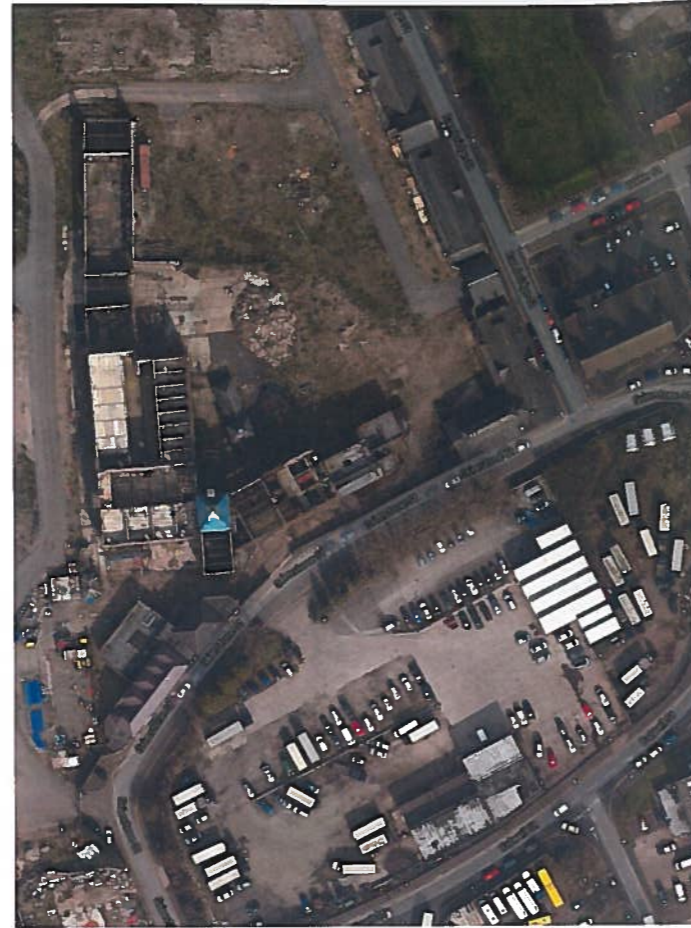
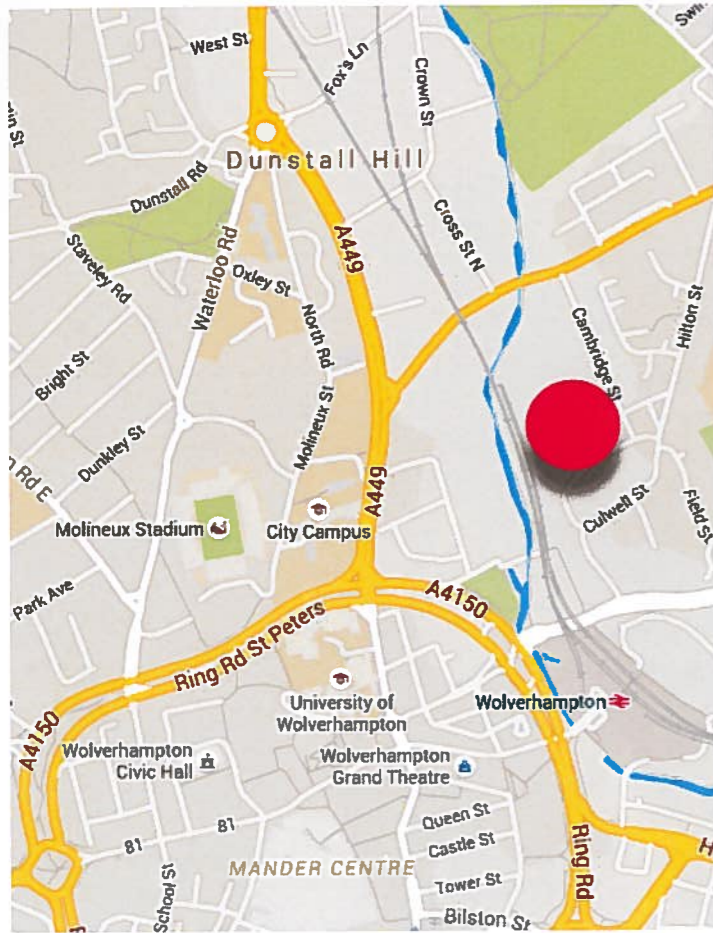


SITE APPRAISAL | HUB



The University of Wolverhampton, Springfield Campus has been identified as the location of the 'hub' element of the ECMS proposal.

The former Springfield Brewery site is being developed by the University to provide a new state-of-the-art learning campus, including the creation of a centre of excellence for Construction and the Built Environment. The site forms part of the area defined as the Canalside quarter within the Area Action Plan.

