

Flagship Campus Update

Special Edition - December 2007



STOCKPORT
COLLEGE



Introduction

This flagship campus update is to inform all staff of the current status of the forthcoming redevelopment of the college.

With the recent LSC approval of grant funding for the project and the approval of listed building & planning consent, we are now well on course to commencing the first phases of the redevelopment on the James Ross Site and St. Thomas' site early in the New Year 2008. These early

phases of the works and the later phases will be covered in more details in this property update. I hope you will find this interesting reading and I welcome any comments.

Peter Roberts Principal
December 2007

Progress and Activities

Over the course of the last 12 months but more especially over the last 3 months there have been lots of critical activities and many issues that have required addressing and resolving. These include the following:

- We have now received LSC approval in respect of our recent funding grant application for £54.5 million which covers Phases 1, 2 & 3 of the proposed redevelopment.
- Resolution of all listed building issues through consultation with English Heritage and Stockport Metropolitan Borough Council regarding the St. Thomas site.
- Dealing with SMBC regarding highways improvements and strategies, planning issues, building control requirements and conservation policies. We are now pleased to announce that the College has been granted detailed planning approval for Phases 1 and 2 and outline planning approval for Phases 3 and 4 of our redevelopment.
- Full building design proposals have now been completed for the new workshops in Phase 1. The building contract was tendered earlier this year and HBG Construction Ltd have been appointed by the College to construct this Phase of the redevelopment.
- The new Construction / Engineering workshops have necessitated the College to acquire additional land adjacent to the existing student car park. Matters will be concluded in this respect in Jan 2008 when the land transfer is due to take place.
- The new workshops have required Junction Road and Grosvenor Street to be permanently closed in order to be built upon. The College has recently secured these closures.
- Working alongside the end users with respect to Phase 1 (Construction & Engineering Workshops) and Phase 2 (Redevelopment of St. Thomas') to develop proposed floor layouts showing all accommodation requirements and room configurations.
- There has been extensive dialogue with various public rights of way consultees including The Ramblers regarding an existing right of way and footpath between the St. Thomas' site and our existing campus. Our plans have had to incorporate provision for this right of way to be maintained albeit realigned in order for planning permission to be obtained.

Sale Strategy of Heaton Moor Campus and Greek Street Building

As most staff will be aware the College is proposing to sell off the Heaton Moor Campus and the Greek Street Building as part of our strategy for redevelopment of Town Centre Campus. The capital receipts are fundamental to financing the cost of the works. We have appointed DTZ Debenham Thorpe as consultants to advise the College in this regard. The consultants and the College are working very closely with SMBC to identify ways and means of maximising the value.



Programme and Timescales

The five year master program contains headline dates for all elements of the redevelopment. Owing to the scale of the development it has been necessary to break down the redevelopment as a whole into several packages which will in turn form separate building contracts. Essentially there are four main construction phases as part of our redevelopment and these are:

Phase 1 - New build Construction and Engineering workshops on the existing James Ross site.

Phase 2 - Redevelopment of St Thomas including all the restoration works of the retained Victorian buildings together with the new build classroom blocks for HE and FE Art & Design Faculties.

Phase 3 - This includes the new hub which will accommodate all the central functions of the College including the Learning Resource Centre, training restaurant, canteen, multi-purpose hall, reception, student services and performance areas. This phase also incorporates the 450 space multi storey car-park and a large teaching block which will be designed to accommodate hair & beauty salons, numerous classrooms and a nursery.

Phase 4 - New build teaching building located on the A6 to replace the existing Roland Hadlow building.

Obviously there will be many phases of decanting from our existing accommodation and demolitions that will be carefully coordinated over the next five years in line with the construction programme.

Acquisition of additional land

- January 2008

Building of Construction / Engineering workshops (Phase 1)

- Start on site February 2008
- Completion June 2010

Early demolition works on the St. Thomas' site

- Start on site January 2008
- Completion April 2008

Enabling works to replace the roof and restore the external envelope to the retained Victorian buildings

- Start on site April 2008
- Completion October 2008

Main redevelopment of St. Thomas' including all remaining restoration works and the new build classroom blocks (Phase 2)

- Start on site October 2008
- Completion April 2010

Construction of new hub building for central services, new multi-storey car-park and classroom block (Phase 3)

- Start on site June 2009
- Completion December 2010.

New build of Roland Hadlow Building (Phase 4)

- Start on site December 2010
- Completion 2012.

Sale of Heaton Moor Campus and Greek Street Building

- December 2012.



