

MANCHESTER SCHOOL OF ARCHITECTURE

Hidden Pla in

PROJECT:

The aim of this project is to create a scheme for community and leisure activities centred around the historic Clayton Hall and surrounding moat site. Responding to heritage is a key aspect of this brief which will involve the creation of a new community building with a classroom, cafe and kitchen.

TEAM:

Aiman Shabbir Karachiwala
Finnley Morris
Jonathian McVinnie
Nur Zarifah Binti Zainal
Ruochen Lu

Site

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MSA
LIVE23

Team

Jonathan McVinnie (MArch1)

Nur Zarifah Binti Zainal (MArch1)

Ruochen Lu (MArch1)

Aiman Shabbir Karachiwala (MA AR)

Finnley Morris (MA AR)

Anishka D Souza (BA1)

Shannen Irfan Surhyo (BA1)

Sienna Oakley (BA1)

James Millar (BA1)

Alexandra Davies (BA1)

Dara Petrova (BA2)

Louis Walsh (BA2)

Jamie Schneider (BA2)

Fleur Ayers (BA2)

Luis Escribano Coloma (BA2)

Partners

Clayton Hall is a detailed English Heritage Level IV building recording exercise of this multi-phase building revealed that the earliest structure appeared to be a timber-framed lodging block, of 1380 to 1480. Clayton Hall was located in Clayton, 4km to the east of Manchester city centre. Although this was a distinctly rural location until the late 19th century, subsequent industrial and housing developments have enclosed the site. The hall was inhabited by several prominent family, the latter being the Chetham family, who owned the Hall until 1893 when it was sold to the Manchester Corporation. Today Clayton Hall functions as living history museum ran by trustees.

Bernadette Bone works as a conservation architect and heritage consultant and is the Director at BB Heritage Studio which was founded with the key aim of supporting heritage projects, ensuring that historic places can continue to tell the stories of their communities. Early in her career she worked for practices that combined contemporary architecture with a careful and considered approach to the historic environment. She is now on the Blackburn Diocese list of 'Quinquennial Inspection' architects who inspect church buildings every five years, and she sits on Manchester's Historic Buildings and Conservation Areas Panel.

Bernadette has worked with the trustees of Clayton Hall for a number of years, but due to lack of funding this has been a long process which has developed over time. Together with the trustees, Bernadette has worked to restore certain features of Clayton Hall and liaise with specialists to help achieve funding and a planning permission.

Agenda

Hidden in Plain Site

BB Heritage and the trustees are currently looking at the future sustainability of the site which includes developing proposals for the moat and for an additional learning and events space on the site. The volunteers have an established program of events which is much loved by residents and primary schools, but this can be limited by the size of the rooms. The site holds potential for much wider engagement opportunities not only around the heritage of the site but also ecology. There has also been demand in the past to hold events such as weddings on the site but again the ability to do this is currently limited. The volunteers have looked at opportunities to grow fruit and veg on site and to keep bees so we would like that to be part of the brief as well.

From the outset of opening the living history museum the volunteers have focused on providing events and learning opportunities which deliver social impact. This ranges from working with the local primary schools, providing volunteer opportunities for adults with learning difficulties to coffee mornings for the retired and elderly. The ambition of the trustees, friends and volunteers is to be able to continue to provide for these groups in a sustainable way and to use the site to expand these opportunities. The ambition for the site resonates with the following sustainable development goals.

For this two-week project, as part of MSA Live 2023, students were introduced to the project and site to get an understanding of the task. As a group, students proposed ideas for what the site could be, specifically potential uses of the moat. Students also attended a site visit and guided tour of Clayton Hall with one of the trustees. Student also researched the site further, creating a series of site analysis maps and site model to help give a deeper understanding of the site.

Over the course of a series of guided workshops and discussions, students developed proposals for uses of the moat and a potential event space. This was done through a series of drawing, digital models, and physical models. Due to the historical significance of the site, students were encouraged to ideas surrounding adaptive re-use, heritage, intervention, preservation, and materiality. Software tutorials, discussion and precedent studies provided aid in the development of visual style and mixed media techniques. Software tutorials were held, showing students how to model the terrain of the site as well as, discussion and precedent studies to help aid their designs.

