

CASTLEFIELD VIADUCT

PLANNING PERMISSION 131621/FO/2021

CONDITION 3

REV -



Revisions:

Revision	Date	Description	Author	Checked	Approved
-	10/12/21	For submission to LPA	IA	MC	IA

0 INTRODUCTION

Planning Condition 3:

“Notwithstanding the details shown in the approved drawings and documents, as set out in condition 2 above, before development commences final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as local planning authority:

- (a) The detailed design of the MHVR;*
- (b) The detailed design of the high level guarding;*
- (c) Locations and details (including any fixtures and fittings) of any external lighting, CCTV and LV power supply, as well as any other fixtures or fittings required to implement the recommendations of the Crime Impact Assessment referred to in condition 2;*
- (d) Locations and details of any new drainage equipment including any ‘event style’ attenuation, which should accord with paragraph 174 of the National Planning Policy Framework (NPPF);*
- (e) The detailed design of any graphic panels (including appearance, materials, dimensions and locations).*

The approved details shall be implemented in full before the use of the building hereby approved commences.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.”

Response Structure:

- 1. High level guarding design by Twelve Architects
- 2. Graphic panel design by Creative Concern / Twelve Architects
- 3. MVHR, Fixtures and fittings, lighting, CCTV, power and Drainage design by Arup

1 **HIGH LEVEL GUARDING DESIGN**

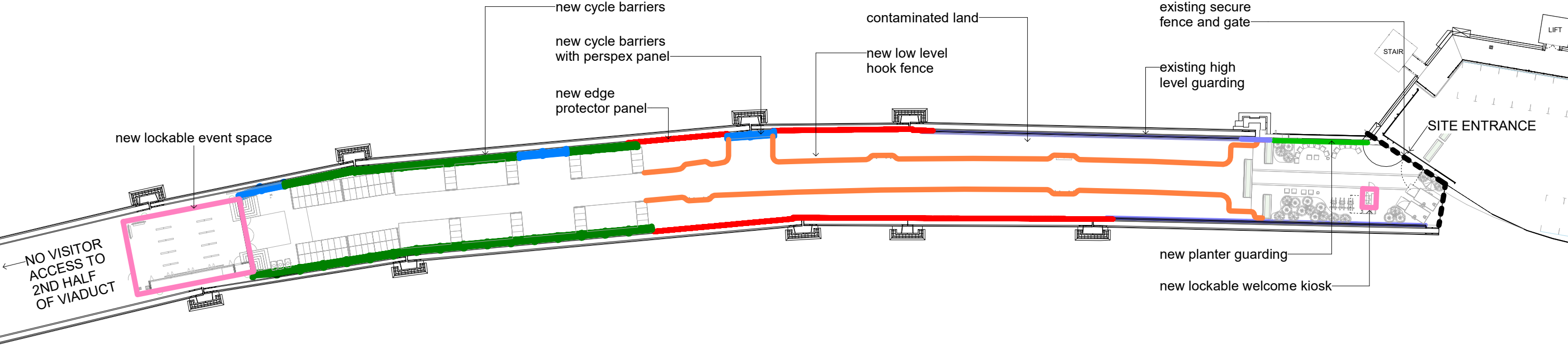
BY TWELVE ARCHITECTS

1

SITE WIDE STRATEGY

KEY

- 1. Existing Secure Fence and Gate
- 2. Existing High Level Guarding
- 3. Edge Protector Panel
- 4. Cycle Barrier
- 5. Cycle Barrier with Perspex Panel
- 6. New Planter Guarding
- 7. Low Level Hook Fence
- 8. Lockable Building Enclosures

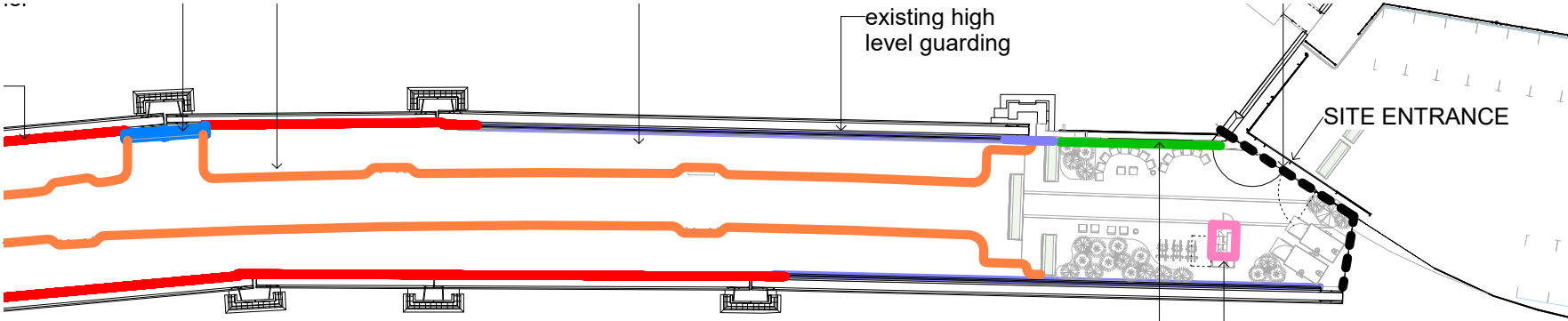


1 EXISTING HIGH LEVEL GUARDING

The existing high level, solid guarding is required by TfGM/Metrolink/Network Rail to prevent access to the operational Metrolink network and mitigate against dropped objects.

As it forms part of the existing condition of the site and the Pilot Scheme is temporary, it is proposed to be retained for H&S reasons.

In response to planning consultation feedback, the graffiti is to be cleaned off.



1

EDGE PROTECTOR PANELS

Within the 'Viaduct as Existing' section, galvanised steel edge protector panels will be fixed to the existing scaffolding poles. The panels are to be PPC RAL 7016 Anthracite Grey.

The existing scaffolding is to be load tested to ensure compliance with relevant loading standards.

