped to ensure that the estate offer learners outstanding learning spaces.
3. PLANNING STATEMENT

Background

The ALC located at the leased Camp Street car park, is situated within a sustainable and accessible town centre site. The ALC seeks to achieve high density and efficient urban land use through Tameside College estate and building management. 46.75 (FTE) existing staff will relocate here from the Hyde College. It is estimated that in 2015-16 765 pupils will attend the facility (16-18 years old), rising to 1,030 students in 2017-18. The number of students present in the building at any one time will vary according to the programme. The ALC brings together three areas of study: A Levels, Digital and Creative Skills and Performing Arts.

Planning Policy Context

This section responds to national, and local planning policy, explaining how the Phase 1: ALC proposal positively responds to the planning policy context and follow best practice guidance. The key planning policy documents include the:

- **National Planning Policy Framework (NPPF)** - the NPPF (2012) sets out the relevant policies, supported by the Planning Policy Statement (PPS5) Practice Guide which remains a material consideration.
- **Tameside Unitary Development Plan** - the current Unitary Development Plan is saved as a Development Plan beyond its expiry date of 27 September 2007, allowing the Council to continue to apply its policies following Direction from the Secretary of State. It currently forms the statutory development plan.
- **Tameside Local Plan** - it is an emerging document for Tameside, which will replace the Unitary Development Framework. The Joint Core Strategy and Development Management Policies DPD Preferred Options Consultation document was published in January 2013.
- **Tameside Community Strategy** - it is an adopted in 2012 Borough’s Plan that reflects Tameside’s changing local priorities. It sets out six aims and priorities: Supportive Tameside; Prosperous Tameside; Learning Tameside; Attractive Tameside; Safe Tameside and Healthy Tameside.
- **Ashton Town Centre Strategy Supplementary Planning Document (SPD)** - the document was formally adopted in 2010 by the Council and provides guidance to promote and guide the continued regeneration of Ashton Town Centre. It also encourages the creation of a high quality considered urban environment, promotes the positive development of under utilised/vacant properties and land.

To reduce repetition, this statement will address planning policy at all levels on a theme by theme basis.

The key planning policy themes which this section will address include:

- Education
- Sustainability
- Town Centre
- Site allocations and designations
- Urban open spaces and public realm
- Community
- Safety and Crime Prevention
- Design Quality

Education

The Tameside Local Plan outlines Ashton-under-Lyne as Tameside’s principal town and sub-regional centre on the basis of its geographical size, its civic role (Council Offices, Tameside Hospital & Higher Education Colleges), the size of its retail and employment offer and the range and quality of transport infrastructure serving the town.

The Tameside Local Plan also makes reference to the need to diversify the employment and
skills base and increase participation in education post-16 (Chapter 3). In particular **Strategic Objective SO4** supports the Tameside’s residents in accessing skills and education provision, and increasing levels of attainment. It states that it will be achieved by: ”Allowing developments that aid equal access to opportunities for learning, training and skills enhancement. This will include the creation of new facilities and improvements to existing”. **Strategic Objective SO4** also acknowledges the importance of development of high quality educational facilities in sustainable location and it promotes economic growth across the Borough to ensure residents have the opportunities to link skills and education with employment.

The **Tameside Community Strategy** aims to improve education and skills of young people and adults and improve of educational facilities to provide for areas of growth. Learning is one of the priority issues for Tameside. In particular, 'People Priority' supports the involvement of Tameside's colleges in creating a 'Skills Strategy' that ensures that Tameside's businesses and residents have high quality skills fit for the 21st century economy. It states that **Raising skill levels and providing opportunities for our adult population is also a key element in our response to the economic downturn. We will seek to provide opportunities for every member of our community to have access to the right courses so that they can improve their skills. Developing the basic and higher level skills of Tameside's residents is key to ensuring that local people can access well-paid jobs** (Learning Tameside). Enterprise and education is linked strongly to Tameside's aims of achieving a prosperous and supportive Tameside. The strategy aims for all of the Tameside residents to have the opportunity to better their lives through improving their skills.