The site has been vacant since 1991 and the existing buildings have fallen into a state of disrepair. In addition, following a series of smaller fires, the main block of buildings were severely damaged in a major fire in 2004.

The building that has been identified as the home for the ECMS hub is Block H. This is part of the former stable blocks and along with the iconic main entrance archway these buildings contribute to the historic character of the site and define the sites boundary on the south east corner of the site.

The existing building has a gross internal area at ground floor level of 529m² and a partial mezzanine/first floor of approximately 206m².

The original entrance archway and the buildings on the

opposite side of the main entrance are currently being restored as part of the UTC project which is currently under construction.

Block H is 'L' shaped in plan, forming the south east corner of the Springfield Campus site, comprising 2 wings along Grimstone Street to the south and Cambridge Street to the east.

To the north of the wing that runs along the Cambridge Street frontage, the building joins the iconic entrance archway.

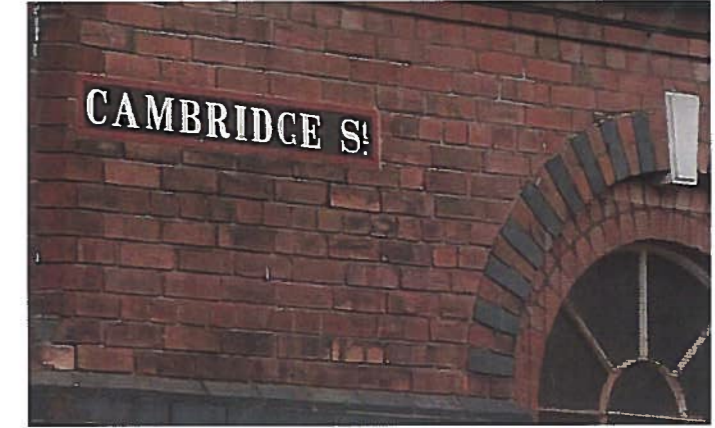
At this location there is a discrete section of the building which has been identified as the desired location for a campus reception and security office.

Although separate to the requirements of the ECMS, this element is included within the design feasibility.

Both wings are predominantly covered with a tiled pitched roof. The exception being the area allocated for the new campus reception, described above.

Both roofs are supported by existing timber trusses and topped with lantern lights.

The wing running along Cambridge Street is single storey,



providing a large volume space. The wing running along Grimstone Street has a timber first floor construction. Some of the existing trusses in this wing have been modified to accommodate sufficient head room above the first floor.

This is a technique that may need to be utilised on other trusses if additional first floor areas are to be created.

The structural report and timber treatment surveys are included within the appendices of this document.

The building has been modified with the addition of a basic flat roofed extension on the internal elevations to accommodate large roller shutter doors; presumably, to accommodate vehicular access during the use of the buildings as a vehicle maintenance unit.

Planning policy background is covered in more detail within the statement in appendix 3. The proposed site is within the administrative area of Wolverhampton City Council and falls within Springfield Brewery Conservation Area. In addition the main entrance gates, canopy and lodges (of which Block H is part of) have a Grade II listed building status. The site forms part of the larger Springfield Campus Development which in turn, forms part of the regeneration area known as the Canalside Quarter, defined within the Area Action Plan.

DESIGN PROPOSAL | HUB

The design proposals for this site will deliver high quality spaces for the provision of training, teaching and demonstration. The proposal will also include welfare facilities and administrative offices associated with the operation of the facility.

In addition to the requirements relating to the ECMS 'hub' the building will also house the new campus and security reception. This is located at the end of the Cambridge Street wing on the entrance into the campus under the historic entrance archway.

