

# **The Radcliffe Hub Project**

## **RIBA Stage 3 - Architectural Design Update**

**Presented by:**

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# Radcliffe – Hub Project, Design Development

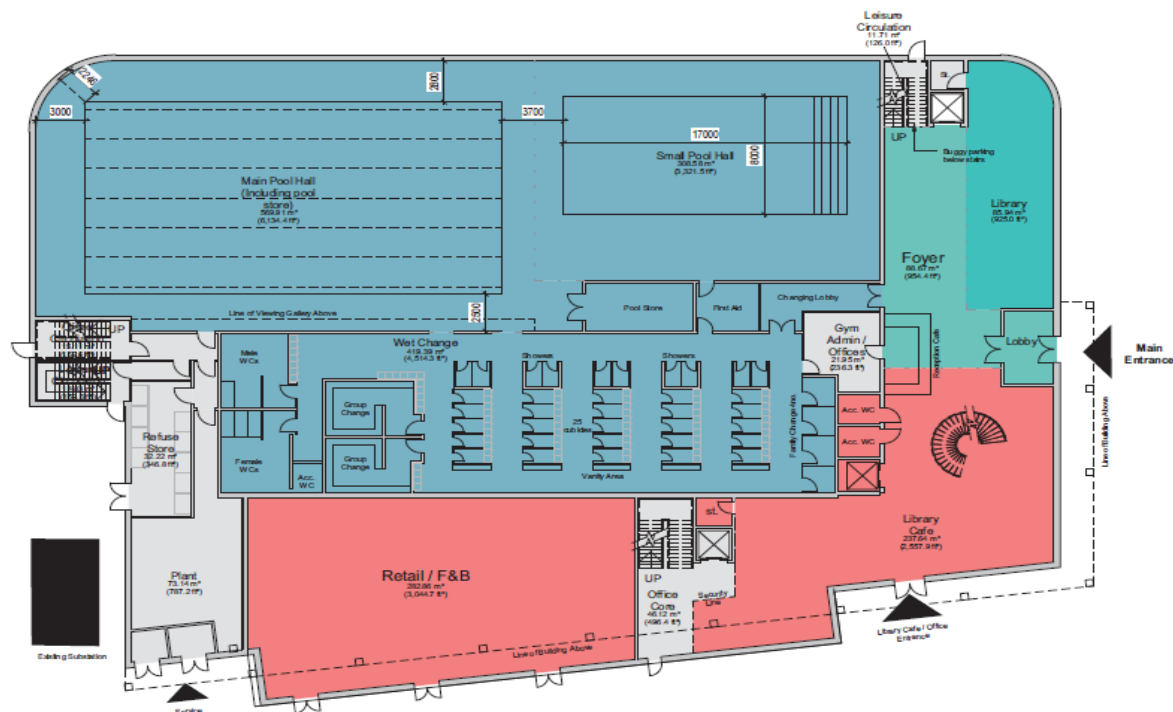
## Design Brief:

- **Operational Functionality** – use of space for library, leisure services, MDTs, public realm, community groups and commercial operators
- **Benefits Realisation** – aligned to the Levelling Up Bid BCR and emerging Community Plan
- **Best Practice** – embedding lessons learned for other LA projects, engagement with Sport England, peer review with Places Matter and specialist design consultants
- **Accessibility** – designing out the barriers (statutory requirements & lived experience)
- **Site Constraints** – Condition and ecology surveys, utility services and topography
- **Deliverability** – operating within time constraints, the budget envelope, vacant possession strategy and commercial strategy
- **Community Consultation** – responding to views of local residents, community groups and businesses