**Response**

The ALC fulfils the **Tameside Local Plan's** requirement for equality and skills diversity and the **Tameside Community Strategy** requirements for rising skills levels and providing opportunities. The proposed Sixth Form development is focused at students aged 16 years old and over. The College proposes a wide range of vocational courses which aim to bring excellent qualifications and employment prospect. Additionally, following facilities will be available to students: state of the art laboratories and flexible modern classrooms equipped with the latest technology; technologically advanced learning resource centres; social spaces for students; new media suites, complete with recording studios, radio and TV studios; visual arts spaces for students studying 3D design, ceramics, art, photography and fashion; digital arts spaces for students studying graphics, animation and games design with access to superfund broadband linked to MediaCityUK; performance spaces including: 200 seat theatre, dance studios, workshop space. The theatre will be used for student performances throughout the year and accommodate touring and community theatre projects.

Moreover relocating appropriate elements of the educational estate to the town centre provides a compelling business case, excellent accessibility and aids equal access to education, skills and opportunities. The selection of Camp Street has followed detailed negotiations with Tameside MBC and supports the aspirations of the Town Centre redevelopment Masterplan.

**Sustainability**

All levels of planning policy support sustainable development. The **NPPF** describes the achievement of sustainable development as having three dimensions - **economic, social and environmental**.

It encourages “the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”.
The **Tameside Unitary Development Plan** supports the sustainable development principles.

Paragraph 1.5: *In promoting sustainable development and quality of life as guiding principles of the plan, the need for economic development (...) will be balanced against the importance of protecting and enhancing the environment.*

This will be achieved, in particular, by giving priority to the use of previously developed land in the most efficient way including the re-use of empty or under-used buildings, enabling higher densities where consistent with environmental quality, conserving cultural and natural resources, minimising the need to travel and facilitating the use of public land (...).

The **Tameside Local Plan** seeks to promote the creation of a high quality, attractive Borough with a self sustaining natural environment for existing and future generations.

The **Strategic Objective SO1** of the **Tameside Local Plan** promotes high quality design, including energy efficiency and use of sustainable construction methods. All new developments will be assessed against urban design principles. The **Strategic Objective SO5** seeks to ensure all new developments present high quality sustainable design.

All Spatial Options of the **Tameside Local Plan** seek to concentrate growth in the core urban areas, specifically in regeneration areas, with employment focused on accessible locations. All options make reference to harness the economic benefits of Metrolink, as this will enable improved access to employment and education opportunities.

In particular the **Strategic Objective SO4** supports the residents by ensuring provision of the access to transport and digital infrastructure does not prevent residents accessing skills and utilising them through employment.

Policy **DMP 10** states that facilities which have a wider than 'local' function should be located in the Borough's town centres. This will encourage the use of sustainable transport modes and may reduce the need to travel, generating a positive effect in relation to transport (Sustainability Appraisal Objectives 17 and 23).

Chapter 3 of the **Tameside Local Plan** also makes reference to the need to address the impacts of climate change. The **Strategic Objective SO5** of the Tameside Local Plan promotes the **Development of decentralised energy technologies and associated infrastructure to reduce the Borough’s reliance on fossil fuels and nationally supplied energy, help reduce the Borough’s reliance on fossil fuels and nationally supplied energy, help reduce the Borough’s carbon footprint and establish infrastructure to assist developers meet Part L of the Building Regulations.**

**Response**

The Advanced Learning Centre fulfils both **NPPF** and the **Tameside UDP** requirements to make most effective use of land by reusing a brownfield site. Design and strategic considerations have been framed within the context of an overall masterplan facilitating the rationalisation and redevelopment of the complete College Estate.

The scheme meets the **Tameside UDP** requirement seeking to enable higher densities and efficient use of land. This approach aims to reconfigure the current education and support accommodation at Hyde Clarendon into an attractive, contemporary and flexible development on the Camp Street site.

The scheme fulfils the **Tameside UDP and Tameside Local Plan** requirements to minimise the need to travel. The sustainable location of the Camp Street site will enhance sustainable modes of travel for staff and students, significantly reducing college travel and related environmental impact. Camp Street sits alongside the new town centre bypass (A6043) with good links to the town
centre of Ashton, and walking distance from the new Metrolink terminal, the railway station and bus interchange, and Ashton Indoor and Outdoor Markets.

Additionally the scheme proposes the bespoke cycle storage available at the front of the building. It provides 48 cycle spaces and separate 8 male and female showers and changing rooms.