The Design Concepts

Around the New College Redevelopment

One of the main concepts for the new workshops was to include a new road and turning circle for HGV vehicles on the site of our existing student car park. This will enable large quantities of deliveries such as bricks and other building materials to be off loaded directly adjacent to each workshop area and thereby overcome some of the existing problems associated with transportation of materials and removal of waste.

As the workshops are located directly on the A6, the external designs for the new build and the choice of high quality cladding materials, including glass and zinc, will create a landmark building for the College. The external designs also incorporate a large cantilevered overhang of the classroom accommodation which will give a high degree of architectural interest to the building. It is also intended for a glass frontage to be created on the front elevation of the workshops and this will enable the Motor Vehicle and Motor Cycle departments to become visible from the A6.

The redevelopment of the St. Thomas' site and the retention, restoration and creative re-use of some of the most architecturally and historically significant former Victorian Workhouse buildings on the site, will create a collegiate quarter to the campus and incorporate enclosed courtyards as social and recreational spaces.

The hub building (Phase 3) will be located centrally on campus. This will provide all the central support functions for the College including the new refectory, performance spaces, common rooms, training restaurant and the Learning Resource Centre. The social spaces and the refectory, will have the benefit of a large glass atrium and will both be located on the ground floor. These spaces will open out into informal gardens to the west and have a main College entrance accessible via a large College Square to the east fronting the A6.

New Build Gets LSC Approval

As recently reported by the Principal the College has now secured LSC grant funding for the redevelopment following approval at the LSC National Capital Committee in London on the 22nd November 2007.

Phases 1 & 2 were approved at a support grant of 69% which equates to a grant of 54 million. Having secured the necessary grant funding this has enabled the College to commence Phase 1 of our redevelopment of the Construction/Engineering workshops in Feb 2008 whilst at the same time allowing us to progress with all the design stages and tendering of the remaining phases at a significantly lesser risk to the College. Our success in this respect has meant that the College has secured one of the largest funding grants in the sector which is a fantastic result for the College.

Since the last Flagship Property Update in October 2006, the College has made significant progress with the design development of all phases but especially with regard to Phase 1 (Construction and Engineering workshops) and Phase 2 (Redevelopment of St. Thomas').

The new workshops will comprise of four separate blocks of accommodation and will accommodate all Construction and Engineering curriculum including

Carpentry and Joinery, Plumbing, Electrical, Gas Assessment, Motor Vehicle, Motor Cycle, Brickwork, Plastering, Painting and Decorating. The College has been working closely with the end users of each department to ensure that the correct layouts are developed to best suit their operational requirements. Size and location of every room, space within the building and the need for certain critical adjacencies of rooms have had to be taken into special consideration.

Heritage Issues on the St. Thomas' Site

Over the course of the last few months, the College has had several meetings with English Heritage and Council Officers. The main purpose of these meetings was to reach an agreement as to the level of retention of older existing buildings on the St. Thomas site whilst still maintaining potential to redevelop this strategically important site for the benefit of the College.

The College is pleased to announce that at the Planning and Highways Committee meeting on the 15th November 2007 full listed building consent and planning approval was received to develop the St. Thomas' site in line with the College's master plan proposals.

There are four main Victorian buildings which formed part of the original 1841 Workhouse complex and these will be

restored and adapted for College as part of our proposals. The remainder of the site will be redeveloped to form external social space and teaching accommodation for the College. As part of the overall heritage strategy it is proposed to use a space within the former Workhouse as a Historical Exhibition Centre and this will be open to staff and students as well as members of the public. It will contain and exhibit old photographs and records of the Workhouse as provided by our plumbing lecturer Mike Maskrey. There are also plans for photographs and film footage of the forthcoming construction works to be displayed as a record of the existing site and the redevelopment works for years to come!

Over the course of the last few months there have been several Victorian items found within the original Workhouse building. These provide an historical incite in to Victorian times and include some old Workhouse inmates shoes and aprons, a Victorian Christmas card, newspapers dated 1889 and several old clay pipes to name but a few. These have all been collated by Jason Challender, Project Director, and loaned to the Stockport Storey

Museum. They will be returned to the College on completion of the St. Thomas' phase of the project and exhibited within the Historical Exhibition Centre.

As part of the restoration works the College will be salvaging many different architectural elements and fragments of buildings prior to demolition such as balustrading, brickwork, slates, stone cills and window frames. In addition to this, it has been agreed with English Heritage that we will retain memories of buildings to be demolished. This will include the portico section of the former Workhouse infirmary building adjacent to the George Wood workshops and certain fragments of other ancillary Workhouse buildings, used as inmates workshops, towards the Shaw Heath end of the site.