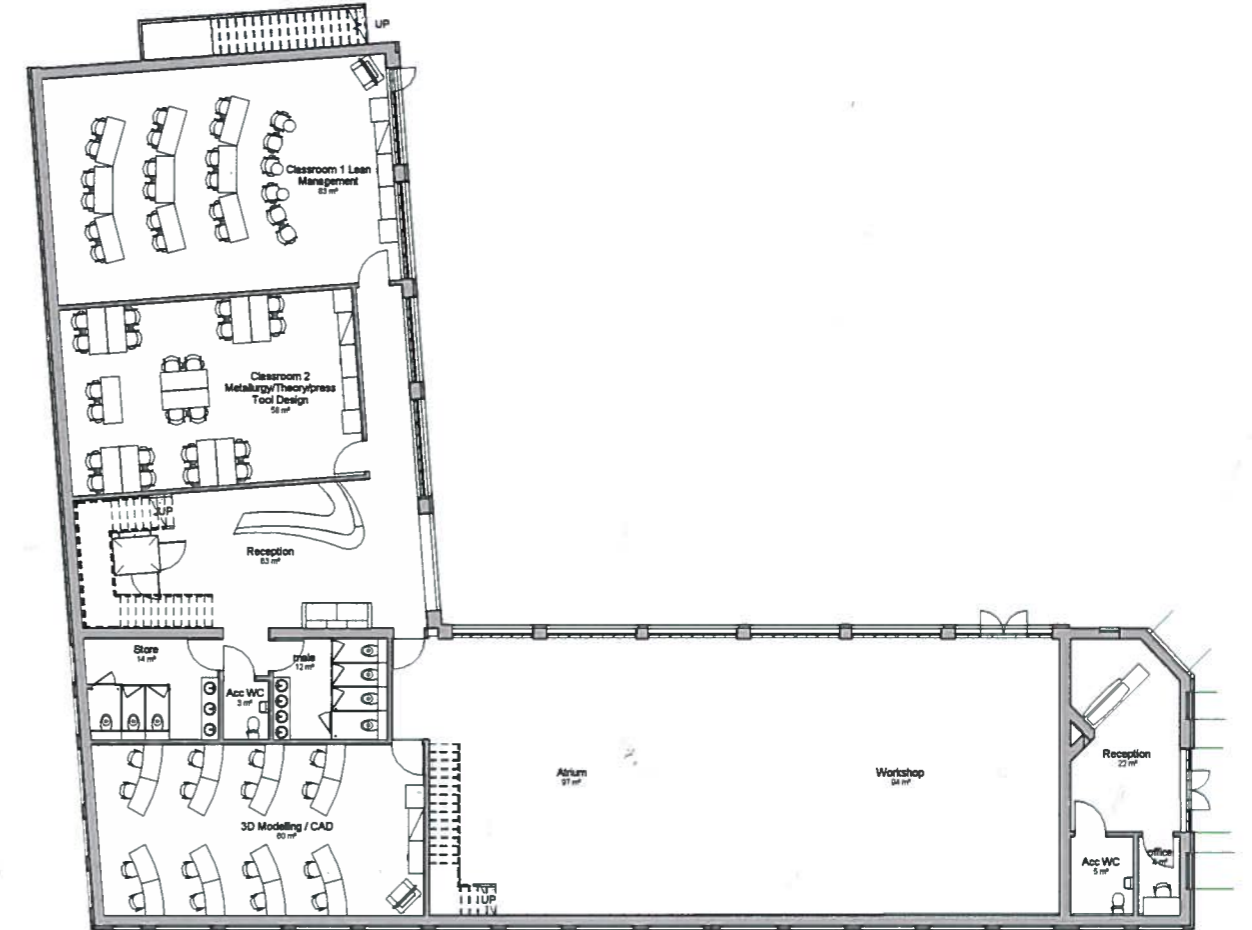
A key aspiration for this element of the ECMS proposal is to provide a display and demonstration area within an atrium style space. This will be used to promote high value manufacturing (HVM) processes and generate interest in the professions within the manufacturing industry.

The historic character of the buildings and the Springfield Campus as a whole, are an important consideration in the development of this proposal.

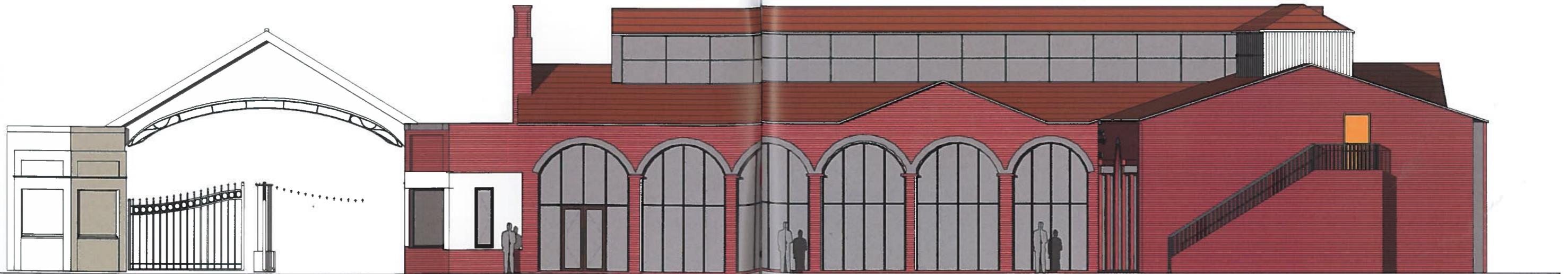
In order to restore the character of the original building and to maximise the views into the workshop and demonstration areas, the existing flat roof extensions are to be removed and the original brick arched openings are to be reinstated. The reinstated arched openings will become full height windows constructed in a high quality curtain walling system.