Height: 1000mm
Width: 2600mm
Thickness: 15mm
Material: Galvanised Steel
Finish: Polyester Powder Coated RAL 7016

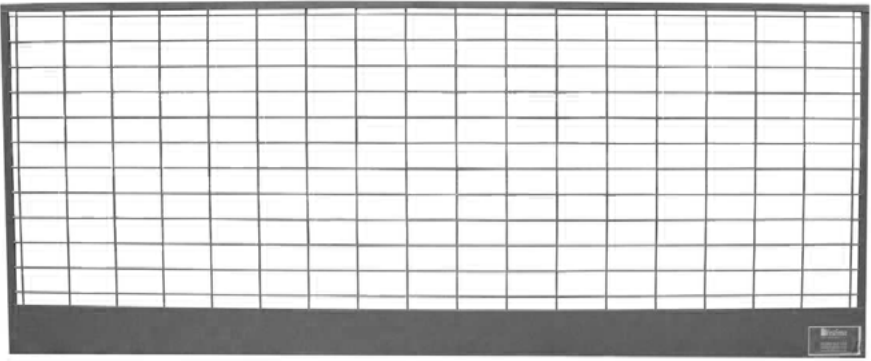
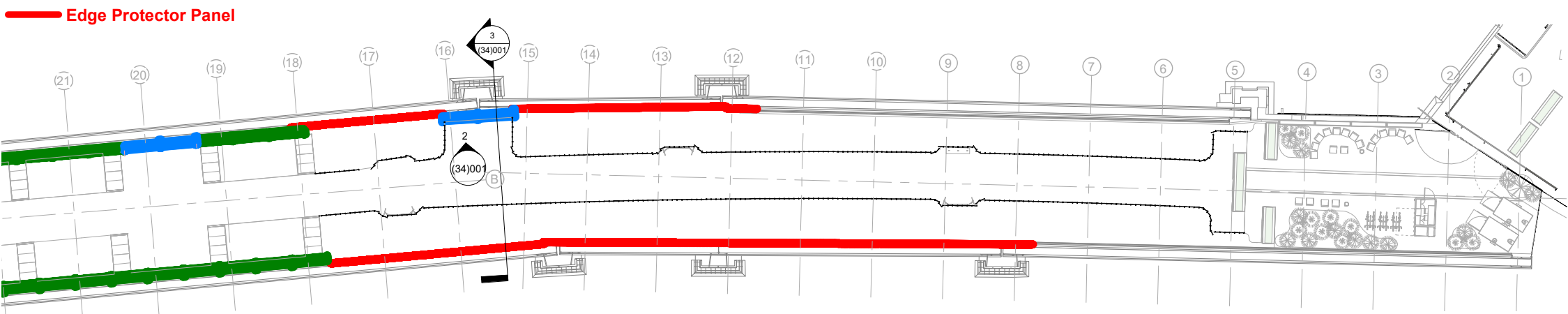
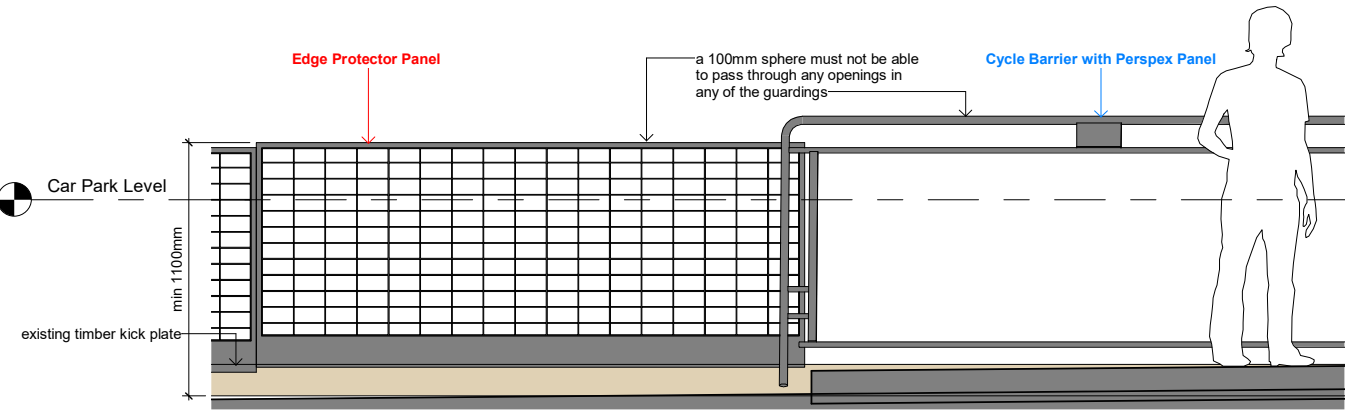


