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makin news

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Enter the Amazon

Makin's interior design team have transformed the reception, entrance and ground floor suite in one of Manchester's fine old Grade 2 listed Victorian Buildings; successfully upgrading the build's image in the process.

Amazon House was originally a packing warehouse backing onto the Rochdale Canal. It was converted into offices many years ago, however, as with many buildings from the era, the reception area was little more than a dark, pokey, unwelcoming lobby.

Reception

Incorporating a space previously used as a shop, a new spacious and welcoming reception was formed, bringing in much needed natural daylight. The new space retains and highlights the building's original features. Previously boarded up windows were refurbished and re-glazed and newly exposed beams, brickwork and stonework was sandblasted to reveal its former glory.

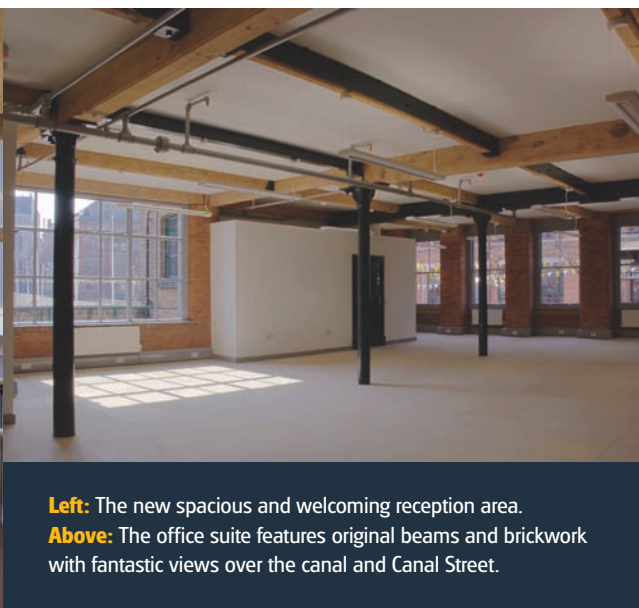
New floor tiling, and cherry wood panelling provides contrast with clean contemporary lines whilst a purple feature wall introduces the colour of the building's other common areas. Italian designer bench seating and pendant lighting create a soothing atmosphere to sit for a while.

Office Suite

Removing old suspended ceilings and partitioning in the area previously used as the shop's gallery, created a light and bright dual aspect open plan office suite. Subdivision of the new office area from the reception is clearly conceived in the form of a 'pod' incorporating kitchen and welfare facilities.

Original brickwork and beams were also sandblasted here and the original wall-to-wall windows were restored, providing fantastic views over the canal and Canal Street's hustle and bustle beyond. Raised access flooring bring the suite up-to-date and the resulting space already has lots of interested companies keen to be based in this amazing new space in Amazon House.

For further information regarding the tenancy of this this prestigious address please contact CBRE on 0161 355 7666 or Edwards and Co on 0161 833 9991.



Left: The new spacious and welcoming reception area.

Above: The office suite features original beams and brickwork with fantastic views over the canal and Canal Street.

Top Marks for School Entrance

The new visitors reception has transformed this previously bland entrance with striking use of colour and form. Now it's full steam ahead with designs for the next phase.

As you can see from the photographs, the new entrance extension brings life and form to a previously blank elevation with a striking gull wing roof that is topped with Sedum grass, ...green by colour and nature; a living environmentally friendly roof.

The corporate colours of blue and red are used throughout to great effect both internally and externally, with coloured powder coated aluminium windows and the use of bold stripes which lead the visitor from the outside in wrapping around the welcoming reception space. Our interior design team also cleverly incorporated the stripes into the specially made bench seating and registration desk.

The carpeting continues the stripy theme, with the colours melting together in a subtle random pattern. The use of bold lettering, identifies the entrance clearly and gives a welcome to visitors and students.

With funding just confirmed, plans are now well advanced for phase two.

A second floor extension will provide the school with a much-needed multi-purpose hall. Makin Architecture's environmentally conscious design will mirror the new butterfly roofed entrance and will again incorporate green measures such as a green roof, high levels of insulation, and lighting on sensors to minimise waste. Makin's architects have also specified environmentally sound Glulam beams; laminated timber beams, made from purpose planted forests, they are virtually maintenance free and cost effective compared with concrete or steel. The scheme is programmed to be on site and completed by April 2010.