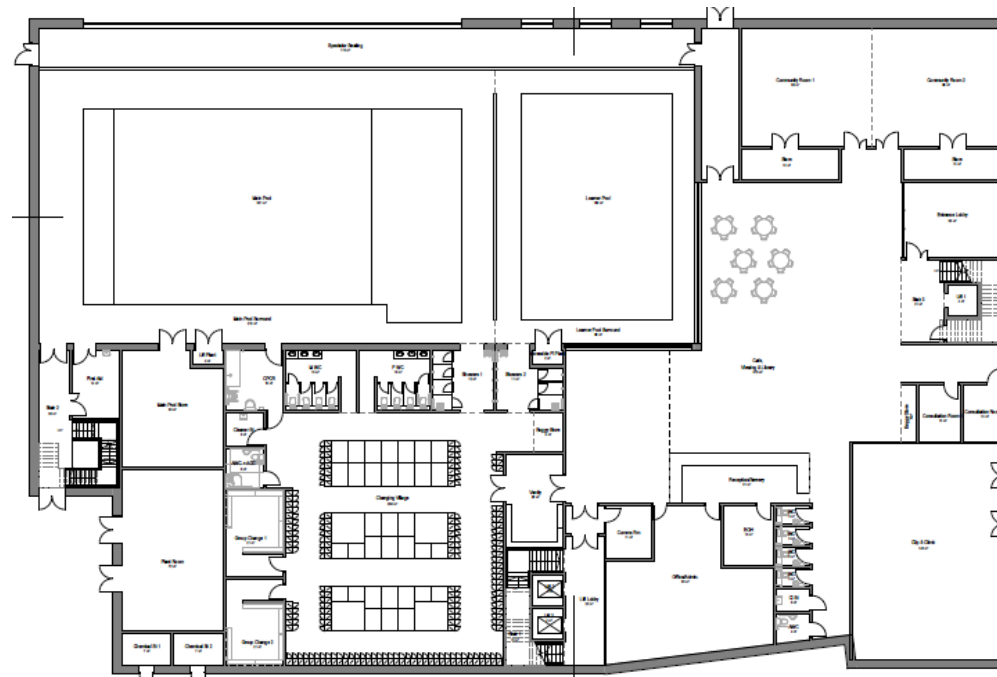
## Business Growth & Infrastructure

# Development of Design, RIBA 1-2 – Ground Floor

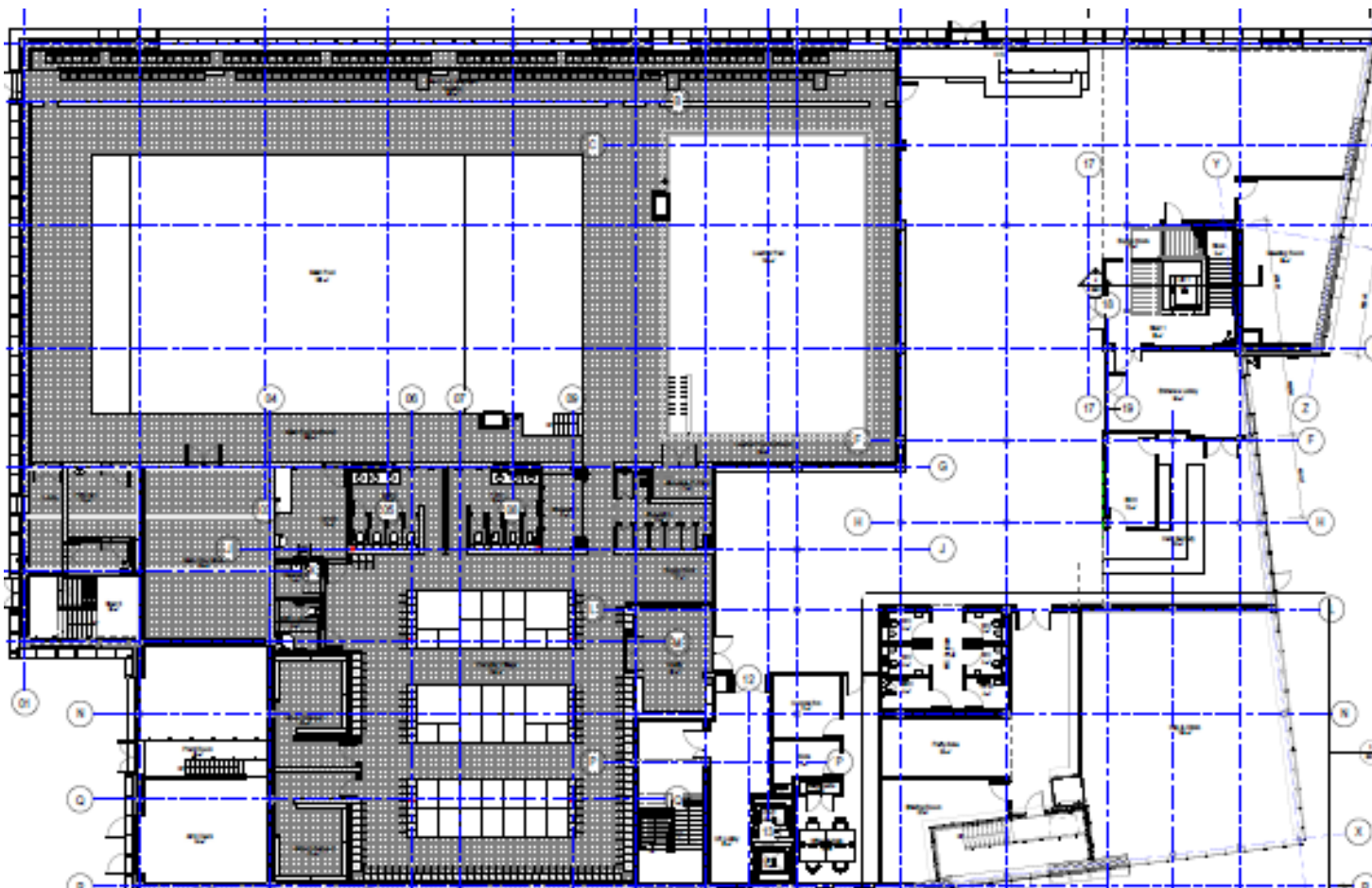
## RIBA Stage 1 – Original AEW GF layout