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



NORTH ELEVATION

DESIGN PROPOSAL | HUB

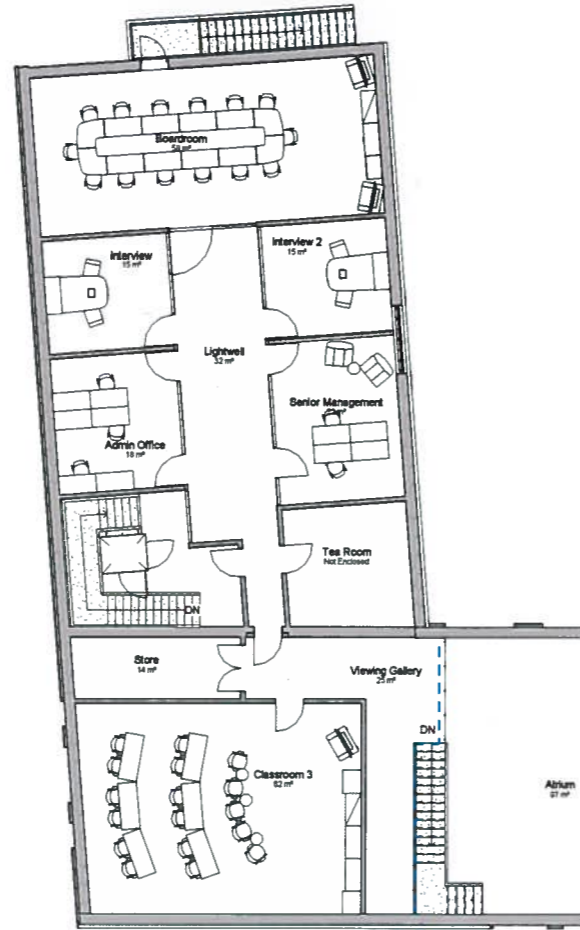
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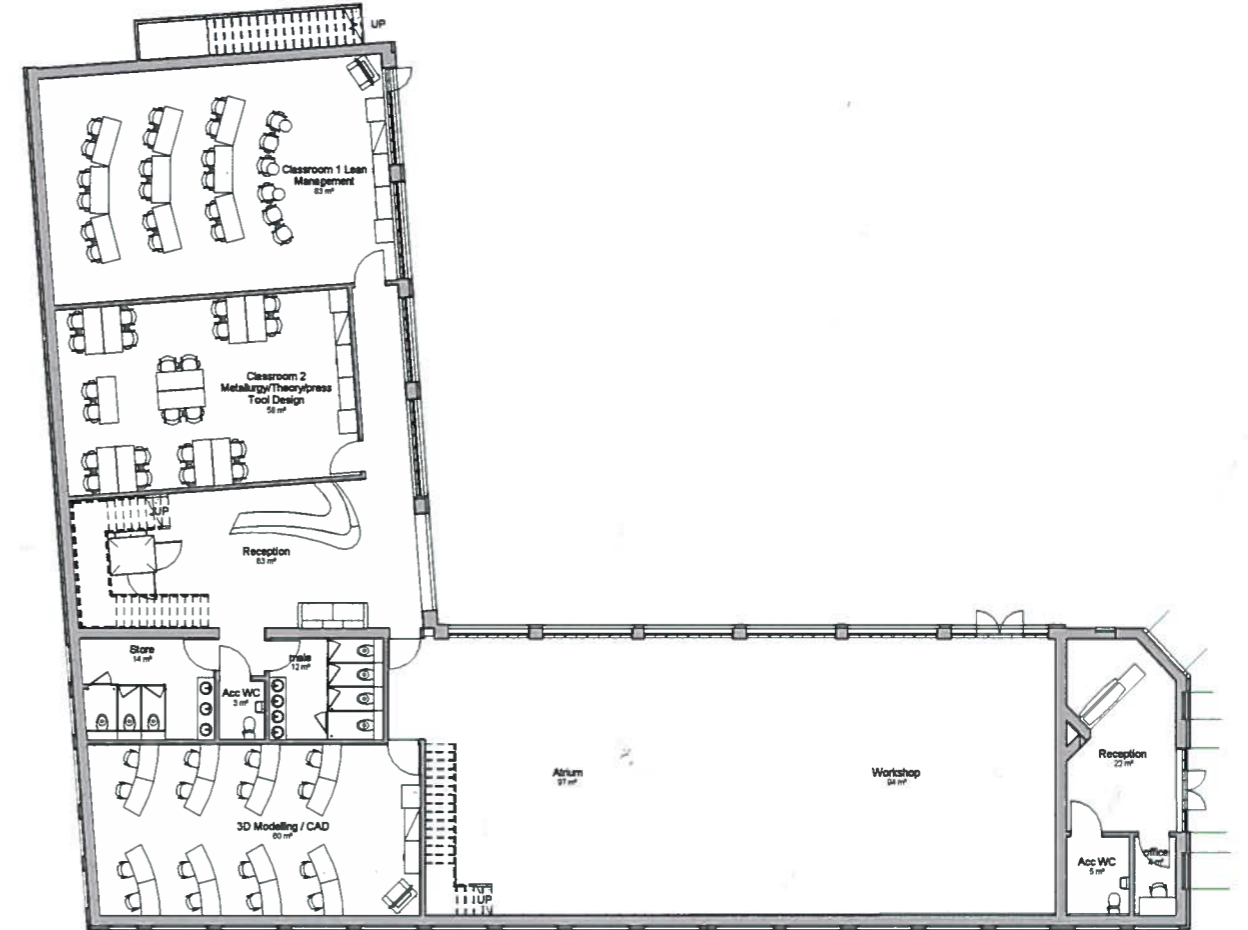
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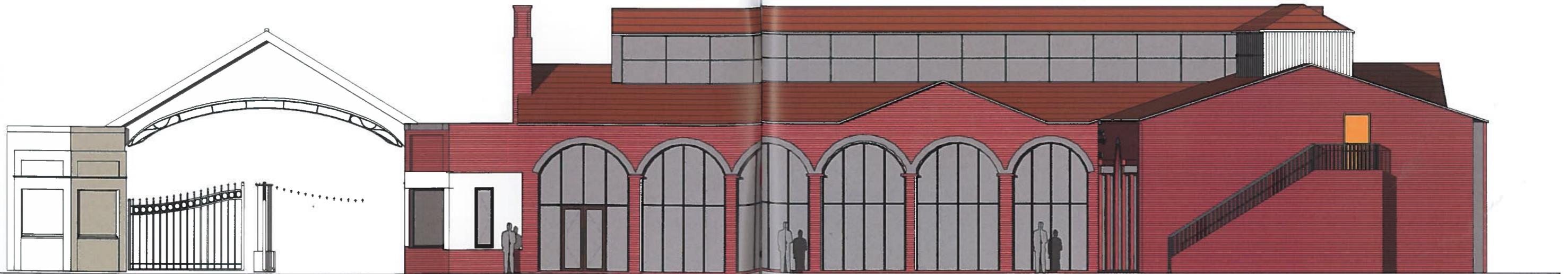
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PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



