

UKSPA CASE STUDY

TRANSFORMATIONAL DESIGN FOR MANCHESTER SCIENCE PARTNERSHIPS

BDP is an award winning interdisciplinary practice and has been working with Manchester Science Partnerships at both the Alderley Park and Manchester Central campuses since their appointment to masterplan MSP's Central Campus in the summer of 2013 following a competitive interview process.

The brief from MSP to the designers was to provide the framework for the campus' transformation from a traditional Science or Business park model to a modern world class leading campus environment and there was huge potential to create a much needed identity and sense of place.



The new "Heart of the Park" building at Manchester Science Park

Central Campus, Manchester

The existing building stock varies between two and three storeys in height and contains a mix of workspace and laboratory accommodation in predominantly 1980's era buildings, which sit alongside car parking.

The BDP approach proposes decentralising the car parking and joining together the two halves of the park that are currently bisected by a busy road in order to create a green landscaped setting as the palette from which the masterplan can develop. Pedestrians and cyclists are given priority throughout, and car / taxi 'drop-off' nodes are located centrally along the northern and southern boundaries.

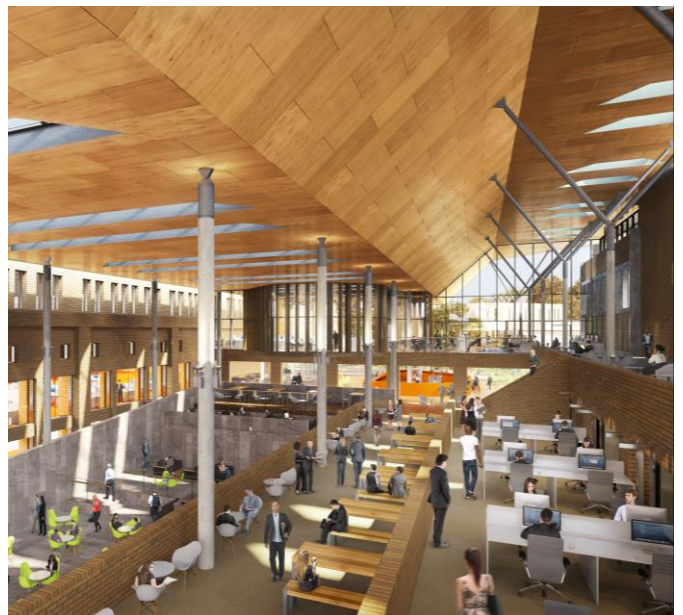
The urban context of the site prompted existing pedestrian routes through the park to be enhanced along established desire lines, and earmarked the improvement of crossing points and routes beyond the site boundary into adjacent residential areas, the University of Manchester campus and the Oxford Road 'Corridor'. The Manchester University Hospitals Trust estate and MSP's Citylabs 1.0 development are also within a short walking distance from the site, a key selling point for many of MSP's customers.

The success of MSP's Central campus meant that there is very little available space within the existing building stock, which determined the detailed design of the first new build at MSP. The new building, designed by BDP, sets the standard for new development on the campus, and is located centrally to the north of the masterplan, on an axial route between Greenheys, the current visitor arrival and incubator building to the west, and the University estate to the east.

This building provides flexible workspace or laboratory accommodation over four floors, with a total area of 60,000 sq.ft net. A striking central atrium splits the building into two halves at each of the upper levels, creating a sense of openness, light and space. Each level of the building has a floorplate of 7,500 sq.ft, or 15,000 sq.ft net if a full floor is taken by an individual customer.

The gable elevations at each of the upper floors are fully glazed and saw-tooth shaped in plan, allowing the opportunity for more creative breakout, meeting areas or other 'special' space requirement within the landscape of the fit-out plan.

"The success of MSP's Central campus meant that there is very little available space within existing building stock,"



Alderley Park - CTL building proposed atrium

Alderley Park

Fifteen miles away at Alderley Park, the setting and facilities are already world class in the life sciences sector. The extensive mere anchors the site to the north of the built estate and a mature parkland pasture extends out to the south, which adjoins established woodland to the east and west.

The laboratories, workspace and ancillary areas have grown organically over time around a team who are familiar with their built environment. As part of the masterplan team for the site, BDP is currently developing a proposal to rationalise and improve internal connectivity between the established blocks of accommodation.

Clarity and ease of navigation is required to provide a logical sequence of spaces which can link together between node points; circulation cores and breakout areas.

Growing Space

The design proposal here incorporates a new enveloping roof enclosure which captures the former courtyard space to create a new internal atrium.

New entrances are incorporated to the south and north and all of the refurbished blocks will be accessible from this dynamic new central space.

The building will provide potential customers with suites starting at 2,000 sq. ft, intended as grow-on space from the very successful Bio-hub facility.

A mix of laboratory and traditional workspace will be incorporated within the buildings and extensive breakout, shared space and café will occupy the central flexible atrium floor.

This first development will provide an illustration of future intent for the park.



Aerial view of the Alderley Park site



Alderley Park – Refurbished CTL building

About BDP

UKSPA member BDP is an international practice of architects, designers, engineers and urbanists.

Combining expertise across all disciplines, locations and all major building types, the company deliver a truly integrated way of working – resulting in high quality, effective and inspiring built spaces

Find out More

Information on all UKSPA members can be downloaded from the UKSPA website.

Visit the Association website at www.ukspa.org.uk for more information.

“The transformation of a redundant lab facility into a centre for innovative businesses, features a variety of workspaces from high-end specialist labs to flexible offices and manufacturing facilities.”

This is the first phase in the creation of a 400 acre life science campus as a thriving open innovation community for life science businesses delivering over 7,000 high-value jobs.”