## RIBA Stage 2 – Pozzoni GF layout: introduction of community space, climbing facility, pool viewing, poolside seating, shared main entrance, internally operated café



# RIBA 3 Pozzoni Design – Ground Floor



## Business Growth & Infrastructure

**Wet leisure** – guided by Sport England, Pozzoni, Devin Consulting, Hannan, AJP. Site visits by Leisure Services to GM facilities. Consultation with RSWP Club

**Library** – informed by The Design Concept. Site visits by Libraries team to GM facilities. Consultation with community groups  
Introduction of children's library. Community space within a dedicated meeting room and open plan offer

**Commercial** – Clip and Climb facility including activity challenges, H&S briefing area and party room to maximise activity/income. Café to be operated by a 3<sup>rd</sup> party and to have external and internal access – strong local support from residents. Layout works with levels/topography of site and creates active frontage

**Access/Egress & Circulation** – Removal of main reception desk and introduction of concierge and self service

# Development of Design, RIBA 1-2 - Façade

**RIBA Stage 1** – Original AEW Exterior CGI



**RIBA Stage 2** – Pozzoni Exterior CGI: responded to revised internal layouts, introduced 'fin detailing and 'statement' architectural features around the Main Entrance, cladding colour to reflect civic status





# RIBA 3 Pozzoni Design – Façade



## Business Growth & Infrastructure

**RIBA Stage 3 – Pozzoni Revised Exterior CGI:**  
Reduced fin detailing around glazed areas  
Increased glazing to climbing wall and first floor Library, ground floor Library and first floor gym  
Introduction of muted cladding colour pallet and dual use of colours  
Removal of architectural detailing around the Main Entrance to improve visibility and wayfinding

Feedback from community consultation has driven the above mentioned changes. Saw tooth detailing of roof parapet would impede PV array and add significant cost to roof and has therefore not been instructed.  
Updated CGI was well received locally, with broad support expressed.