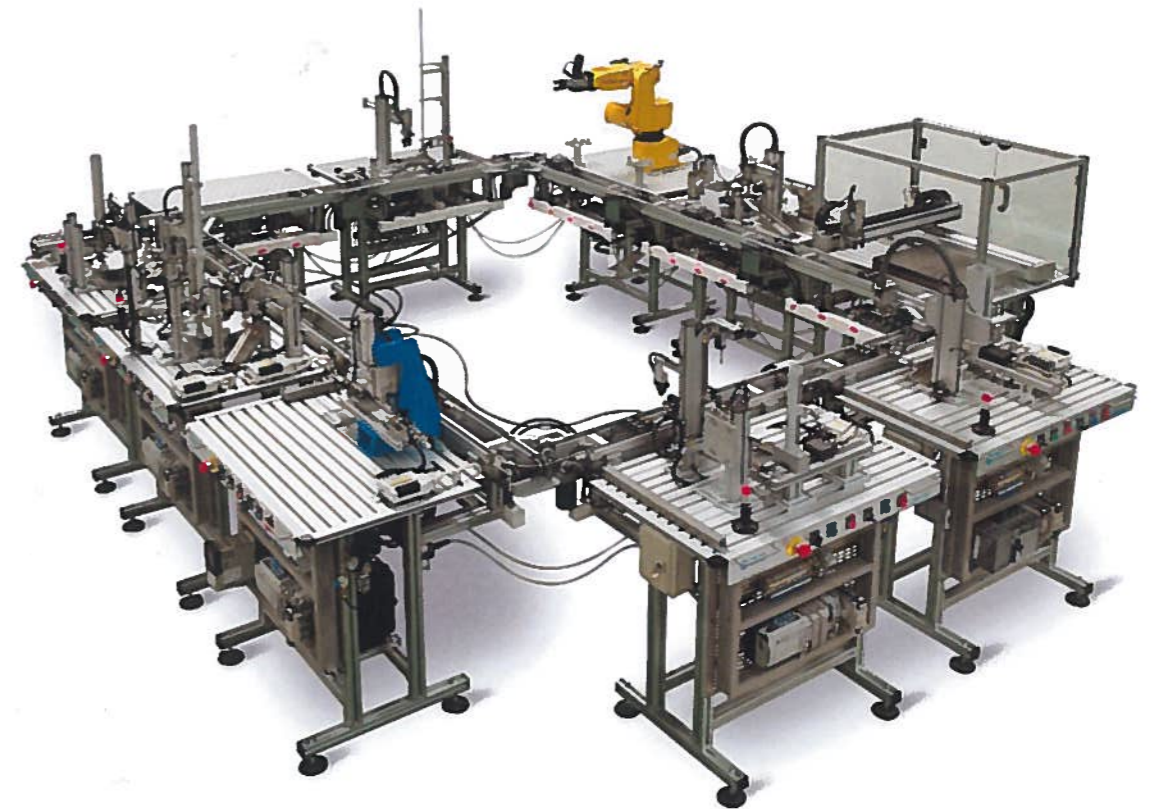
NORTH ELEVATION



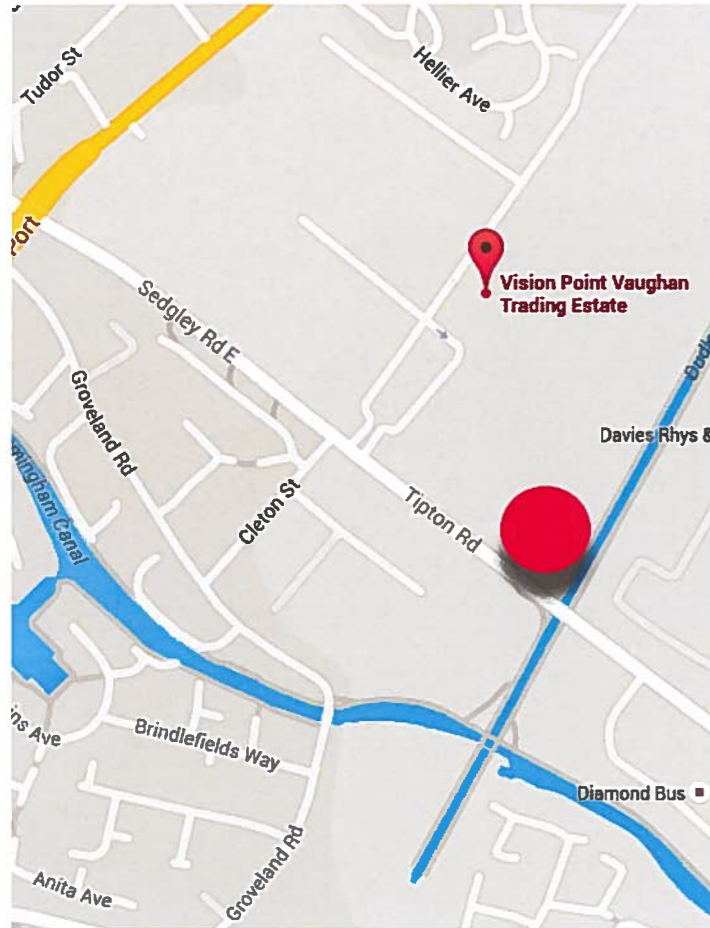
It is envisaged that the existing lantern lights will be used as part of the ventilation strategy for the upper floor of the building. Tempered air will be supplied via high level ductwork in these areas and extract will be a passive system utilising the height of the lantern lights to generate stack ventilation. The lantern lights above the workshop and demonstration areas will work in a similar manner facilitating passive extract as part of the ventilation scheme. Local extract ventilation required for the equipment in these rooms will be exhausted by the existing chimneys on the dividing wall between the workshop and new reception area.

Where possible the existing brickwork and roof structure will be exposed within the interiors of the renovated building. High quality, crisply detailed glazing systems within the reinstated window openings will minimise the impact on the existing character of the building.

The new mezzanine structures and the exposed galley overlooking the demonstration area and workshop will be industrial in style, in keeping with the character of the building and the proposed use.



SITE APPRAISAL | SPOKE



The Thomas Dudley, Dudley Port site has been identified as the preferred location for the 'foundry and forging' spoke.

The site has been selected for this particular 'spoke' as it is immediately adjacent to the existing foundry at Thomas Dudley's, Dudley Port operation. This facilitates a unique and innovative collaboration between industry (in this case Thomas Dudley) and education where industry is allowing access to their manufacturing equipment and personnel for the training of candidates from companies across the sector. Providing training on equipment that would not be available in a standalone training centre.

The area of the Dudley Port site that has been made available is along the site's frontage onto the A457, Tipton Road.

The site is currently occupied by a disused brick built office building. The building has two storeys comprising: an upper ground level, which is at the same level as the adjacent foundry and service yard; and a lower ground/basement level which is at the level of the Tipton Road. The building is in a poor state of repair and is not considered suitable for re-use or refurbishment.

The site is currently accessed via the Dudley Port foundry site, which is in turn accessed from the adjacent Vaughan Trading Estate. The site does however benefit from an existing access directly onto the A457, Tipton Road which may be considered for re use as part of this scheme.