The Site

Clayton Hall is a Grade 2 Listed Building. The southern half was a late medieval timber-framed structure of two bays; whilst the northern half was a post-medieval brick-built house. The building stood upon the eastern side of the platform of a large, moated site, which is a Scheduled Monument. The base of the moat is laid with concrete and is not included within the scheduled monument. The moat is currently dry, and the sides are overgrown with trees and vegetation.



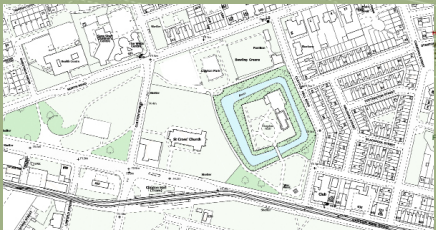
TYPOLOGY



- Restaurants/ cafes
- Educational
- Residential
- Playground/ Sport areas
- Manufacturing/ Industrial
- Community Spaces
- Medical

As you can see by the map, there is a large residential area surrounding Clayton Hall. This works well in order to attract more of the community and general public back to the Heritage site. Within the park there is already a football pitch/basketball court as well as a bowling green and pavilion.

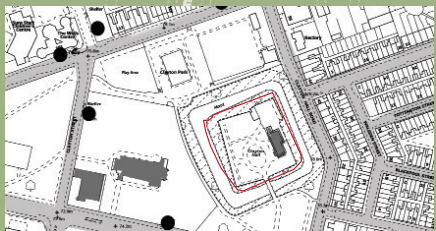
GREEN AREAS



- Most common trees in this area
- Ash
 - Birch
 - Hawthorn

The trees that we found are not endangered which makes them less of an issue to remove from site in order to create a new zone for our buildings. The timber from the cut down tree can also be utilised to build the new building. We also noticed a significant amount of flora on site however this was done more for aesthetic purposes, so these garden areas can be moved around to be in a better view from both buildings

TRANSPORTATION



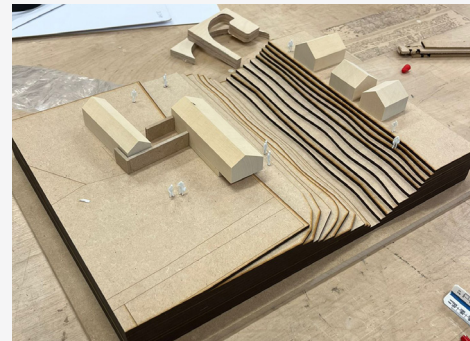
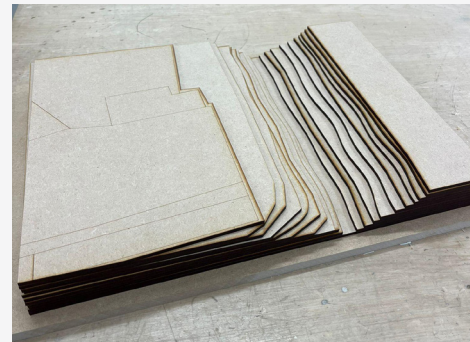
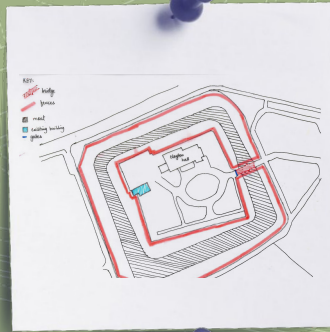
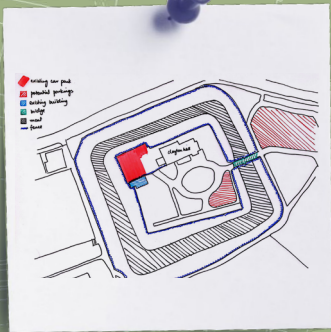
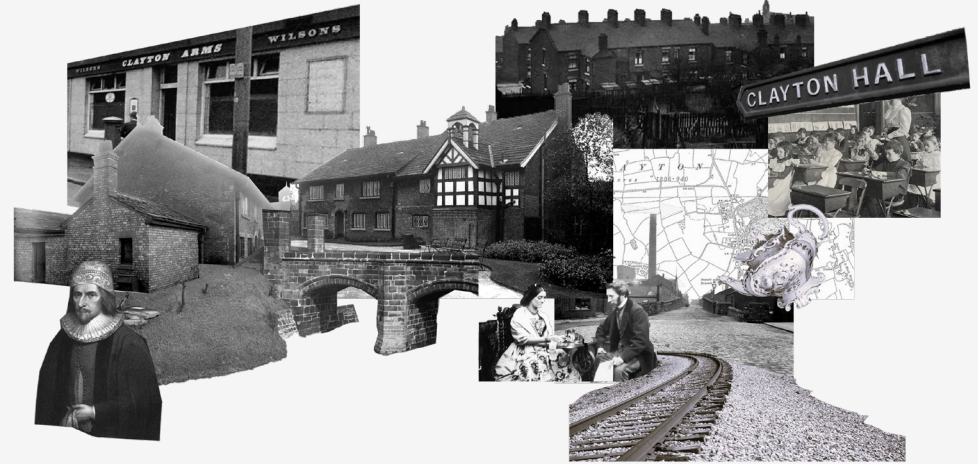
- Bus stops
- Tramline
- Roads