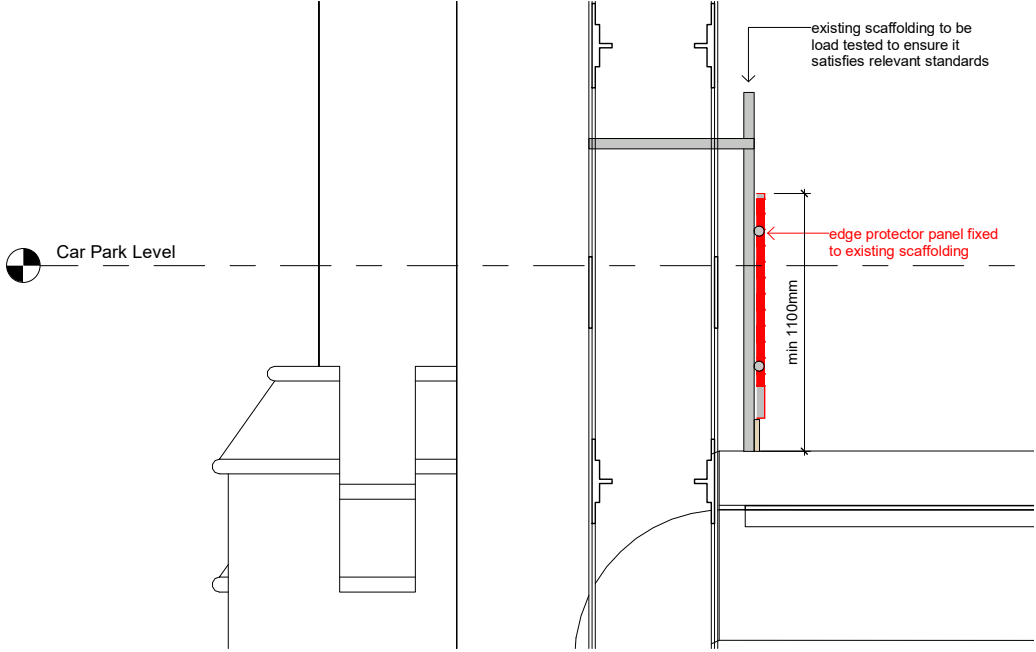
Photo of Product



Photo of existing scaffolding poles



2 (34) Guarding Elevation
1 : 20



3 (34) Guarding Section
1 : 20

1

CYCLE BARRIERS

Within the 'Secret Garden' section, galvanised steel 'cycle barriers' are to be placed against the existing parapet, creating a min. 700mm gap between visitors and the historic fabric. The barriers and their supports are to be PPC RAL 7016 Anthracite Grey. The barriers are to be secured to the existing scaffolding as per specialist subcontractor specification.

The existing scaffolding is to be load tested to ensure compliance with relevant loading standards.

Cycle Barrier Dimensions:

Height: 1300mm
Width: 3000mm
Depth: 56mm

Cycle Barrier Foot Dimensions:

Height: 191mm
Width: 150mm
Depth: 861mm

Material: Pre-Galvanised Steel

Finish: Polyester Powder Coated RAL 7016

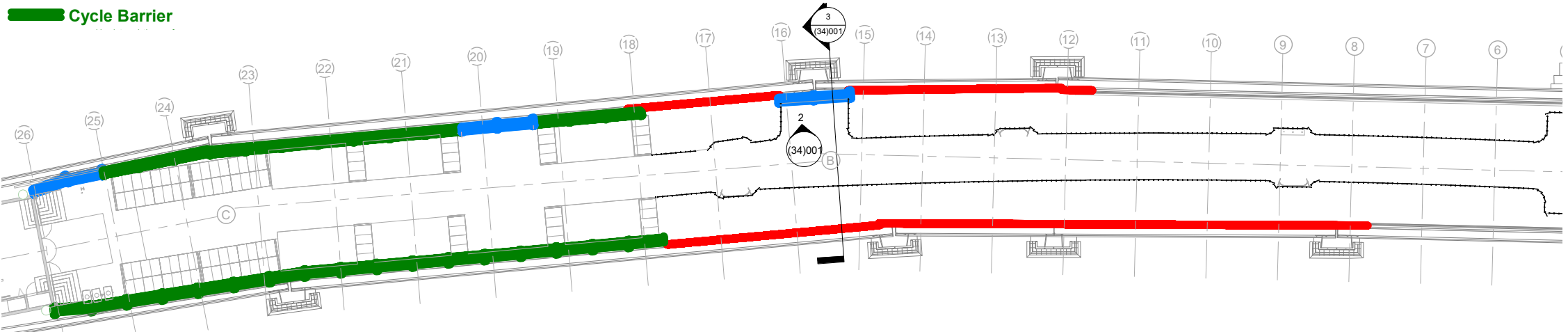
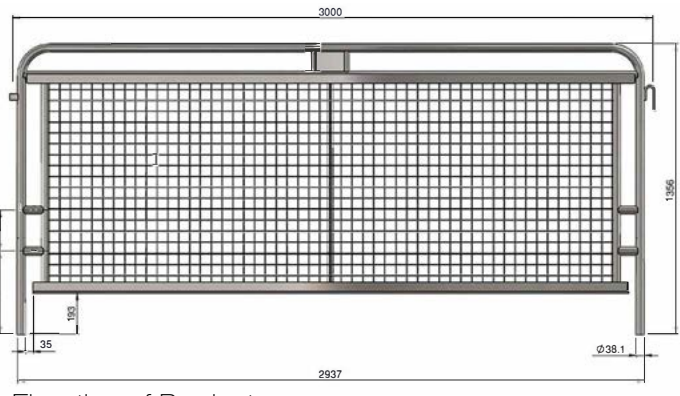


Photo of Product



Elevation of Product

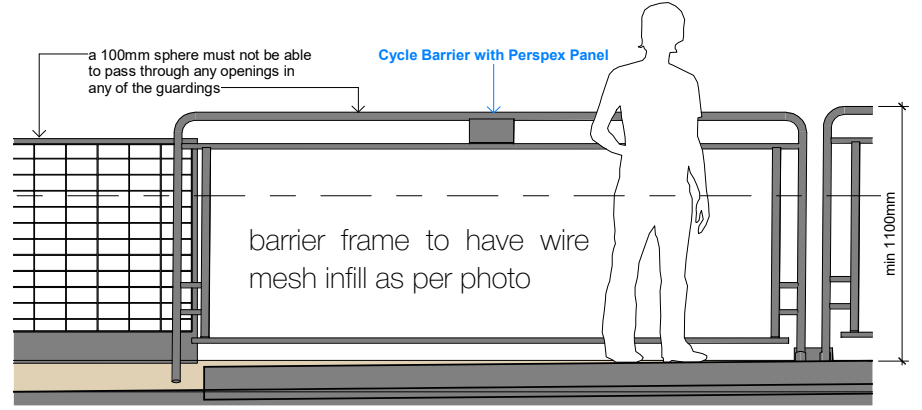
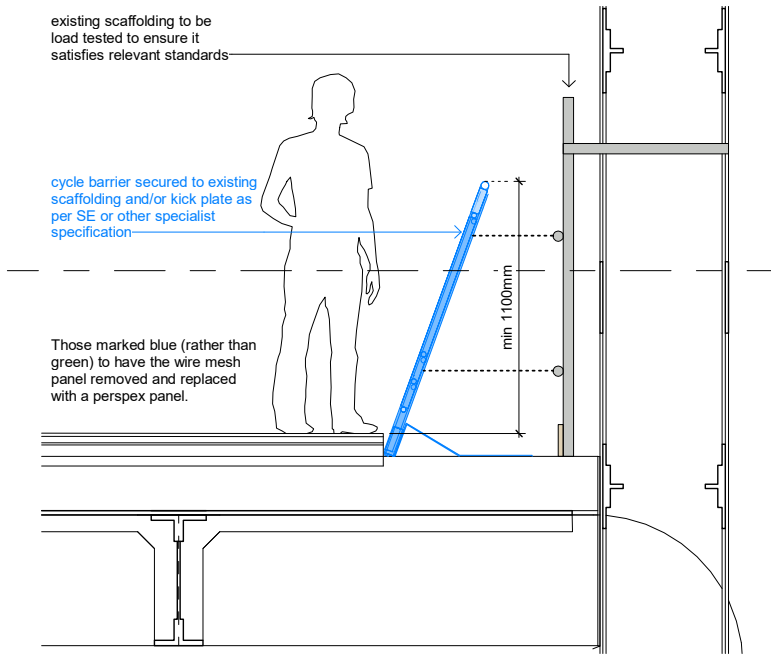