Left & above right: The new entrance.
Right: The new interior.
Below: The entrance as it was.



Broughton Jewish Cassel Fox Primary

Valentine Hall - Cheshire MMU

Love shack...

It was love at first sight for the Cheshire Campus Students who are delighted with their new destination to eat, meet and greet their fellow students and who knows... perhaps discover their perfect valentine.

Originally built during the 1950's as halls of residence, Valentine Hall no longer provided the facilities required for today's student's needs and had become redundant.

Following on from previous similar schemes in the adjacent cluster of buildings Makin were commissioned to convert the original bedrooms into two person offices with all modern facilities and incorporating energy saving measures such as PIR lighting. In addition the opportunity was taken to create a new 30-cover café.

The café area was defined and separated clearly with the introduction of a new dark blue rendered feature wall, which punches through the building from front to back and continues out into the open space beyond.

A striking new glass entrance extension enlarges the space and creates a light filled spacious café area. Outside a new patio wraps around the café and provides space for additional tables and seating for alfresco dining during the more clement days.

Our interior design team created a striking scheme taking the blue wall in the university's corporate colours as the inspiration. Contrasting turquoise was used on feature walls and contemporary brown wallpaper was used on the structural chimneybreast wall. Bespoke made booths were made for more intimate dining and high bench seating areas were

introduced for those needing a quiet place to sit and dine alone or with friends. Designer tables and chairs provide flexible dining space to the main café area, whilst modern sofas give a less formal area for those wanting to sit for a while with a coffee and snack.

The scheme has been very successful from the start with staff and students alike taking full advantage of the relaxing atmosphere to unwind during the busy campus day.



Leading the way

The Cheshire campus is constantly evolving in line with the needs of students so our brief here is to convert an old Victorian pottery studio into a new multifunctional space for the Student's Union.

Firstly, a change of focus is needed to encourage students to go into and pass through the building so the new main entrance will be relocated to the opposite side off the building and re-defined by a striking green tiled column featuring the MMU Union logo.

The Student's Union corporate green colour will also be used as a highlight throughout the scheme with spots on wall manifestations, carpet and vinyl floor features and even the adjacent tarmac.

The new entrance will lead into a glass lined corridor, which will form a spine to connect and link access across the campus. To the side of the corridor, the old pottery studio will be subdivided into a shop and breakout area and both will be fully visible through the glass to encourage passers through to stop and make use of the new facilities.

The shop will provide a range of everyday student purchases from stationery to sandwiches and jumpers to juice, whilst the new breakout area will provide space to socialise or chill. Linking the two spaces will be a new bespoke semicircular counter, which will make staffing and supervision more efficient.

The new facilities will also include one-to-one student advice meeting rooms for confidential conversations in the form of acoustically separated pods, whilst a new meeting room provides space for larger group meetings. Additional office areas will also be provided and the old entrance area will be re-configured to incorporate a space for student activities and careers advice centre.

The whole scheme is due to be on site during the summer break 2009 and completed by the end of August prior to the new term starting.



Left: Visual of the new glass lined corridor.
Above: Visual of the new breakout area.

Learned Lobby

We are delighted to be working in partnership with G & J Seddon, to design a scheme for a new students entrance at Runshaw College, capable of handling over 3,000 students arriving and leaving the campus daily.

The scheme also includes a student hub with a variety of facilities including a new student reception, advice centre with one-to-one soundproofed meeting areas, offices and a social area/coffee bar capable of seating 80 students. There will also be a group seminar and meeting room and a new chaplaincy with multi-faith prayer rooms.

Andrew Burns, Managing Director of Makin Architecture says, "Sustainability of design, construction and materials has been at the forefront of our design, which includes a green sedum roof, glulam timber beams, hot water solar heating, natural ventilation with heat recovery and a sustainable lighting scheme".

Our proposal splits the entrance into two distinct areas, which are expressed separately as the principle double height space forming the main circulation area and the two storey orange accommodation block which houses the student facilities. Use of bright materials and prominent signage on the external façade signals the entrance as a beacon to the students, and gives the College an entrance fit for the 21st Century.