The southern boundary of the site is the A457, Tipton Road. The road rises along the frontage from west to east as it approaches the bridge over the adjacent Dudley Canal. The boundary is defined at the back of the footpath with a low brick wall. This wall has feature cast pillars on brick piers at regular centres which are in a poor state of repair or missing. It would appear that these were originally connected by a chain feature that is no longer present.

To the west of the site lies an existing brick built sub-station building which forms part of Thomas Dudley's, Dudley Port site. The existing access onto the A457 lies between this substation and the existing office building. This access leads onto a steep ramp which connects the road access with the foundry yard level.

The Dudley canal lies to the east of the proposed site. There is an industrial type metal palisade fence along this boundary.

The existing foundry building is located to the north of the proposed site. This is a metal clad steel framed structure with no windows or access doors facing the proposed site. Fork lift access along this frontage will need to be maintained within any layout proposals to afford safe access to the bagging plant which needs to be serviced approximately twice a week.

The yard to the east of the existing foundry building may be considered for provision of parking and servicing associated with the proposed new training facility. The



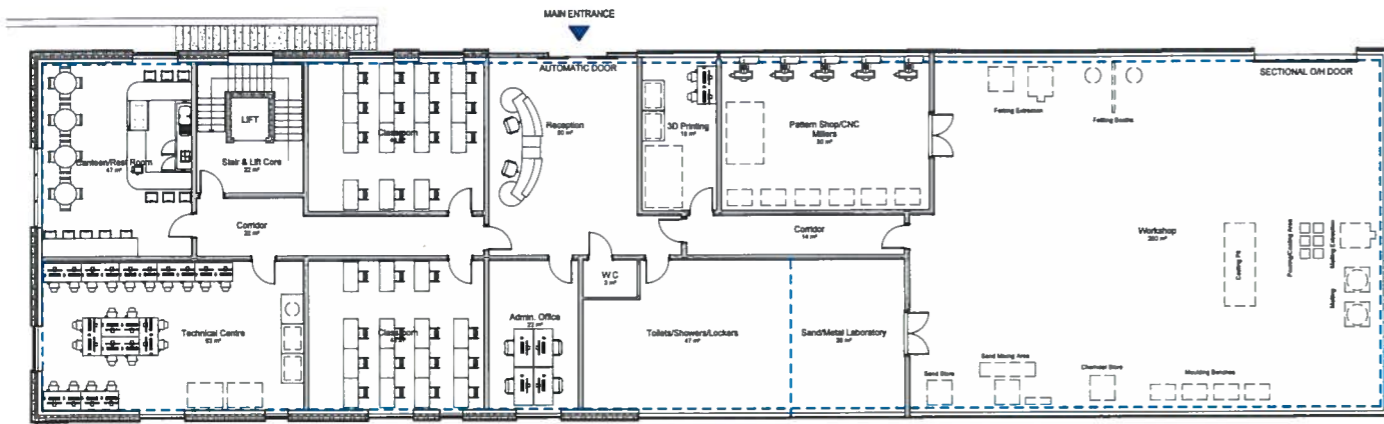
extent and layout is to be determined in detail following consultation with Thomas Dudley.

The difference in level between the foundry yard level/ existing ground floor level and the Tipton Road/Basement level will need to be carefully considered in the design proposals for this site.

Planning policy background is covered in more detail within the statement in appendix 4. The proposed site is within the administrative area of Sandwell Metropolitan Borough Council (SMBC). The site forms part of a larger Industrial site and whilst it is acknowledged that this site is likely to remain as an industrial site for the foreseeable future, the site forms part of a larger area allocated for the provision of new dwellings.

The 'hub and spoke' model proposed for the ECMS is a key consideration when considering the merits of developing this site as a training facility from a Town Planning perspective. The essential links with Industry afforded by the 'spoke' will form an important role in the justification for developing this site.