Photo of existing scaffolding poles



1

CYCLE BARRIERS WITH PERSPEX PANEL

On the two viewing platforms, the galvanised steel 'cycle barriers' will have the steel mesh removed and replaced with a perspex panel. They are to be placed against the existing parapet, creating a min. 700mm gap between visitors and the historic fabric. The barrier frames and their supports are to be PPC RAL 7016 Anthracite Grey. The barriers are to be secured to the existing scaffolding as per specialist subcontractor specification.

The existing scaffolding is to be load tested to ensure compliance with relevant loading standards.

Cycle Barrier Dimensions:

Height: 1300mm
Width: 3000mm
Depth: 56mm

Cycle Barrier Foot Dimensions:

Height: 191mm
Width: 150mm
Depth: 861mm

Material: Pre-Galvanised Steel and transparent perspex
Finish: Polyester Powder Coated RAL 7016

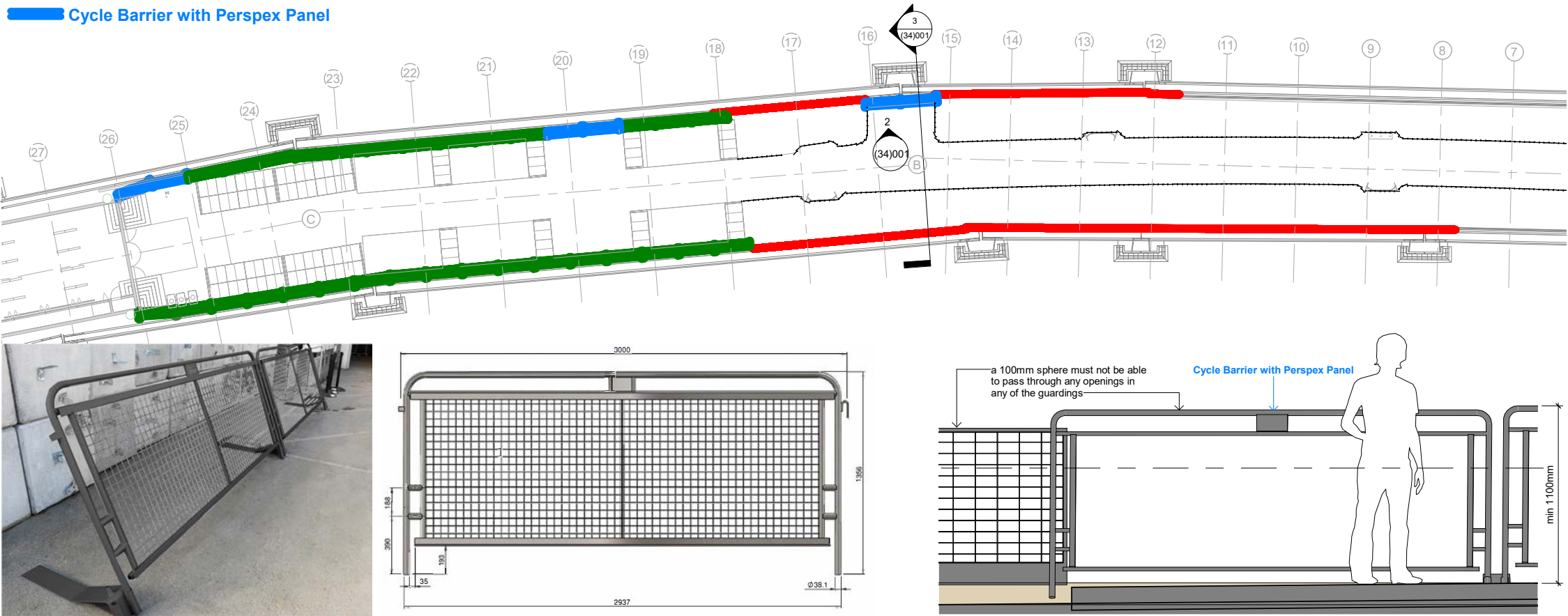
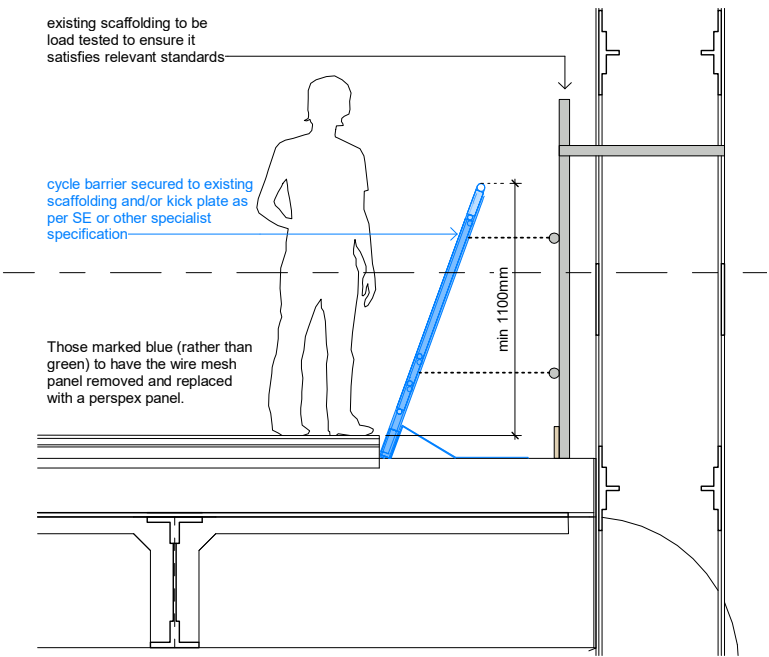