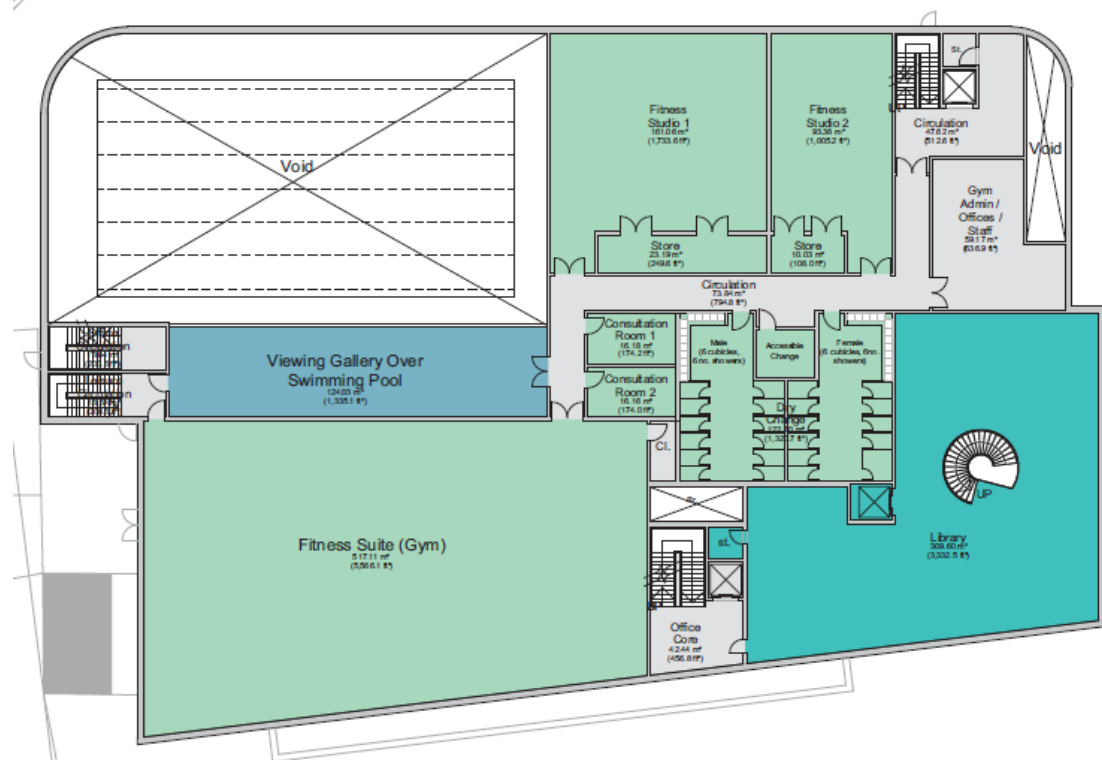


# RIBA 3 Pozzoni Design – Façade

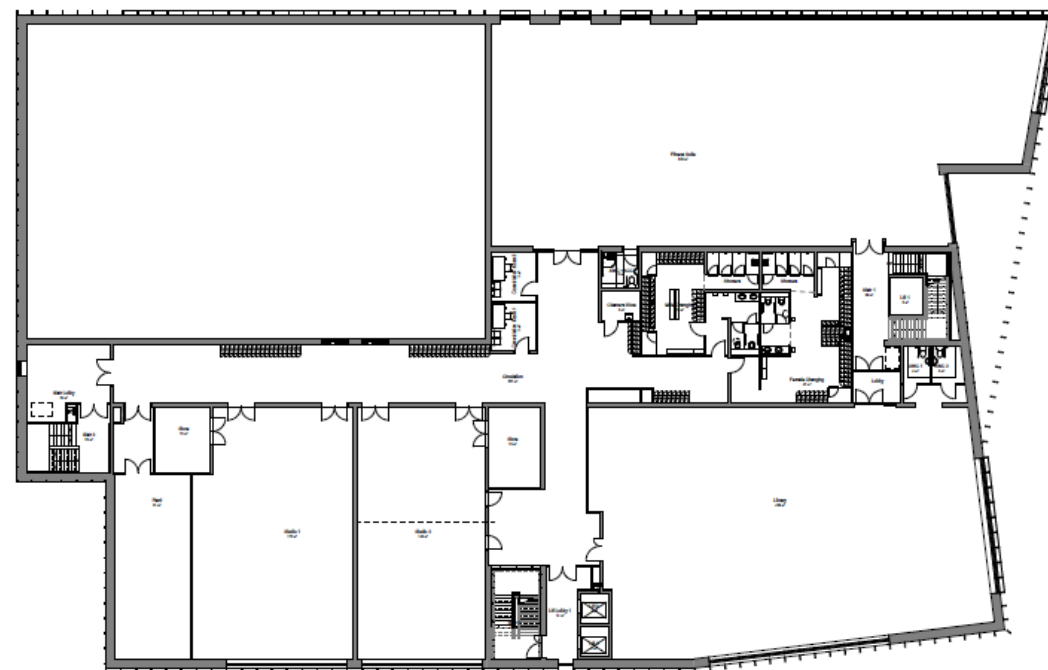


# Development of Design, RIBA 1-2 – First Floor

**RIBA Stage 1** – Original AEW FF layout

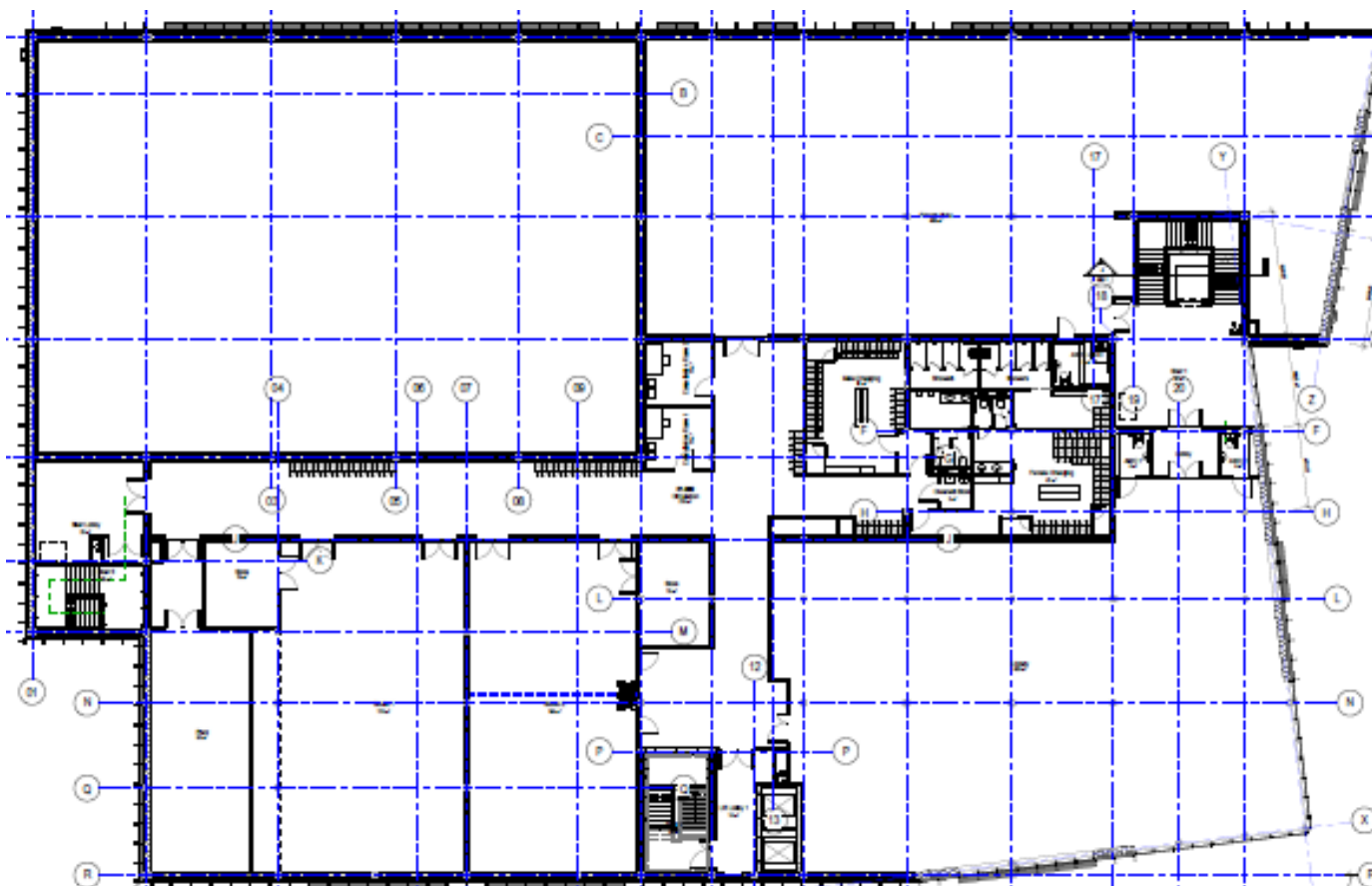


**RIBA Stage 2** – Pozzoni FF layout: increased floor space for the Library and removal of spiral stair