

MSP BASE BUILDING – DESIGN NARRATIVE - WIDENED SOUTHERN ACCESS FOR MEWP

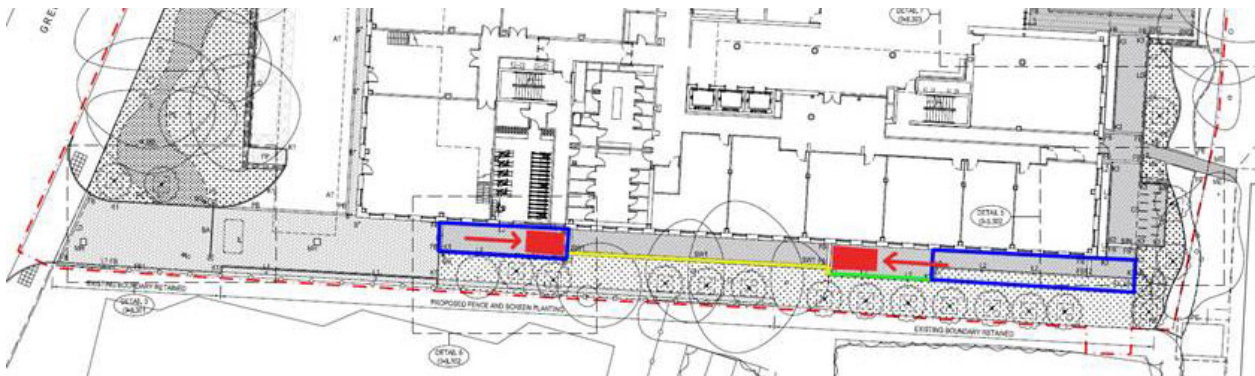
Author Jenny Ferguson

Date

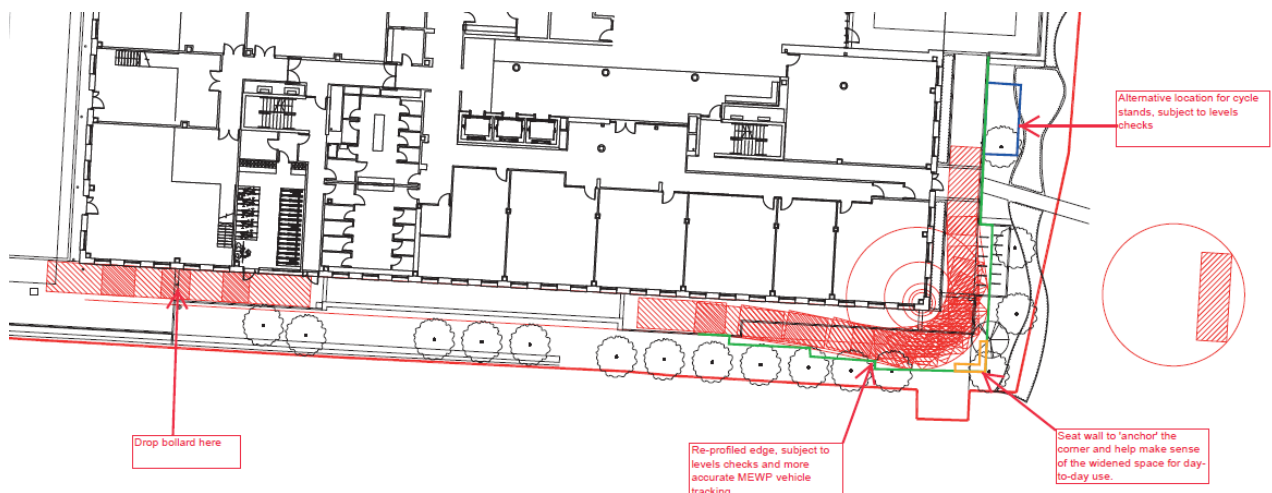
10.08.2021

DESIGN CHANGE NARRATIVE

At the time of the Planning Submission, the strategy for cleaning and maintaining the building via cherry picker had not been tested for tracking with a specific vehicle type. As the Cleaning and Maintenance Strategy was developed by Bridge Architects, the proposed vehicle was confirmed as the 'Nifty lift HR28 4x4'. The intent was that the MEWP would travel along the building face as shown below, retaining the existing trees by incorporating a retaining wall along the root protection zone as informed by the Arboricultural Report.