Photo of Product (steel mesh to be replaced with perspex panel)

Elevation of Product (steel mesh to be replaced with perspex panel)



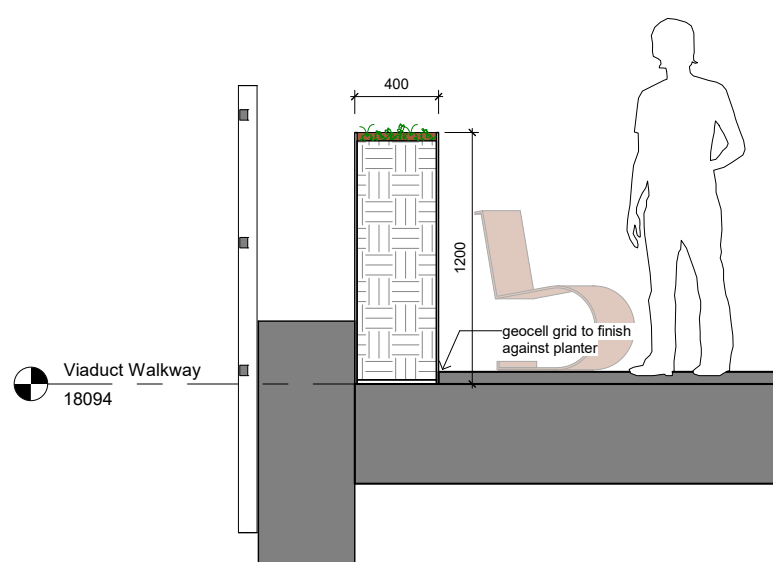
Photo of existing scaffolding poles



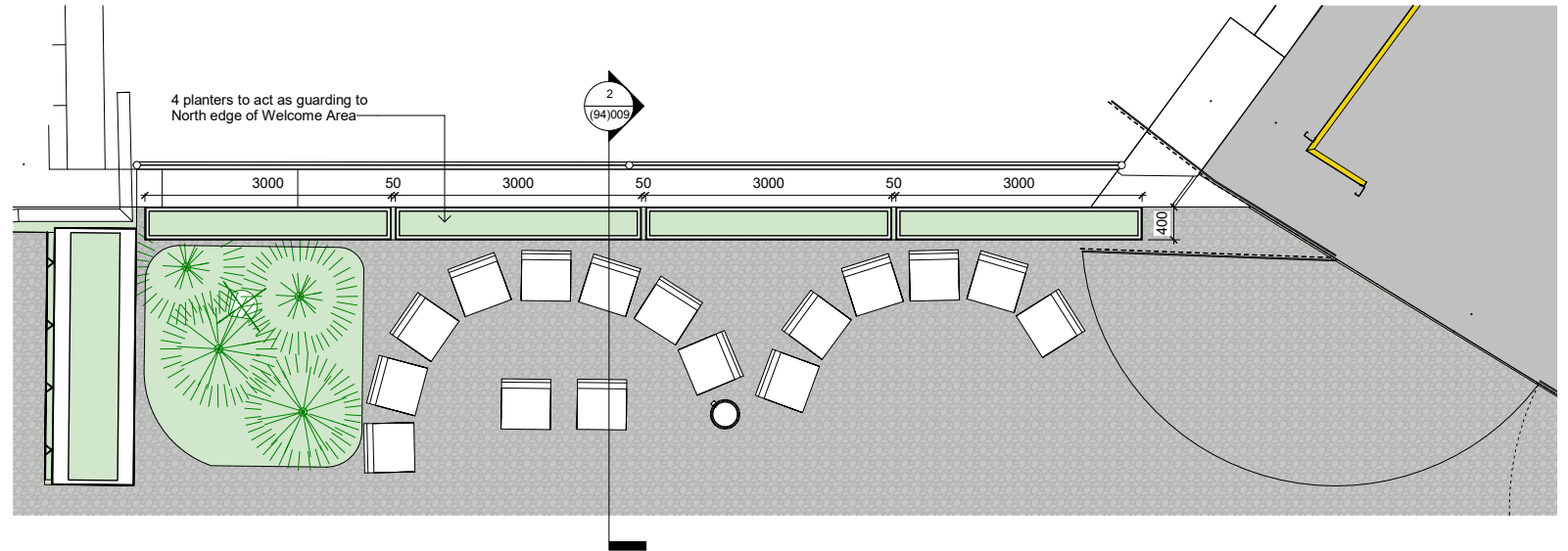
1 NEW PLANTER GUARDING

Within the Welcome Area, there is an existing, inadequate guarding to the North end (photo below). The rails are spaced too far apart and are climbable.