detail, gym and studios re-orientated to aid active frontage, relocation of lift and stair core





# RIBA 3 Pozzoni Design – First Floor

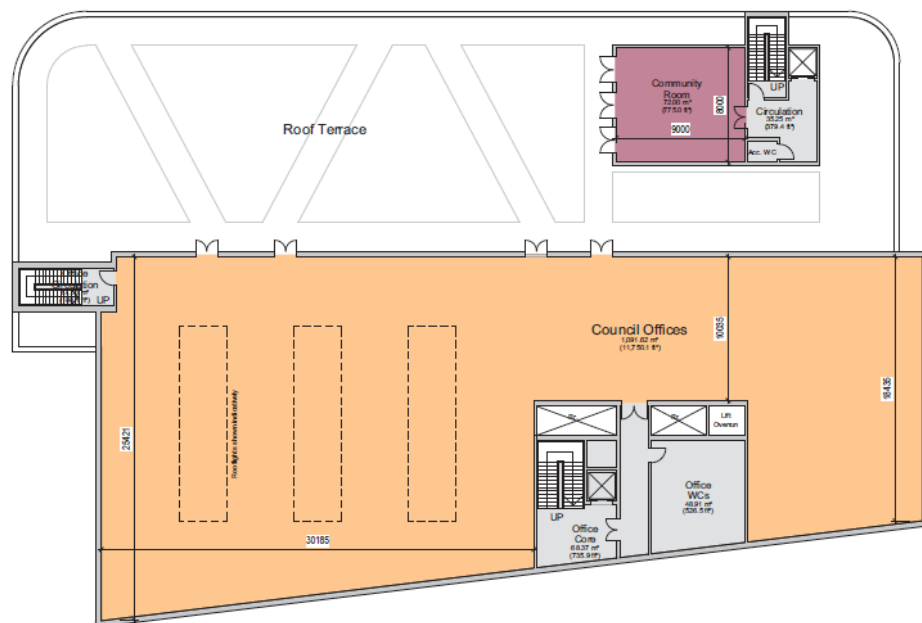


**Dry leisure** – guided by Sport England, Pozzoni, Hannan, AJP and Matrix. Site visits by Leisure Services to GM facilities. Live well and health programmes informing layout