The College as part of Council planning requirements embarked on archaeological dig to determine whether any underground fragments from a former piggery, stables, and smithy constructed during the Workhouse era could be uncovered. We can confirm that having undertaken this archaeological survey, in junction with the University of Manchester, no findings were found.



The College Welcomes McAlpines as a Technology Partner

The College has appointed Alfred McAlpine Business Services as our Technology Partner to work with the College as part of our Design Team. McAlpines have expertise in business solutions which includes Cisco systems technology. It is intended that as part of the redevelopment we will have a building management system that will allow the building to become 'intelligent and integrated'. This will then allow a central network to control such things as lighting, heating, security and door access controls. One of the many advantages of incorporating this state of the art technology in to our redevelopment is that it will make best use of our existing accommodation and facilities and increase efficiencies in an effort to reduce energy demands on services such as heating, cooling etc. In the future, the same system can be used for such things as cashless vending, student registrations, space utilisation information and room bookings.

HBG Construction LTD Appointed to Construct Phase 1

The College is pleased to announce that HBG Construction Ltd. have been appointed to construct the new workshops on the existing James Ross site as part of Phase 1 of our redevelopment. Their appointment followed a rigorous tendering process through the European Procurement Process, which involved placing adverts in the European journal, assessment of contractors expressions of interest and pre qualification questionnaires for short listing, several interviews and a final selection process attended by both the Principal, Deputy Principal, Project Director and Governors.

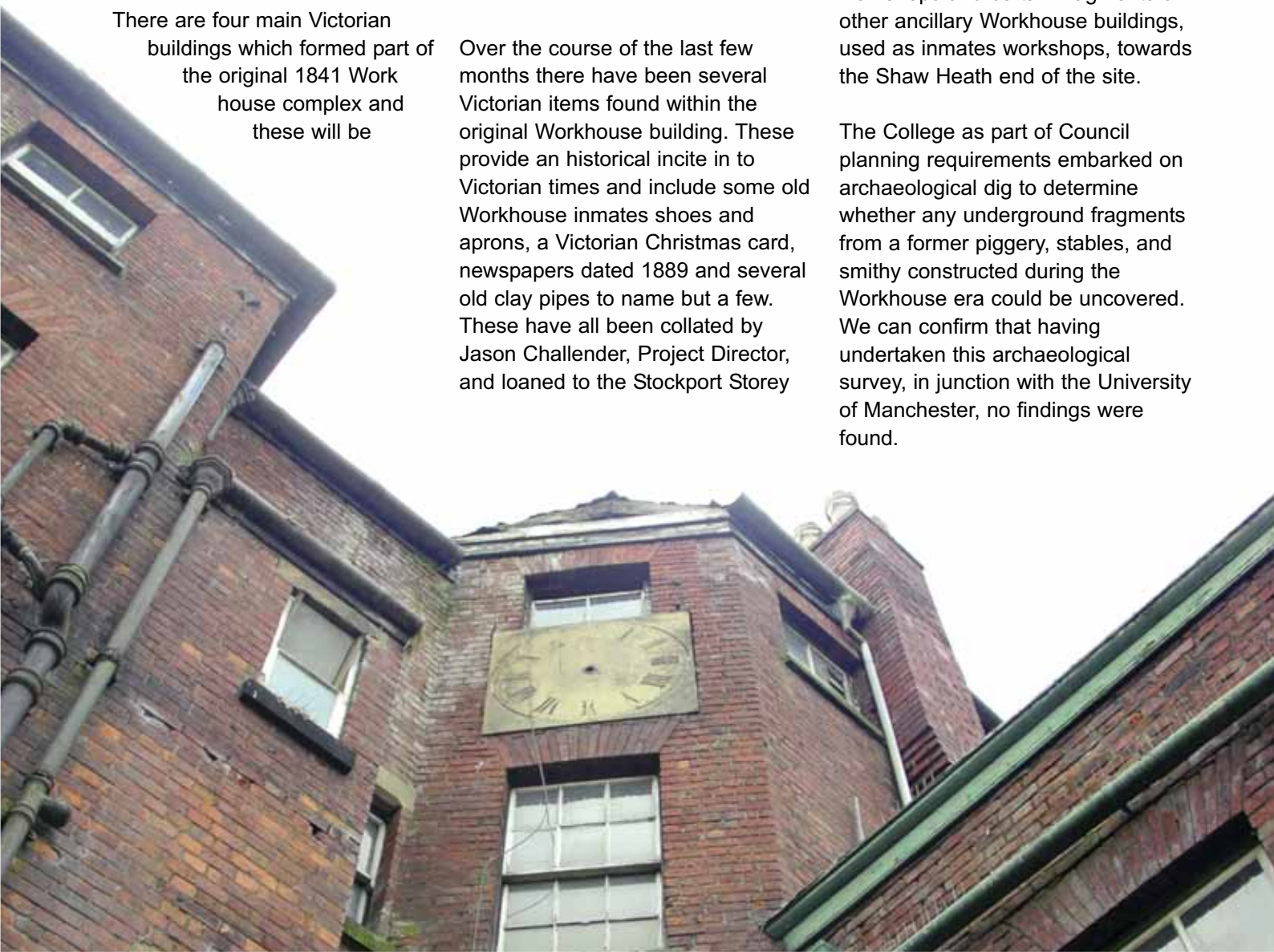
HBG have extensive experience in constructing new College campuses in the FE sector and in working in live environments, and this was the main reasoning behind our selection process in appointing them to construct our new workshops.