The scheme fulfils the Tameside Local Plan requirements and address both the impact of climate change and sustainability. The building itself achieves high levels of sustainability, through a range of design measures, including air source heat pumps for cooling, solar water heating, photovoltaic cells and gas heat and power (CHP) Plant. Further information with regards to sustainability is detailed in Section 5.0 of the M&E Report.

Town Centre

The site is located within the Ashton Town Centre Strategic Area. The Tameside Unitary Development Plan encourages regeneration in the Urban Areas Page 7: *Regeneration should continue to be facilitated and promoted in the older parts of the urban area, and derelict, under-used or unsightly sites brought back into use, redeveloped or refurbished, so as to improve the environment and enhance their contribution to the local economy. This should be aided by continued support for the role of the several town centres in the Borough, and the attention given in the plan to the potential of Development Opportunity Areas. It will be important at the same time to conserve the Borough's townscape heritage and to retain and promote local identity in the built environment.*

*Paragraph 1.7: Ashton-under-Lyne town centre is the focal point for retailing, leisure, entertainment, administrative, commercial and cultural activities (...), it will be protected and enhanced, and their strength, vitality, diversity and character will continue to be improved to ensure access to a full range of facilities for the whole community.*

*This will be achieved by improving access, safety and environmental quality where necessary, safeguarding local identity, allowing flexibility to adapt to changing requirements, providing opportunities for development where needed, and ensuring that large scale retail and leisure schemes comply with the sequential test.*

The Tameside Local Plan promotes the Ashton Strategic Town Centre Area suitability for a range of commercial town centre uses, leisure, residential, education, civic and office based employment uses. In Particular Policy CSP 03 seeks to enhance the “quality of town centre environments with high quality new developments” and it promotes "high quality development and public realm works in town centre”.

The Strategic Objective SO2 promotes sustainable economic growth and the transition of the Borough’s economy, through diversification. In particular SO2 promotes Ashton town centre as the primary focus for appropriate employment, retail, leisure, education and service sector investment, in order to strengthen its city-region role and future vitality and viability.

The Strategic Objective SO5 seeks to improve the quality of the public realm within the Borough’s town centres.

Ashton Town Centre Strategy Supplementary Planning Document (SPD) requires installation of activity beyond 9 to 5 hours, complementing the growth of town centre residents and adding further diversity to the town’s employment offer(Paragraph 2.29). The documents also encourages cultural facilities and mixed use context where uses can successfully complement each other(Paragraph 2.17).

Response

The Camp Street site, was identified as under-used space and the proposed scheme seeks to maximise its economic, social and
environmental potential. The scheme complies with the Tameside UDP Regeneration and Tameside Local Plan high quality design and public realm requirements by proposing detailed improvements: prioritises connection with town centre Market Hall Square and Northern Core Public Realm enhancement projects, landscape buffer surrounding the building, 35 spaces car park for staff also available to community during the out of college hours. Conserving the townscape heritage and promoting local identity was crucial in this scheme, for instance the architectural footprint has developed to facilitate better visual and spatial connections with the town centre of Ashton, the Market Hall Square and proposed public realm strategies for the surrounding environment.

The proposed scheme also meets the Ashton Town Centre SPD requirements to install activity beyond 9 to 5 hours, adding further diversity, cultural facilities and mixed use to town centre. There will be a theatre in the Advanced Learning Centre available in the evenings and available for the local community. This initiative will bring with it many benefits not least to local students from across Tameside who will have modern, state of the art facilities with excellent transport links on their doorsteps. The influx of students and teaching staff into the Town Centre will also provide a major boost to local shops and retailers and the construction of phase 1 & 2 buildings will complement the on-going improvements to the Town Centre making it a more accessible and pleasant place to visit and shop.

Site allocations and designations

The Ashton Town Centre SPD identifies the Camp Street car park site as a potential mixed use scheme including car parking. The document argues that existing car park represents an inefficient use of land.

Response

The proposed ALC fulfils Ashton Town Centre SPD requirements by delivering an excellent quality college building and preserving 60 spaces car park. The development will not affect current town centre car parking capacity as there are several alternative and underused car parks. This means that even at busy times shoppers and workers will have no problem finding a convenient space to park their car. In addition the arrival of Metrolink to the town centre will make it easier for people to visit without having to bring their cars.

Urban open spaces and public realm

The Tameside Local Plan seeks to promote the creation of a high quality, attractive Borough with a self sustaining natural environment for existing and future generations.