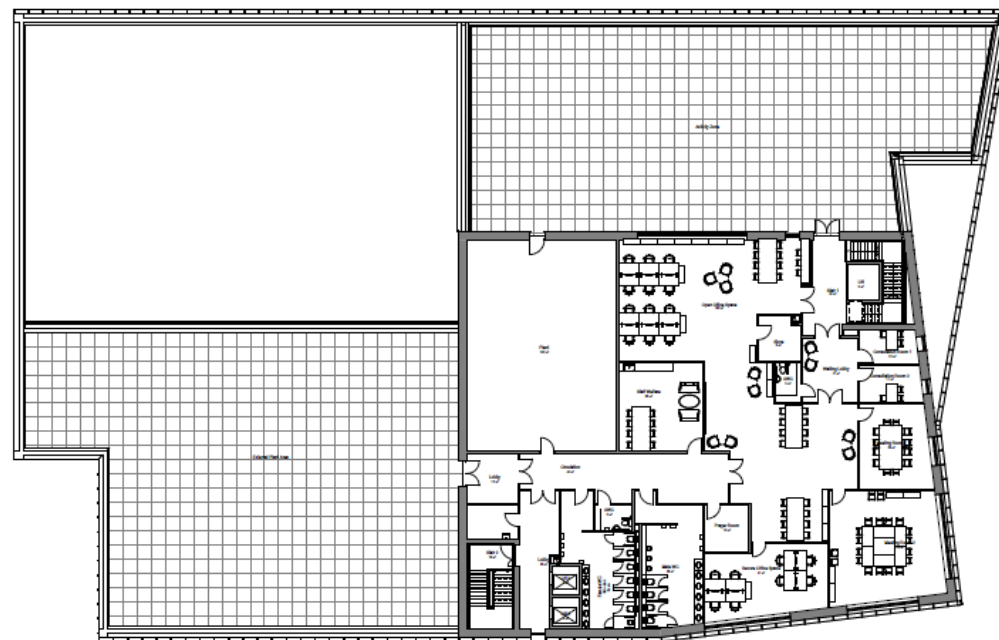
**Library** – informed by The Design Concept. Site visits by Libraries team to GM facilities. Consultation with community groups

# Development of Design, RIBA 1-2 – Second Floor

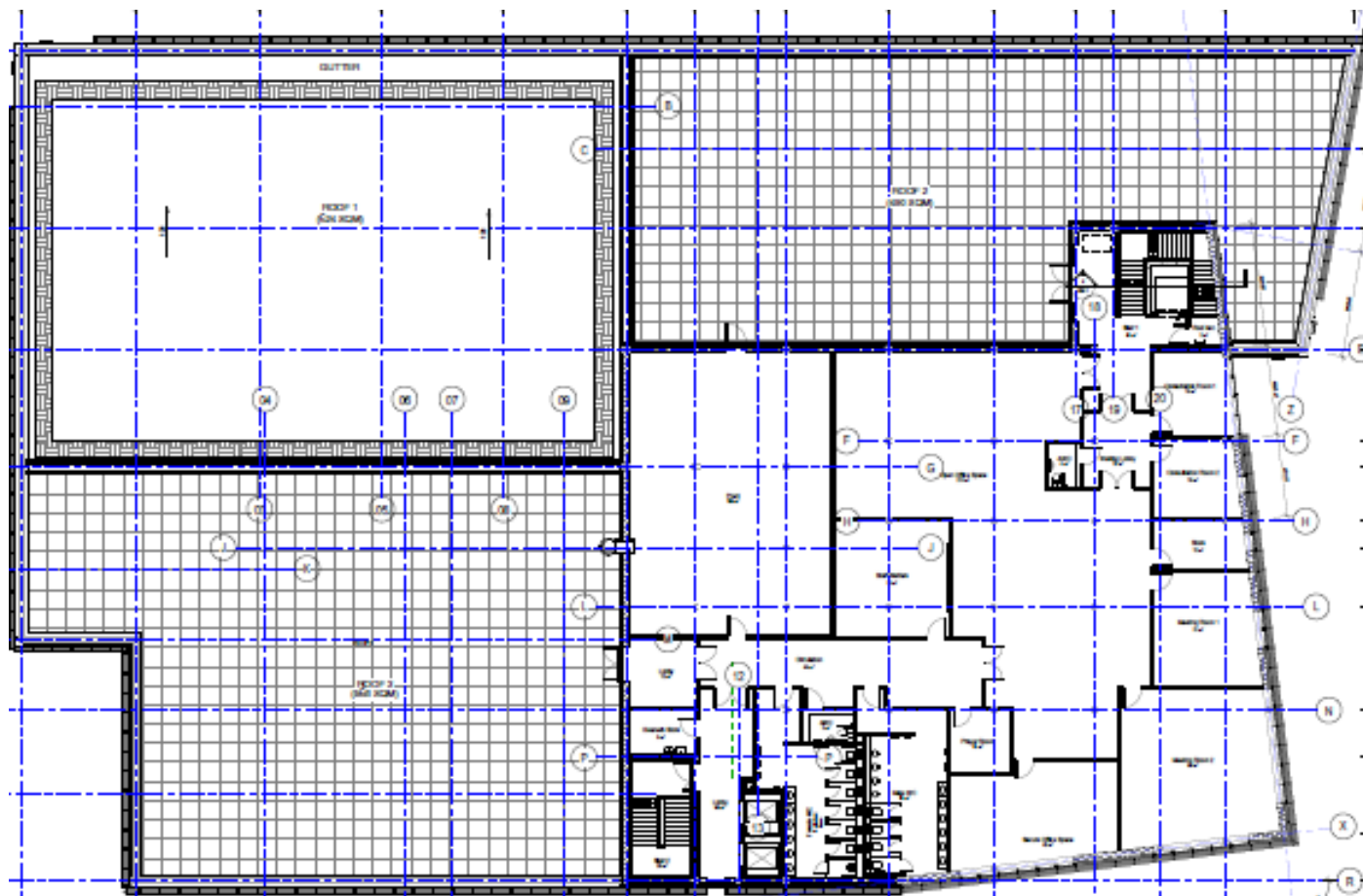
**RIBA Stage 1** – Original AEW SF layout