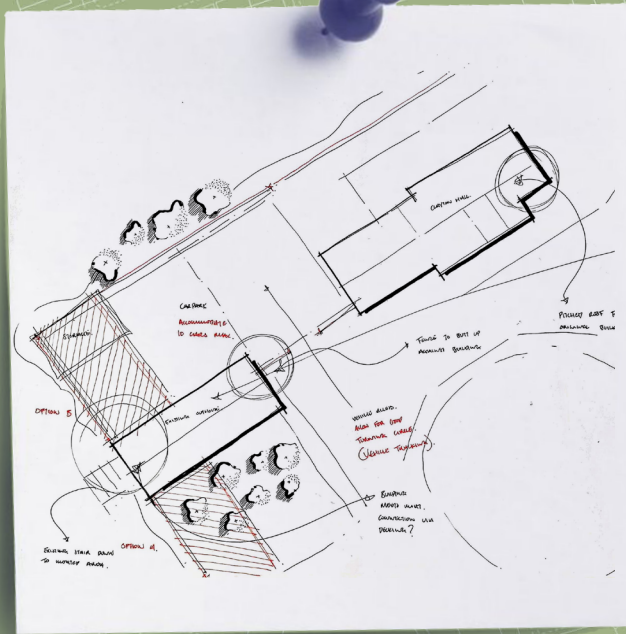
The Moat



The main concepts which we came up with where landscaping the moat, to create decking on the surface. This would create a space for seating, markets, playground, and amphitheatre. We decided that due to the size of the moat we decided that several of these concepts could be implemented. The strongest concepts were the idea of having market stalls within the moat as this would generate a source of income for Clayton Hall as well as attracting many visitors. It would also create a unique setting and an experience that is not available elsewhere, a market within a medieval moat.



The Building



The driving focus for the new building was to create a multi-use event space which would increase Clayton Halls capacity when there are school visits to the museum. In addition to this the space must have accessible toilets, a kitchen and storage space. We wanted the space to be multi-functional beyond this, with the possibility for exhibitions, corporate events, theatre performances and shopping experiences. We decided that the existing outhouse was a valuable asset to Clayton Hall, and that we wanted to retain it where possible. We created a series of massing concepts to give the client an idea of the different possibilities of buildings which can be created on the site.