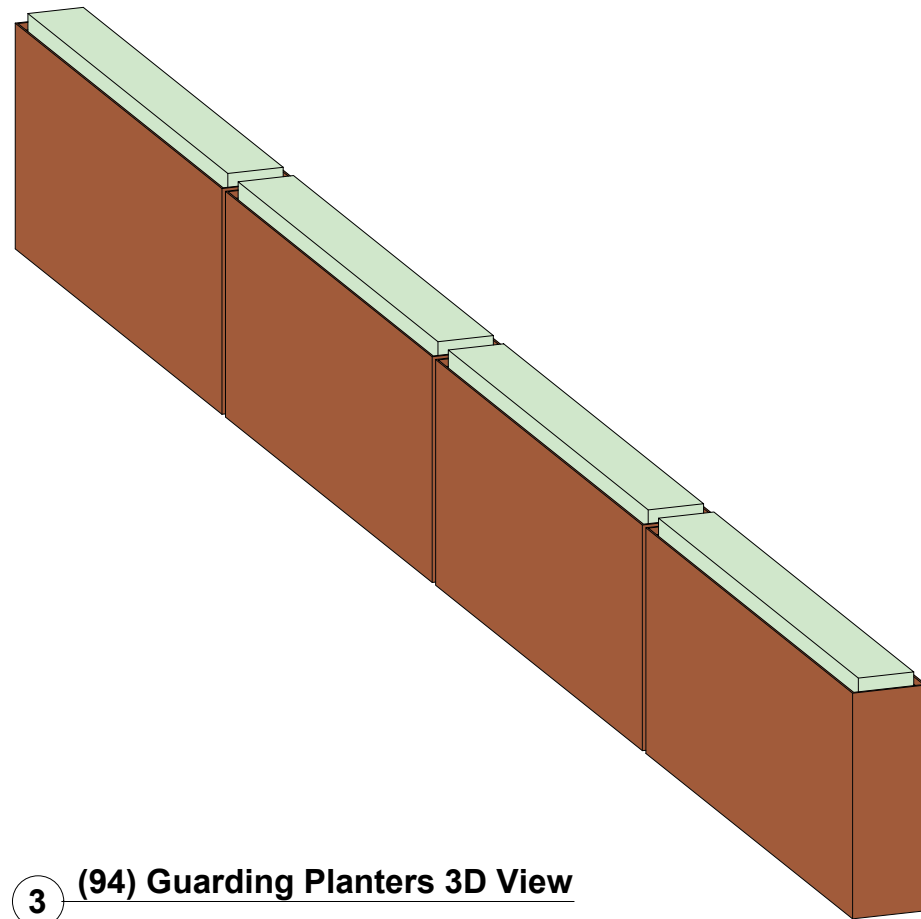
To provide adequate guarding in this location, 4 corten planters will be introduced, filled with soil / compost and with low level vegetation.



2 (94) Guarding Planter Section
1 : 20



1 (94) Guarding Planters Plan
1 : 50



3 (94) Guarding Planters 3D View



Photo of existing, inadequate guarding

2 **GRAPHIC PANEL DESIGN**

BY CREATIVE CONCERN / TWELVE ARCHITECTS

2

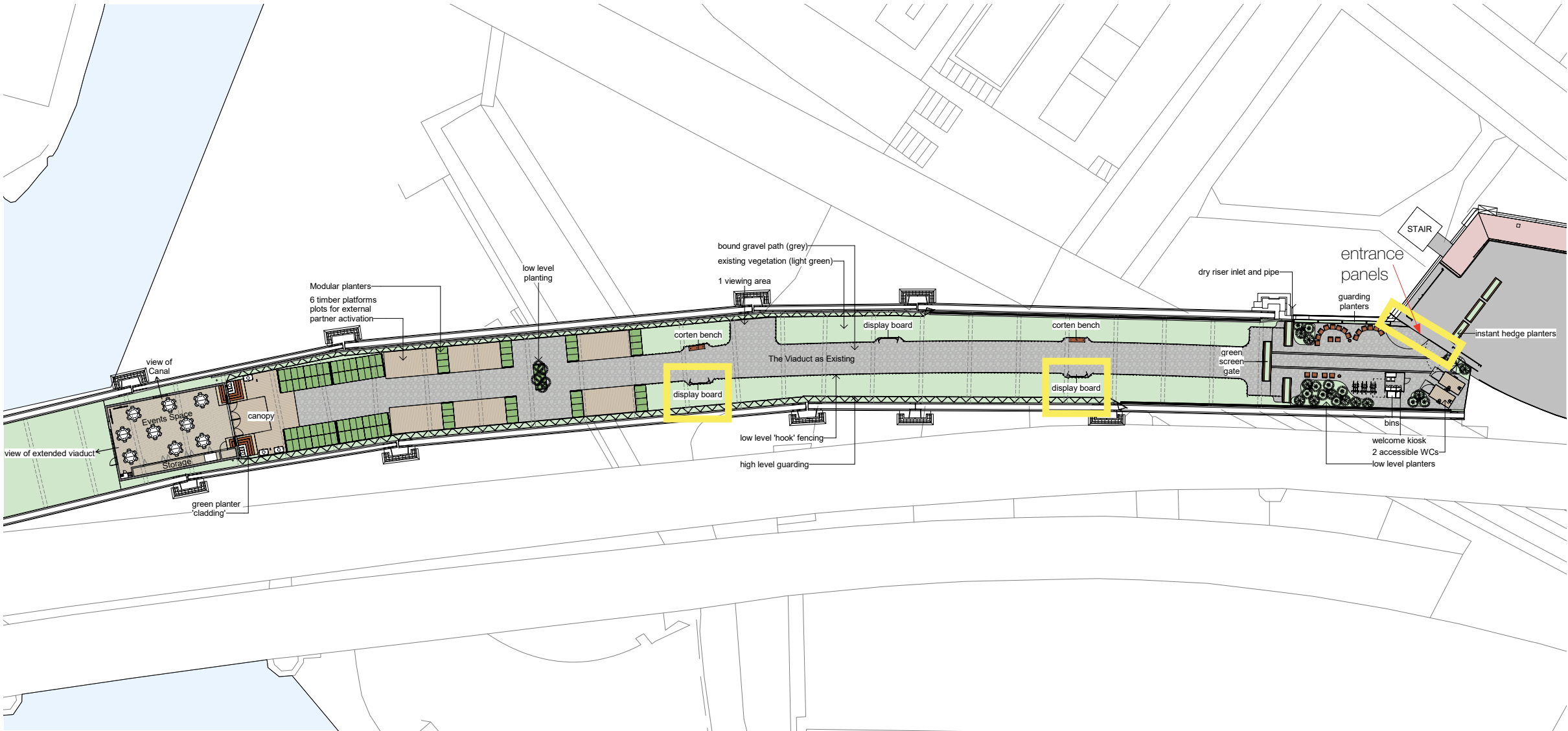
SIGNAGE STRATEGY

The signage and interpretation strategy currently in development for the Viaduct will set out the overarching themes which will be explored creatively, the prompts and questions that will be used to gain insights and feedback from the public, and the creative approach that will be taken to the graphic design and content to be used in the display boards which have been detailed in the overarching masterplan. This on-site signage will work within the National Trust brand guidelines and the material palette detailed in the Design and Access Plan for the site. The strategy more widely will also consider how to direct and encourage visitors to pre-book onto tours for the site and generate high levels of awareness across the city, neighbouring communities and key city stakeholders.