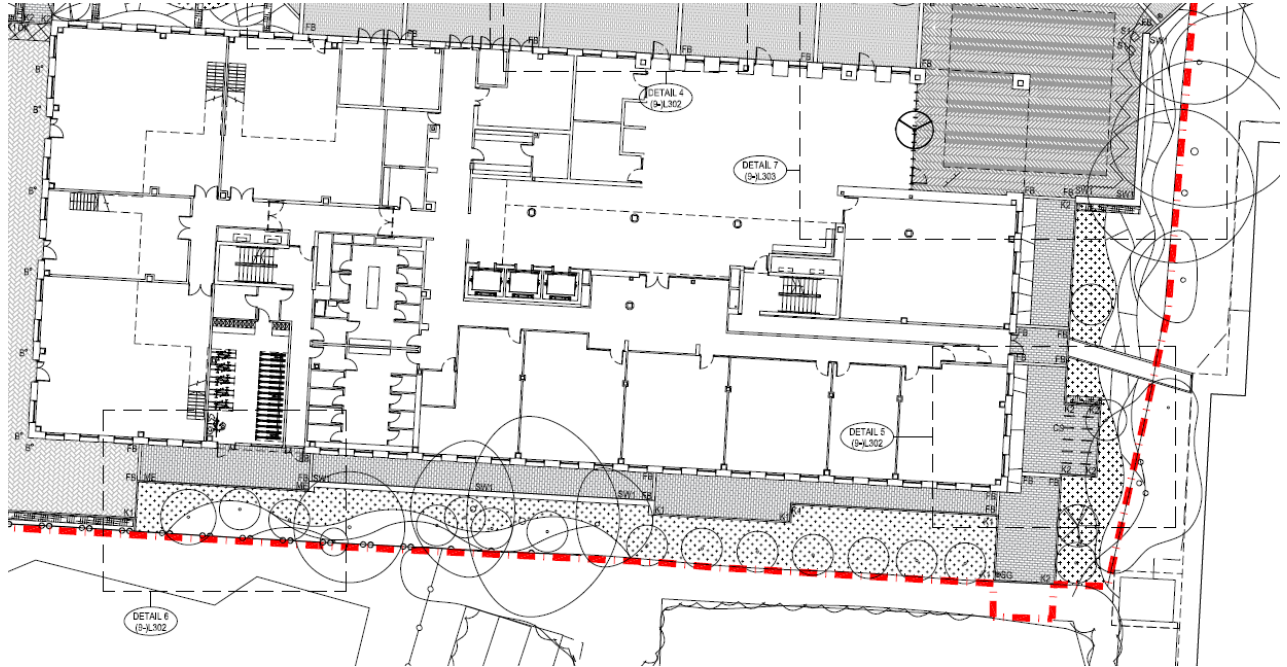
In order to accommodate the turning of the MEWP around the south eastern corner of the building, the southern boundary was required to be widened than originally proposed, so that the vehicle could manoeuvre around the corner of the building. 12 No. cycle stands were proposed to be repositioned approx. 9m further north of their previous location to the eastern side of the building. This can be seen in the feasibility image below, along with the vehicle tracking:



BDP DESIGN NARRATIVE - WIDENED SOUTHERN ACCESS FOR MEWP Cont.