POTENTIAL BUILDING SHAPES AND



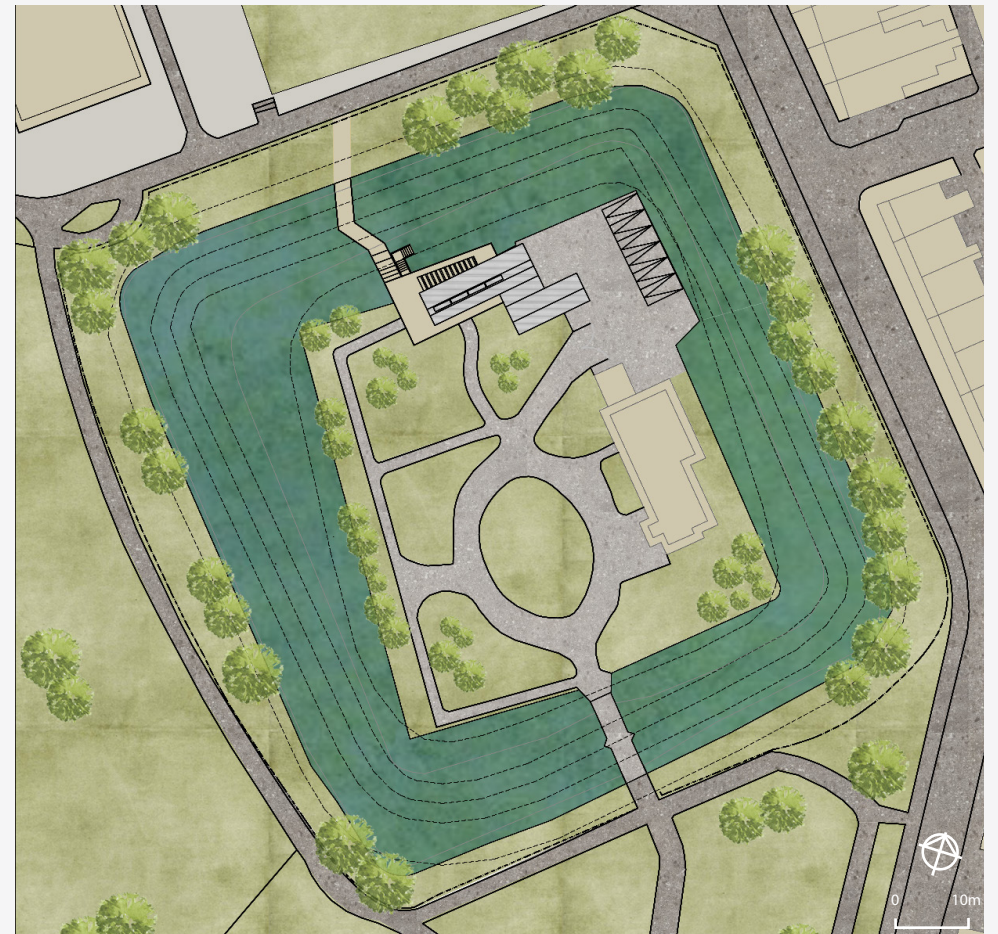
An L shape with the potential for the longer side to be projecting out or across the moat which would be a good photography opportunity for tourists and be exciting for the children to walk across. This would also mean that less vegetation has to be moved and go against heritage regulations.



This S shape combines the idea of projecting over the moat but also utilizing the same site that the outhouse was on which avoids disruptions to already created services and accesses. There is also an elevation of the building that faces the existing garden and seating can be split onto this area to increase capacity of the event space.



Here we experimented with a U shape building, by incorporating the current outhouse used for storage. However upon visiting we realised that the outhouse roof was caving in and it would be better to demolish and rebuild the whole structure in a cohesive material.

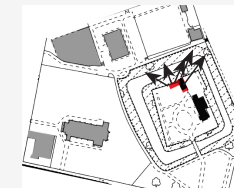


PATHS AND ACCESS

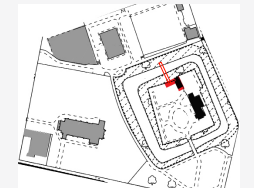


- Path entrances into Clayton Park
- Entrance into Clayton Hall

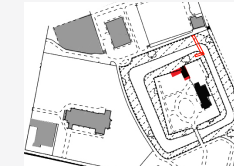
POTENTIAL IDEAS FOR MORE ACCESS INTO SITE



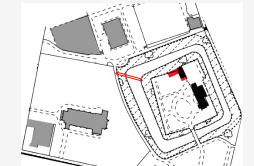
Importance of views overlooking the moat