Stephen Roberts, Project Manager for HBG Construction, said: "HBG is delighted to be associated with a project that is so important to Stockport's regeneration and history. We look forward to our partnership with the College, to being a considerate neighbour, and to delivering a stunning building for the town's students and educators."

College to Become Energy Sustainable as Part of New Build

It is intended that Stockport College will incorporate sustainable design elements as part of the new build. These will include the following:

- Rainwater harvesting for recycling of grey water for provision to toilet facilities.
- Biomass boilers designed to burn rape seed oil and therefore benefit from zero carbon omissions and improved energy efficiency.
- Provision of green and sedum roofs throughout the campus which will insulate the building from heat gains during the summer and heat loss during the winter.
- Provision of photovoltaic and solar panels which will create both electricity and hot water for the College to reduce the demands on electricity.
- Network controls of heating, lighting and other power sources. This will enable empty rooms to be detected and effectively switched off as far as heating and lighting are concerned.
- Passive ventilation and solar shading via elevational louvers will be provided to some buildings to reduce heat gain and the need for mechanical ventilation and cooling.
- Special solar glass will be provided to all buildings to again reduce heat gains during the summer and heat loss during the winter periods.



HIGH

WINDOW

Historical Drama Production

As all staff will be aware following the last property update in Oct 2006, the first year HND media broadcasting students, undertook the enormous challenge of writing, directing and producing a period drama about the Shaw Heath Workhouse.

July saw its premiere and it was a great success! It skillfully interweaves the known facts about the design of the Shaw Heath Workhouse (soon to house the new Stockport College) and fancifully adds a parallel narrative telling the story of an imaginary family who had thrown themselves on the mercy of the workhouse. The historical consultant on the film was Mike Maskrey, who has done vast quantities of research into the historical background of the Stockport Workhouse, but the script was ultimately created by the students themselves.

Boasting a cast of both professional lead actors and other interested amateurs, the film premiered at the annual "MEET THE EMPLOYABLES" event during which students of TV production display their work to potential employers and was received with great enthusiasm.

Filmed drama - particularly historical filmed drama - is the most difficult medium to produce successfully; even more so when it is produced without a budget. In the case of High Window, whilst some scenes were filmed in the shell of the old workhouse on Shaw Heath, other locations used included Quarry Bank Mill in Styal and Bramall Hall. The finished film remains a tribute to the determination of a small group of students who proved unshakeable in seeing the project through from beginning to end. It also, of course, remains as a tribute to the historical significance of the workhouse itself.

A twenty minute DVD was produced with the help of many college staff as actors. For those staff or students who wish to see a copy of the DVD please contact Jason Challender, Project Director, ext 3232.



Closing Statement from the Project Director

I would like to thank all staff that have been involved in the redevelopment in terms of the ongoing user consultations and providing me with much appreciated feedback.

The redevelopment of Stockport College is both an exciting opportunity to provide a future world class environment for our students and a college that will become a flagship and model of good practice for future development in the sector. Equally I also believe it to be a critically important regenerative

project for the future of Stockport. As one of the largest redevelopment projects in the FE sector it is crucial that ongoing consultation with all users is maintained in the future. The College will be arranging a further open day exhibition in the ground floor lobby adjacent to the Lecture Theatre in the Roland Hadlow Building (date to be confirmed). It will be an opportunity to display all current drawings and artists impressions of the new College. In addition, a model of the new campus will be exhibited and I will be available to answer any questions and discuss any concerns.

Jason Challender Project Director
December 2007