Strategic Objective SOS of the Tameside Local Plan seeks to enhance the quality of the Borough's urban spaces and public realm. This should include particular focus on improving the quality of the public realm within the borough town centres. Policy DMP 09 requires developments to take into account the following: character of the surroundings, legibility and movement, functionality, adaptability, sustainability, car parking and landscaping. In particular the Policy seeks for car parking to be "in appropriate quantities, integrated design and non dominating" and landscaping to be "complimentary, high quality, functional and low maintenance".

Response

Careful consideration has been given to the location of the proposed development and its design, to ensure that it would have no greater impact on the surrounding open space and buildings. Whilst currently there is a surplus of car parking spaces, new development will reduce those and enhance public open space.

The ALC development is part of a larger town centre redevelopment plan which greatly improves the area and makes it a more
attractive and convenient place for shoppers and visitors to come to. Therefore, attention was given to the linkage with Market Square Masterplan and Northern Core Public Realm enhancement projects. Proposed entrance doors to the Harley Street will link the college with enhanced public open space. Once listed above projects will be completed they will all blend in to well connected town centre structure. In summary, it is considered that the scheme meets the Tameside Local Plan requirements as set out in the SOS and Policy DMP 09.

Community

The Tameside Local Plan seeks to improve the health of the Borough’s population. The Strategic Objective SO6 of the Tameside Local Plan supports the provision of more cultural and arts based activities and creation of public spaces and facilities that are attractive and inviting to use.

Policy DMP 10 seeks to ensure sustainable inclusive communities through securing high quality, appropriately located public services and facilities in promoting the continued improvement of education, skills and health and well being of the Borough residents. In particular Policy DMP 10 seeks to ensure that new developments do not undermine community cohesion or the continued use of existing facilities; community developments are located in sustainable, accessible locations.

Response

The scheme fulfils Tameside Local Plan requirement to enhance the cultural and arts based activities and creation of public spaces and facilities. Proposed College building will comprise of a theatre that can accommodate 200 people. The theatre will be available for local community activities outside the college hours and visiting professional productions. This development creates an opportunity for the community to experience enhanced cultural and arts based activities. It also improves community cohesion as it is accessible and within sustainable location.

Safety and Crime Prevention

The Tameside Unitary Development Plan seeks to ensure an accessible, safe and healthy environment. Paragraph 1.12: It is important to promote safe, environmentally friendly designs in all new developments especially in (...) town centre (...), employing traffic management techniques where appropriate to reduce the impact of motor vehicles (...).

Safety for all road users will be a prime consideration everywhere but in those areas where movement on foot is likely to be most dominant the needs of pedestrians should receive priority over the speed or convenience of vehicle movement.

The Tameside Local Plan seeks to promote community safety and crime prevention in the Borough. The Strategic Objective SO7 of the Tameside Local Plan seeks to ensure new development contributes towards creating safe, secure and attractive communities. In particular it requires new developments to apply urban design principles ensuring "inward looking and fortress type developments are not created". The Strategic Objective SO7 requires that developments must acknowledge their surrounding street environments and encourage active frontages and natural surveillance. In particular it promotes creation of the high quality, safe public spaces and routes that do not aid anti-social behaviour or crime. It encourages adherence to Greater Manchester Police Design for Security criteria, balanced with good design.

Response

The Advanced Learning Centre on Camp Street will create a safe and healthy environment by laying out high visibility open spaces. Safety has been a key consideration, for example by the use of deterrent paving, providing secure service access, fire escape doors and landscape buffer. The Tameside UDP considers safety to be an important element
in design. It requires creation of active frontages and provide natural surveillance.

The proposed development meets these requirements; the building has glazed walls and sufficient number of windows allow for the natural surveillance of the surrounding street environments. The building has been designed to provide a protective environment for the students, responding and benefitting from the trees and landscaping surrounding the site. The rear of the building would feel very open and bright, with lots of glazing providing a strong relationship between the inside and outside.

Routes surrounding the site support the open space layout are well lit and have sufficient pedestrian space. There is one main entrance to the building provided for security reasons from the Harley Street and fire escape from the Albion Road.

**Design quality**

The NPPF promotes high quality design which positively responds to its context.

The Tameside Local Plan promotes high quality design, including energy efficiency and use of sustainable construction methods of the building (SO1). Aiding both physical and mental well being (SO6), enhance existing communities (Policy CSP 05) and all elements of the built environment (Policy DMP 09).