Direct access through the new building

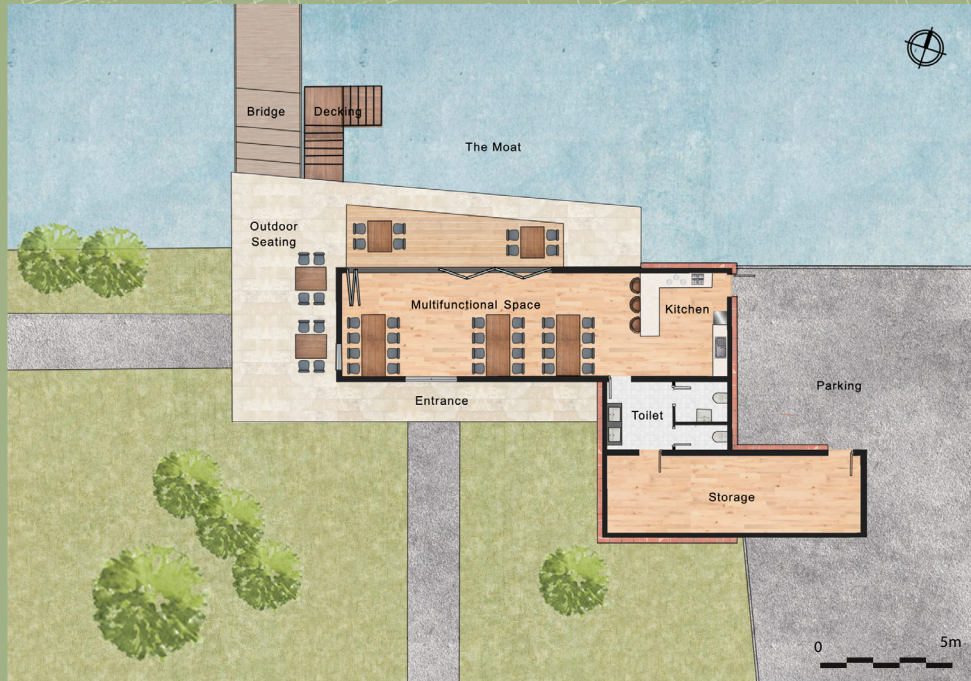


Access through the carpark



Access onto the site from the public footpath

Final Outputs



FLOOR PLAN

We developed one of these concepts further to create renders. We created a space which opens onto both the adjacent garden and the moat. There is a decking area which surrounding the event space portion of the building, on the moat side there is a bridge, creating a new point of entry to the site, and more efficient access to the space when hosting an event. In addition, there is a staircase, leading down into the moat. These create a link between the building and both the garden and moat. The event space will be well lit, with skylights above providing natural light.

Within the event space is an open kitchen, separated by a counter. This was to give the space a cafe feel for when the space is functioning as such. As well as this there are two genderless toilets, one of which is accessible. Then there is the storage space.



NORTH ELEVATION



SOUTH ELEVATION

For the moat we created a series of proposals, the first being returning the moat to function as such, given that this may not be feasible we wanted to create alternative proposals. Creating a landscape out of the space and implementing a small water feature such as a stream which flows around the entire perimeter of the moat. This idea would return water to the moat, which was a big concern for the client, but in a way which is more feasible and lower in cost, it would also require much less maintenance. As well as this we considered other activities such as markets which would create attraction to Clayton Hall as well as a source of income.



For our final output we wanted to produce work which our client could then use when applying for funding and proposing our concept to the council. This needed to be to a high standard which would convey our ideas clearly and professionally. To do so we produced a detailed model which depicted a section of the moat as well as are proposed building. We constructed the model so that aspects such as the water and the building could be removed or repositioned to convey alternative ideas. The model also helped the client to understand the orientation of our digital renders and aided us when presenting to them. We created series of digitally rendered images which depicted our building proposal from various angles of the interior and exterior as well as the moat.





ABOUT

Each year the MSA LIVE programme unites Masters Architecture year 1 students with those in BA year 1 and year 2 and Masters Landscape Architecture 1 in mixed-year teams to undertake live projects with external partners to create social impact.

LIVE PROJECTS

All MSA LIVE projects are live. A live project is where an educational organisation and an external partner develop a brief, timescale, and outcome for their mutual benefit.

SOCIAL IMPACT

All MSA LIVE projects have social impact. Social impact is the effect an organization's actions have on the well-being of a community. Our agendas are set by our external collaborators.

EXTERNAL PARTNERS

MSA LIVE projects work with many organisations: charities, community groups, social enterprises, community interest companies, researchers, practitioners and educators.

STUDENT-LED

Our MSA masters students take the lead in the project conception, brief development, delivery and co-ordination of a small project. Other cohorts joined for an eventful 2 weeks of activities at the end of the academic year.

KNOWLEDGE TRANSFER

Working in teams within and across year groups and courses; MSA students participate in peer to peer learning. In addition, collaborators, participants and students engage in the transfer of tangible and intellectual property, expertise, learning and skills.

LARGE SCALE

This year approximately 650 students from 4 cohorts in MSA have worked on 42 projects with partners.

QUESTIONS

For questions about MSA LIVE please contact the MSA LIVE team:

msalive@mmu.ac.uk

BLOG

live.msa.ac.uk/2023

SOCIAL

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@msa.live.23

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WEBSITE

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