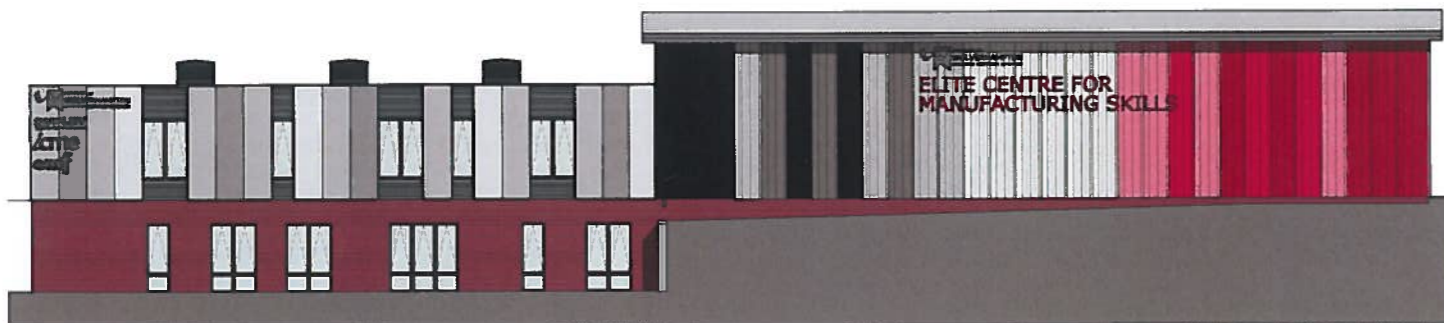
DESIGN PROPOSAL | SPOKE



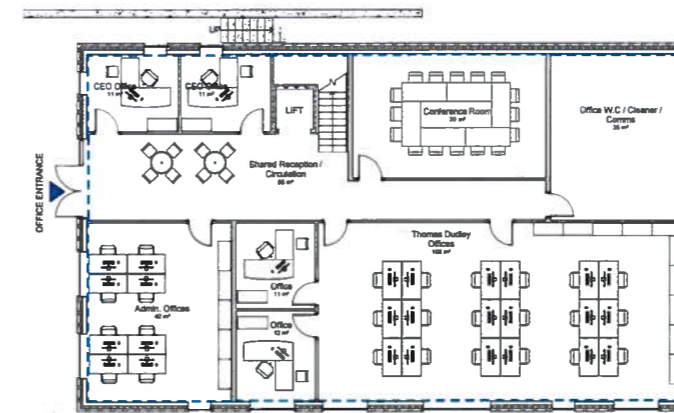
GROUND FLOOR PLAN



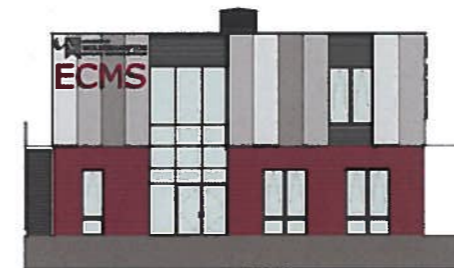
NORTH ELEVATION



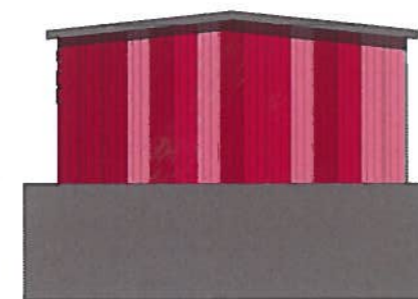
SOUTH ELEVATION



LOWER GROUND FLOOR PLAN



EAST ELEVATION



WEST ELEVATION

The design proposals for this site will need to deliver a high quality building for the provision of training facilities along with associated office space. In addition, the proposal is to include workshops for practical training in foundry and forging operations.

In addition to the training facilities, the building will need to accommodate administrative offices for the operation of the training centre and additional office space for key partners including the Institute of Cast Metal Engineers (iCME), the Cast Metal Federation (CMF) and Thomas Dudley.

The design proposals for this site will deliver a high quality building for the provision of training facilities. The proposal is to include workshops for practical training in foundry and forging operations, teaching space, welfare facilities and administrative offices.

In addition to the training centre requirement, the building accommodates office space for key partners, including the Institute of Cast Metal Engineers (iCME), the Cast Metal Federation (CMF) and Thomas Dudley.

During the initial review of the accommodation requirements for the building against the space available on the site, and giving consideration to the existing level differences on site – it was quickly determined that a two storey solution would be required.

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The initial accommodation schedule generated an initial area requirement of approximately 825m² for the ECMS element of the scheme. The incorporation of the Thomas Dudley Offices and additional requirements generated in consultation with the key partners has generated a greater requirement. In order to keep the project within budget these requirements have been rationalised into a gross internal area of 1092m².

The requirement for additional office space, generates the need to form a separate reception for office staff and visitors. By locating the office accommodation at lower ground floor level a clearly identifiable, dedicated office access, served by a small car park at the same level has been created. In turn, this separation ensures that the apprentice/trainee experience is contained within the ground floor level.



The colour scheme proposed is based on the recently adopted Black Country Flag. It is hoped that this association with the popular local flag will engender a sense of pride for the local community and help to make this an iconic building in this proud industrial landscape.

The office and teaching facilities require less height at ground floor and as such, generate a lower building form. This area will be covered by a simple flat roof and clad in vertical storey height rain screen cladding at ground floor level. The lower levels, where visible above the surrounding ground levels will be clad in brickwork.

Louvre panels in the tall windows to these areas facilitate the suggested ventilation strategy which utilises compact localised air handling equipment located in the ceiling voids. Full height curtain walling, in association with building signage, helps to clearly identify the main entrance points to the building.