**Ashton Town Centre SPD** encourages high quality public realm, coupled with well designed buildings as crucial to create an inviting and functional town centre. Its importance in attracting investors and users to Ashton should not be under estimated (Paragraph 2.32).

**Response**

The design of the Advanced Learning Centre fulfils the NPPF, Tameside Local Plan and Ashton Town Centre SPD requirements to provide high quality design, energy efficiency, enhance existing communities and create inviting and functional town centre.

The proposed development at the Camp Street site enhances the existing surroundings. Furthermore, the materials have been selected to reflect the concept of an established and timeless collegiate building.

The proposed scheme, will be four storey and accessible through two lifts and a stairway. The internal configuration has also been designed specifically to meet the needs of pupils. Glazed walls and ceiling will allow light entering the building and natural surveillance.

The site is surrounded to the south by two and three storey buildings, to the west by a six and two storey building. It is also bound to the west, north and east by trees and landscaping, which further minimises any impact on surrounding open space.
4. SITE CONTEXT

The application site is currently a public car park, lying between the A6043 and Camp Street in Ashton-under-Lyne town centre. The proposal is to site the new building on the majority of this site, and a smaller 60 space public car park to remain on the eastern portion of the site.

There is understood to be a surplus of car parking in Ashton town centre, with this car park, and the adjacent car park to the east of Henrietta Street frequently having empty spaces. Additionally the town centre is highly accessible by public transport, with Ashton mainline rail station lying to the immediate north of the application site and the town centre also benefitting now from Metrolink. There is also excellent bus accessibility.

This site has a strong relationship with Ashton town centre, with the Council Offices (and site of the proposed Tameside Administration Centre (TAC)), Market Square and Markethall lying to the immediate south of Wellington Road, and the commercial retail core beyond this. Locating the ALC here is an important part of the College’s strategy to be at the heart of the town centre. There will be a significant regeneration benefit to the town centre as a result of this, with the footfall and spending power of pupils and staff adding vibrancy and economic benefit to the town centre.

This immediate area is a focus of recent change – with the masterplan for the Market Square, the proposed TAC and the northern core public realm proposals. The plans for the Camp Street site have been integrated with these proposals, for example with the main entrance being located closest to Wellington Road, and the combined effect will be a significant positive transformation to the town centre.

To the north is the A6043, and beyond this the railway line. A number of businesses sit opposite the site on Camp Street to the south: an estate agent that fronts the site and a public house that backs onto the site. Harley Street, a minor road, forms the western boundary, on the opposite side is the side elevation of another public house and another small public car park.

The site in context

The Camp Street site

To the south-west of the site, with direct pedestrian access, is Wellington Road, and on the opposite side of this is the main entrance to the Council Offices.

Access to public transport is excellent, with bus stops on Wellington Road and the train station a short distance to the north.
5. DESIGN CONCEPT

Presenting significant economic and commercial opportunities, Camp Street provides the future site for a 4,750m² advanced learning faculty, incorporating facilities for A Level studies, performing and creative arts.

Architectural proposals for the Camp Street building have been refined in conjunction with Tameside MBC and the architectural team delivering the Market Square development, in order to provide an inclusive and holistic overall design solution for Tameside College.

The architectural footprint has developed to facilitate better visual and spatial connections with the town centre of Ashton, the Market Square building and proposed public realm strategies for the surrounding environment. This consultation process has enabled the architectural output encapsulated within this report.

The ALC includes the following elements.

Performing Arts
- Needs to support diverse uses
- Flexible performance space
- Workshop Area linked to performance space
- Control Room
- Large Dance Studio
- Small Dance Studio
- Music Rehearsal Room
- Rehearsal Space
- Multi-purpose studio
- Music technology room

A Levels
Spaces must support diverse teaching requirements and preserve flexibility. Classroom spaces will be used for a wide range of different teaching typologies.

Large Classroom/ Examination Space
Spaces must be able to be sub divided into three separate acoustically independent teaching areas by means of sliding folding screens.