Runshaw College

Students Union - Cheshire MMU



Awards a plenty

Makin Architecture is delighted to announce we have again had recognition with two commendations in this years MSA Awards.

Xantium Carbon Zero Apartment Scheme Commendation - Un-built Residential Scheme

This scheme was the first Carbon Zero Apartment scheme to be designed for construction in Manchester. Xantium will have 61 apartments designed to meet 'Code 6', the highest possible rating in the new system to measure the sustainability of new homes. In addition four commercial units at street level will achieve the highest 'BREEAM Excellent' rating. In order to achieve net carbon emissions of zero, every component specified in the design had to be renewable, sustainable and/or ecologically sound. Rated A or A+ in the Green Guide.

79 Piccadilly - Commendation Conservation - Conservation category

These grade 2 listed offices above shops were dilapidated and no longer used. We converted the space into 25 apartments, made up of 1 bedroom, 2 bedroom and studio flats to appeal to a variety of city dwellers. Orate Victorian balustrades, tiles and ceilings were restored and refabricated giving common areas a grand feel and any subdivision took into consideration original features so they remained intact and on view. Externally the building fabric was renovated and re-rendered to contrast with the Gothic stone features.

Our Client Eastern Green was recently awarded a Built in Quality Award for the Piccadilly scheme by Manchester City Council. The awards were presented to just eleven outstanding construction projects selected from a total of more than 2600 buildings that the Building Control service inspected in the past year. Quite an achievement!

Team Triumph for Heloise

Teambuild 2008, sponsored by ConstructionSkills, challenged young people working in construction to plan and design the development of part of a major university.

The best entrants, representing 24 top employers, were invited to a weekend-long final event at Eynsham Hall, Oxfordshire (pictured below). The selected teams were given a brief based on a real site at Keele University and presented a masterplan on the opening evening. The challenges throughout the weekend, took them right through the design process, finishing with the construction stage.

Makin Architecture's Heloise Wood was a member of 'Team Goal' who were awarded The judges discretionary prize of £1000 for their consistent efforts over the weekend and for coming a close second overall.

Heloise said after the weekend... "This was a fast paced, energetic challenge to all the skills needed to be a team player in today's construction industry - a lot of hard work, but also fantastic fun. I surprised myself! And I met a lot of great people over the weekend."

The competition aims to promote understanding and co-operation between young professionals in the construction industry and counts as 4 days CPD as well as helping competitors fulfil several of the core objectives required for chartered membership of many institutions.

If you're under 30 and work in the construction industry why don't you give Teambuild a try?

Heloise is now the North of England representative and can be contacted on **0161 236 0051** or email: **heloisewood@makinarchitecture.com**. Or visit the Teambuild website: **www.teambuilduk.com**



A Master of Achievement

Our company secretary Tracey Beekman has proved it is possible to juggle studies around a busy family and work life by completing her masters degree in management in just 2 years instead of three.

Tracey comments... "Looking back to my early days at Makin Architecture, a Masters is something I would not have considered possible, but with encouragement initially from Ray Makin to enhance my professional

Peter's Personal Best

For the second year running (pun) Peter Mickleburgh has taken part in the Great Manchester Run. Along with team mate Jon Bowles he raised £389 for the Royal National Lifeboat Institution. Peter was chuffed to achieve his personal best of 50 minutes in the 10K despite strong headwinds on the second leg back into the city.

Pictured on one of the RNLI's finest lifeboats, from right to left in their cool running gear are Jonathan Bowles and Peter Mickleburgh. - Well-done lads!

The RNLI is independent from Government, relying on donations for its income, so can only continue thanks to people like Peter and Jon taking up the cause and keeping them afloat.



development with management studies and latterly with continued support, help and advice from Andrew Burns, I began to realise just what I was capable of and how much I enjoy studying. Achieving my goal of a Masters Degree has given me enormous personal satisfaction and I hope my success will inspire others to fulfil their potential. Now I have truly caught the bug, I would love to continue studying, but perhaps this time incorporating some of my other interests... perhaps a photography or landscape gardening course will be next".