**RIBA Stage 2** – Pozzoni SF layout: reduction in size of office accommodation, removal of community room



# RIBA 3 Pozzoni Design – Second Floor



**Dry leisure** – introduction of outdoor activity space, layout informed by Matrix. Site visits by Leisure Services to GM facilities.

**MDT Office Accommodation** – informed by consultation with MDT's, introduction of prayer room. Current review of meeting rooms and how they might be publicly accessible for ALS



# RIBA 4 Hub - Ongoing Design Considerations

- Capital bid for FF&E – develop all procurement activity to spec, source, procure and install
- Formalise contractual agreement between Operations and Clip and Climb, and procurement of continued design, installation and FF&E
- Procurement of café operator
- Agree layouts with Design Concept and Matrix
- Approve technical specifications for all M&E, fire safety, security, ICT infrastructure
- Ensure Equality Impact Assessment captures both design and operational management responses to identified risks
- Ensure MDT accommodation captures the required departments and services
- Choosing branding, logo and name
- Commissioning artworks

**Business Growth & Infrastructure**

# RIBA 3 Planit Design – Public Realm



## Business Growth & Infrastructure

Developed with Landscape architect, Street Scene Team and feedback from local community and peer review

### Key Features:

Retaining the bandstand, memorial stone and relocating the clock tower

Increasing areas to sit/rest/dwell

Increasing soft landscaping, reflecting local themes and ensuring ease of maintenance

Significant volume of response from local consultation on ensuring these spaces are well maintained, accessible and activity is programmed.

# RIBA 4 Public Realm - Ongoing Design Considerations

- Review and agree maintenance requirements
- Review and agree management – licencing, cultural activity, programming responsibility

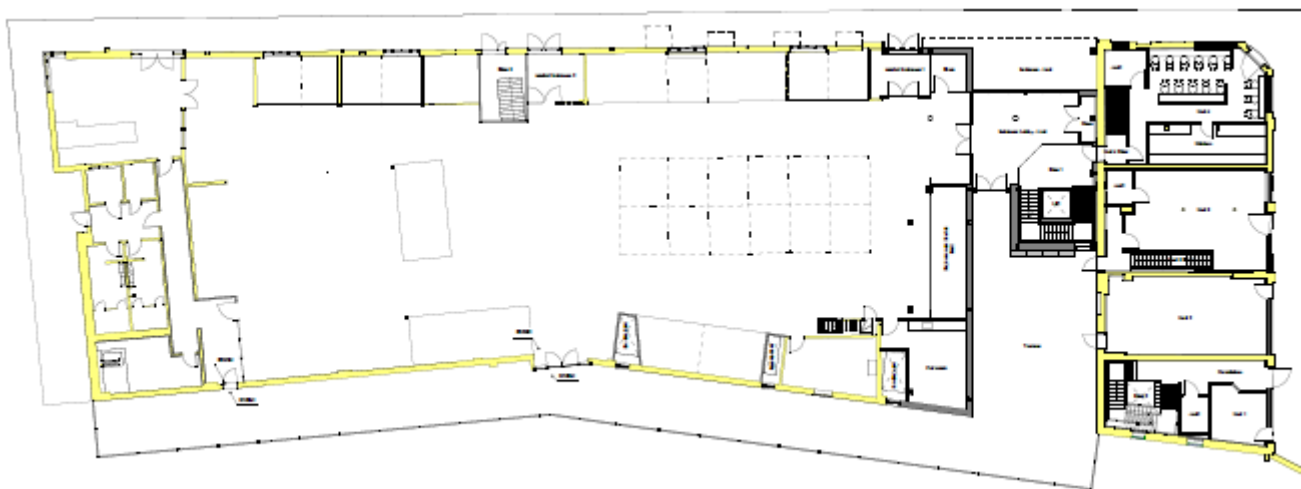


# RIBA 3 Pozzoni Design – Radcliffe Market



**Basement level:** includes events space (with bar server) designed to accommodate up to 270 people, with supporting ante room that can also be used independently, WCs and CPWC and storage space

Access via a new lift and stair core that will serve all floors of Market Chambers and the Basement level of the Market



**At ground floor:** a new entrance to the Market will lead to a outdoor terraced area and balcony, which runs along the external elevation of the Market overlooking the River Irwell. Internal modifications to the Market include relocation of pot wash facilities and retail units, and introduction of doors from the main Market Hall onto the balcony, and fire escape stair from the Basement level