Science Laboratories
- 4 laboratories to allow diverse teaching options for biology, chemistry and physics
- Mixture of two traditional laboratories and two clustered layouts
- Full service provision to all spaces including data, gas and water
- Dedicated teaching zone within the laboratory space
- Smart visualiser and standard dual purpose whiteboard provision
- Perimeter display/pin up space
- Perimeter lockable storage
- Fume cupboards to all laboratories
- Ability to provide full black out to the teaching spaces
- Full statutory hand wash/ eye wash and safety provision
- Storage of dedicated IT teaching equipment within the laboratory spaces and located adjacent to small library area
- Storage of coats/bags/lab coats and goggles within dedicated area visible to the teaching space

Graphics and Animation

Need to support diverse range of uses
- Graphics Room
- Animation Suite
- Media Suite

Art Rooms

Need to support diverse range of uses
- Art Room
- Art Room for life drawing
- A Level art provision
- Three dimensional design including ceramics
Fashion Workshop

Subdivided into three distinct areas
- Fashion workshop – dry area
- Fashion workshop – wet area
- Machine room

Photography

Subdivided into three distinct areas
- Photographic studio
- Multi-purpose studio area
- Daylight studio area
- Classroom provision
- Darkroom provision
- High value equipment store
6. DEVELOPMENT PROPOSALS

Use

The proposal is for education use (use class D1) plus the continuing public car park use on the site.

The existing car park will be closed when works on site commence. The start-on-site date will be confirmed after planning permission for the College building is granted. Officers have confirmed that subject to planning approval the car park would be subject to a temporary closure from the date of start on site and after 28 days a full closure would take place but critically the College would be able to commence works from the point of temporary closure.

Amount

The floorspace of the building is 4,750 sqm GIA. GEA size of the site is 1615.90sqm. Site area is 2517sqm.

Scale

The building is 4 storey.

Layout

The design is for a single compact building. The internal spaces are arranged around a central atrium in a horseshoe formation. The theatre projects as a feature element on the western elevation. There is a single, glazed main entrance which also forms a feature on the western elevation.

Landscaping

To the north of the building there will be high quality deterrent paving with rich landscape buffer. Effectively it will separate the building and pedestrians from the Albion Way and the road traffic. To the north-west of the building there will be raised lawn area with new trees planted. Also to the south-west of the building there will be raised lawn area with new trees planted. Raised lawn area and tree planting will create a green gateway welcoming main entrance from the Harley Street.

Access

The principal vehicle access to the car park is from the Harley street to the west of the site.

Vehicles then leave the car park via a left only exit located on Camp street approximately 45 meters to the west of its junction with Henrietta street. These are the only existing accesses to the site.

There is also servicing access to the building from the car park, and a separate service access for the theatre. The only pedestrian access to the College is via the main entrance on the western elevation. High quality pedestrian routes are provided from the car park to the north and south of the building. Most visitors are expected to arrive by public transport and will directly access the main entrance from the west.

Appearance

The building is designed to have a collegiate feel, contemporary but timeless. As a response a simple but striking palette of materials has been used: brick, glazing and zinc cladding (for the theatre).
7. TRANSPORT STATEMENT

A Tameside College Camp Street Transport Assessment has been prepared for the site and it is included with this planning application. It includes the following key points.

Walking

Within the site and up to its boundaries with Camp Street and Harley Street, it is proposed to provide large pedestrian areas to the south and west of the College building. Pedestrian access to the building would then be taken via a single main entrance on its elevation off Harley Street.

Car Parking

The proposed ALC at Camp Street will provide 35 car parking spaces available for staff and general public. Currently there are 165 car parking bays and the loss of parking spaces will complement the Travel Plan that the College have committed to provide as part of the development and will assist encouraging

Three disabled car parking spaces will be provided in the reconfigured parking to the east of the building. There will also be a disabled drop-off adjacent to the south-west corner of the building. Additional disabled parking is also provided in other town centre car parks.

Bicycles

It is proposed that two cycle storage bays will be located at the front of the new building. These would be secure bays, with each providing spaces for 24 cycles, i.e. a total of 48 cycles. To complement this cycle parking, separate male and female showers and changing accommodation will be provided on site. A total of 8 showers will be provided and distributed throughout the building.

Public Transport

The ALC is well connected by sustainable modes of transport. Staff students and visitors can take full advantage of some excellent public transport networks, including bus, rail and Metrolink services.

At 150m from the proposed College Ashton under Lyne railway station is well within the 500 to 800 metre catchment. The station is situated on the Manchester to Liverpool and Manchester to Huddersfield lines.