The following pages show details of the signage boards along the viaduct and the graphic panels at the site entrance.

A summary of the National Trust brand guidelines will also be included, with the full guidelines available at the following link:

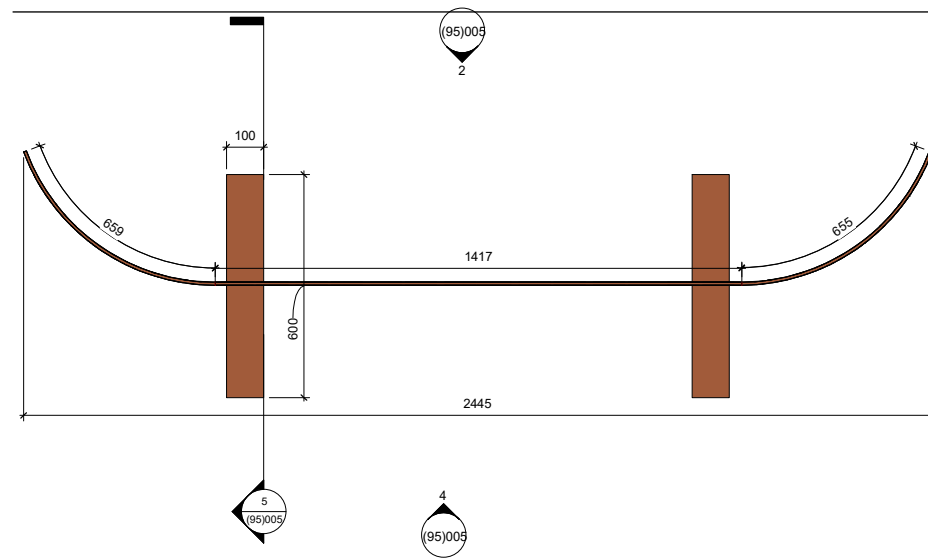
<https://brandcentre.nationaltrust.org.uk>



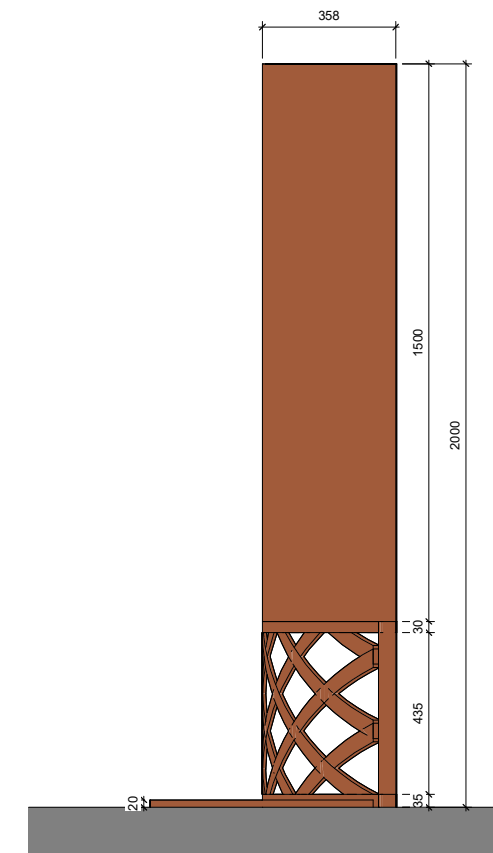
Locations of display boards along the viaduct and entrance panels highlighted in yellow