# RIBA 3 Pozzoni Design – Market Chambers

## Commercial Spaces:

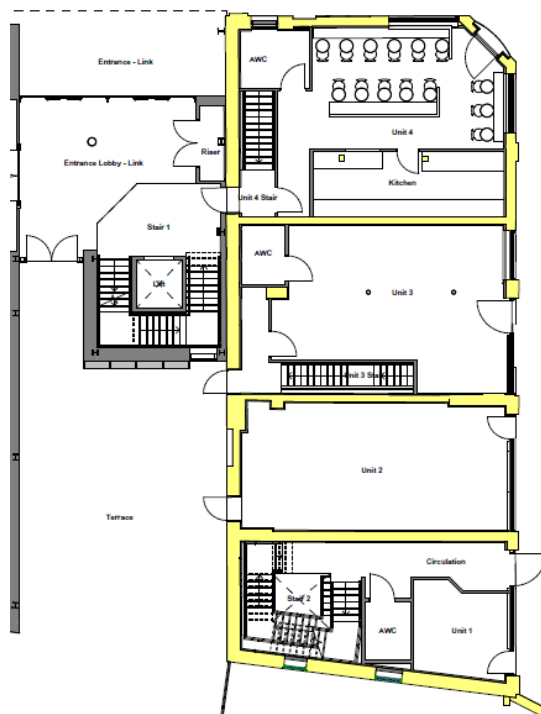
**Ground floor** – four retail units, unit 3 to be leased by Shades of Sentiment (relocated from South Block)

Strong local support for a retail offer in the town centre and F&B offer

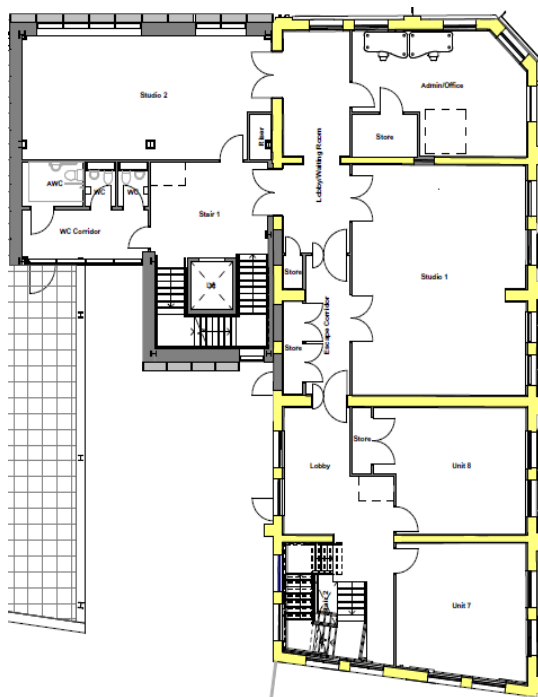
**First Floor** – to be leased by Freak Dance (relocated from South Block)

**Second Floor** – commercial office accommodation. Interest has been expressed by a local charity to lease the whole top floor

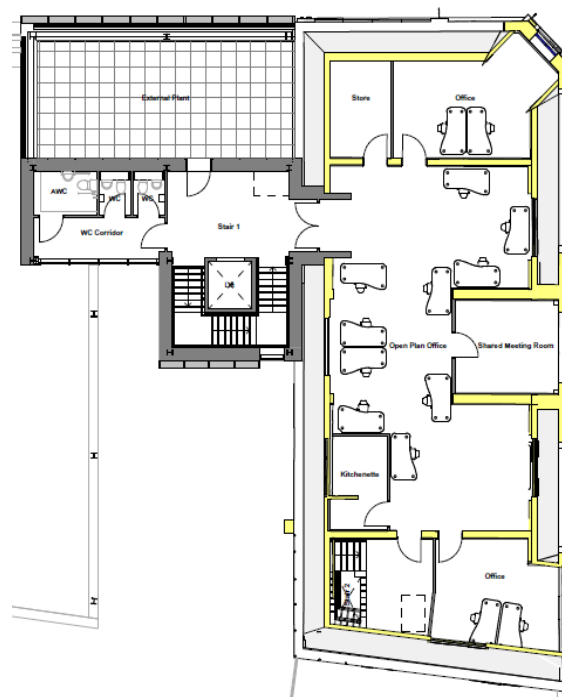
Ground Floor



First Floor



Second Floor



# RIBA 4 Market & Market Chambers - Ongoing Design Considerations

- Procurement of Market Operator
- Secure commercial tenants for units within Market Chambers
- Approve technical specifications for all M&E, fire safety, security, ICT infrastructure
- Ensure Equality Impact Assessment captures both design and operational management responses to identified risks
- Ensure that an operational commercial strategy is aligned with a business plan for these spaces