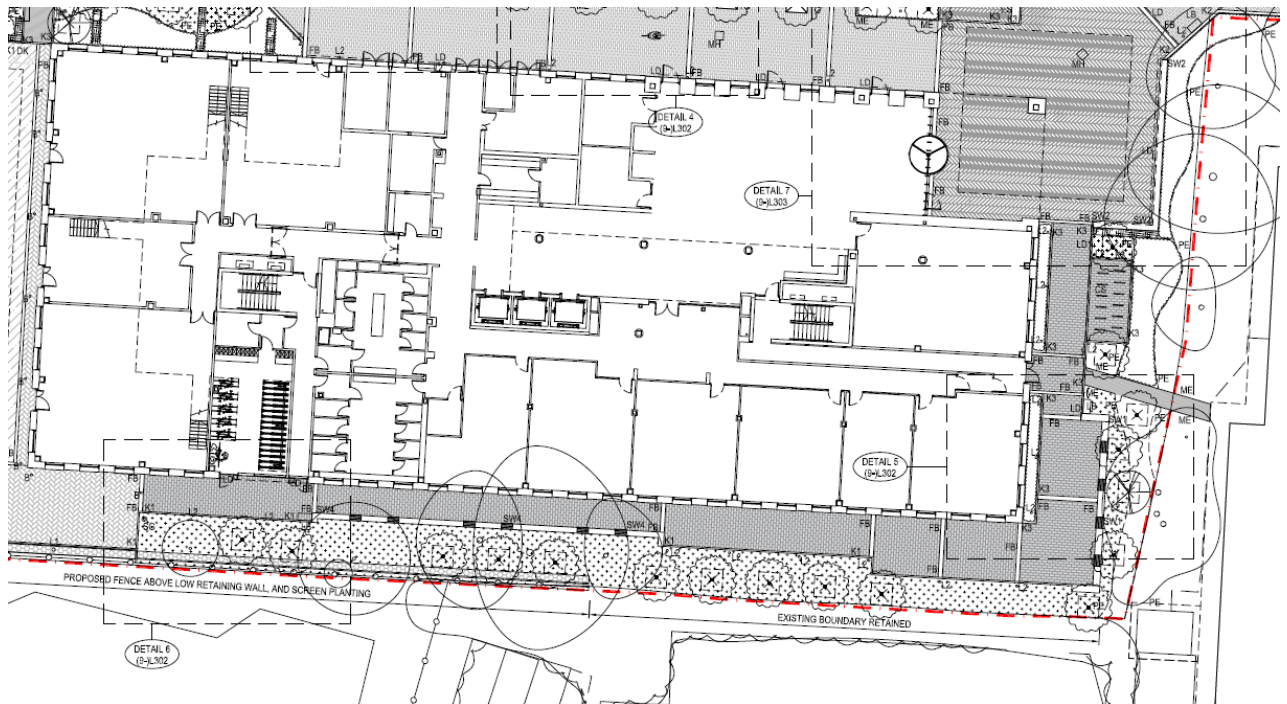
PROPOSALS

The plan below illustrates the previous layout issued for Planning, drawing BA-BDP-01-XX-DR-L-(9-)L101_C



The plan below illustrates the amended layout proposals, with the widened corner to accommodate the MEWP, and the repositioned cycle stands. A seat wall has been incorporated at the widened corner to improve the functional use of this widened space, and the future path extension previously shown connecting onto the southern boundary has been removed and replaced with soft landscape.

Extract below from drawing BA-BDP-01-XX-DR-L-(9-)L101_C01 :



BDP DESIGN NARRATIVE - WIDENED SOUTHERN ACCESS FOR MEWP Cont.

The plan below illustrates the final current design for the landscape along the southern boundary, after an additional issue arose during construction of the retaining wall to the north of the existing retained trees. Construction of the wall was deemed to be unfeasible without causing damage to the tree roots of the existing trees. Please refer to separate 'Tree Replacement Narrative' for further details. Extract below from drawing BA-BDP-01-XX-DR-L-(9-)L101_C02 :