At approximately 350m from the site the recently opened Ashton under Lyne Metrolink stop is well within the 500 to 800m catchment. The tram is likely to be used to pick up outlying areas between Manchester and Ashton as opposed to providing a link between Manchester City Centre and Ashton, for which the tram is more suited. The tram takes in the following stops between Ashton under Lyne and Manchester City Centre:

- New Islington;
- Holt Town;
- Clayton Hall;
- Edge Lane;
- Cemetery Road;
- Droylsden; and
- Audenshaw.
Access and servicing

The site is well placed in terms of pedestrian connectivity. The railway station, bus station and Metrolink are all within a 350m walk via safe and direct routes and well within the 500 to 800m catchments, allowing extensive opportunities for future students and staff to link to these modes. The town centre is also within 500m of the site. Finally, the 1km and 2km walking catchments take in large parts of the residential areas of Ashton and the north of Dukinfield, offering the opportunity for students and staff to walk to the site.

The site ideally placed for future students and staff to travel by bicycle to and from the proposed site. Although there are no dedicated facilities in the immediate vicinity of the site, with cyclist required to cycle on the carriage way, the signal junctions in the vicinity of the site include advance cycle stoplines, whilst to the north of the site cycle route 626 travels from Turner Lane to Oldham. The local routes are therefore considered conductive to cycle use.

The proposed site layout includes the provision of a secure service access running north-south along the eastern side of the proposed building. This will provide access to the bin store area and will be used by a refuse collection vehicle emptying skips.

Due to its one way running and restrictions on Wellington Road, Camp Street is only used by taxis, service vehicles and for access. Immediately to the west of the proposed site, Harley Street provides a one way street running north to south from the A6043 Albion Way to Wellington Road. Whilst some vehicles make this movement, the route primarily serves as an access to the Camp Street Car Park and provides a left only entrance to the site. The proposed site layout includes the provision of a secure service access running north-south along the eastern side of the proposed building. This will provide access to the bin store area and will be used by a refuse collection vehicle emptying skips.

The Camp Street Car Park is one of just 10 car parks operated by TMBC across the town. There are also other private operator car parks situated around the town, including the multi storey car parks associated with the town’s shopping centres.
8. COMMUNITY INVOLVEMENT

Prior to the planning application submission Tameside College held a drop-in day for the local community, on both the ATC and ALC developments. This event took place on the Beaufort Street campus on Thursday 20/02/14, from 3pm to 7pm. Local residents were notified personally by letter. The wider community were notified about the event through the local newspaper.

The event was attended by the representatives from Tameside College and the IBI Taylor Young, who explained the proposals and answered questions. A public exhibition was on display showing the development proposals. The event was attended by a number of Councillors and local residents who provided us with a positive feedback in regards to the development and its design. There were no objections against ATC development.

The following images of the proposed new ATC development were presented to the public on A1 boards:
9. SUSTAINABILITY STATEMENT

Renewable Energy

Please refer to the ‘Sustainability and Low and Zero Carbon Technologies’ section of the M&E Report provided by Waterman Building Services. This assesses a wide range of potential renewable energy options and describes what is proposed for the Camp Street site.

The building will achieve high levels of sustainability, through a range of design measures, including air source heat pumps for cooling, solar water heating, photovoltaic cells and gas heat and power (CHP) Plant.

BREEAM Pre-Assessment

A BREEAM Pre-Assessment of the scheme has been undertaken by EC Harris (please refer to this report, submitted with the planning application).

The BREEAM 2011 New Construction pre-assessment has identified that achieving BREEAM ‘EXCELLENT’ rating for the Tameside College – Camp Street development is attainable based on the current design and the design team commitments.

It is expected that based on the current design parameters the project could achieve BREEAM ratings of: 77.59% (EXCELLENT)

This assumes that the following credits are achievable:

- MAN04 Stakeholder Participation – Credit 4 POE & Information Dissemination
- MAN05 Life Cycle Cost and Service Life Planning – Credit 1 Stage C/D LCC Analysis, Credit 2 LCC
- Component/Option Analysis & Credit 3 Stage D/E LCC Analysis

This score provides a good buffer in the event that credits may be lost during the design stage and ensures that the projects meets the SFA funding requirement to achieve a BREEAM ‘EXCELLENT’ rating.