2

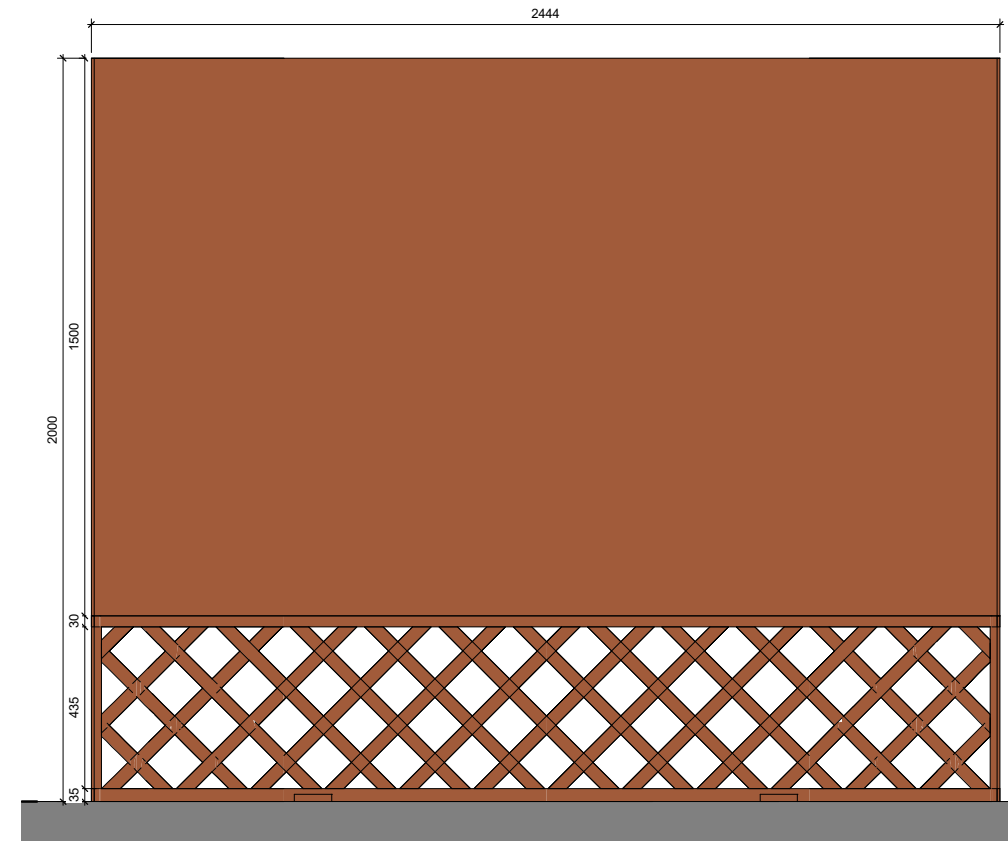
DISPLAY BOARDS



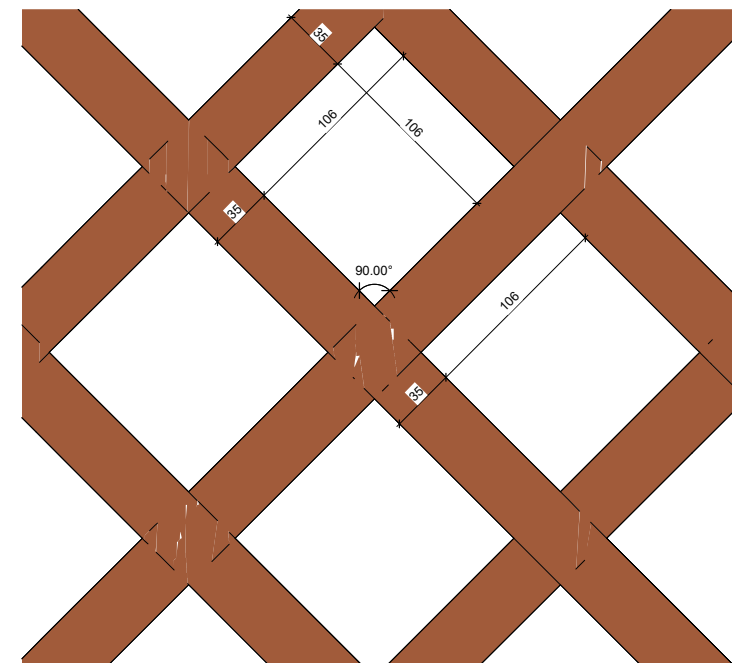
1 (95) Display Board - Plan
1 : 10



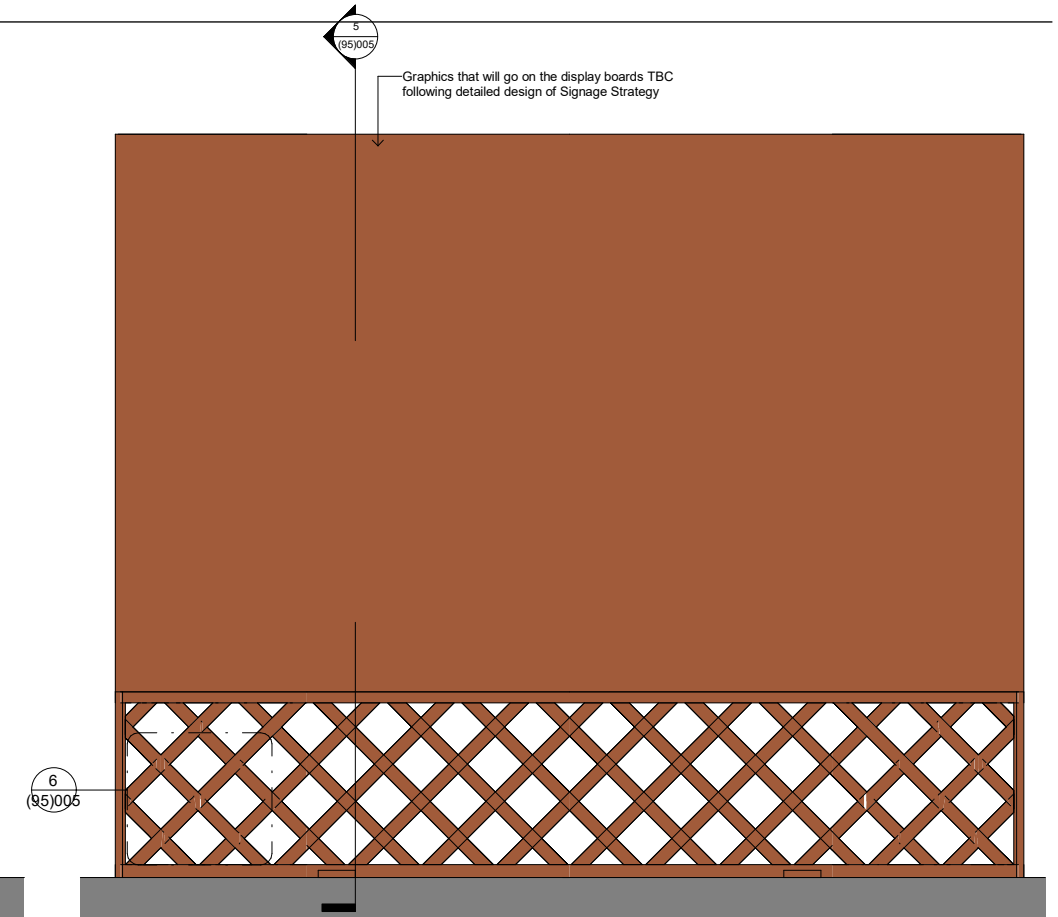
5 (95) Display Board - Section
1 : 10



2 (95) Display Board - Front Elevation
1 : 10

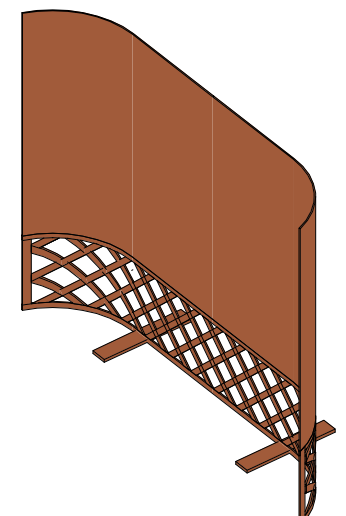


6 (95) Display Board - Lattice Structure
1 : 2



4 (95) Display Board - Back Elevation
1 : 10

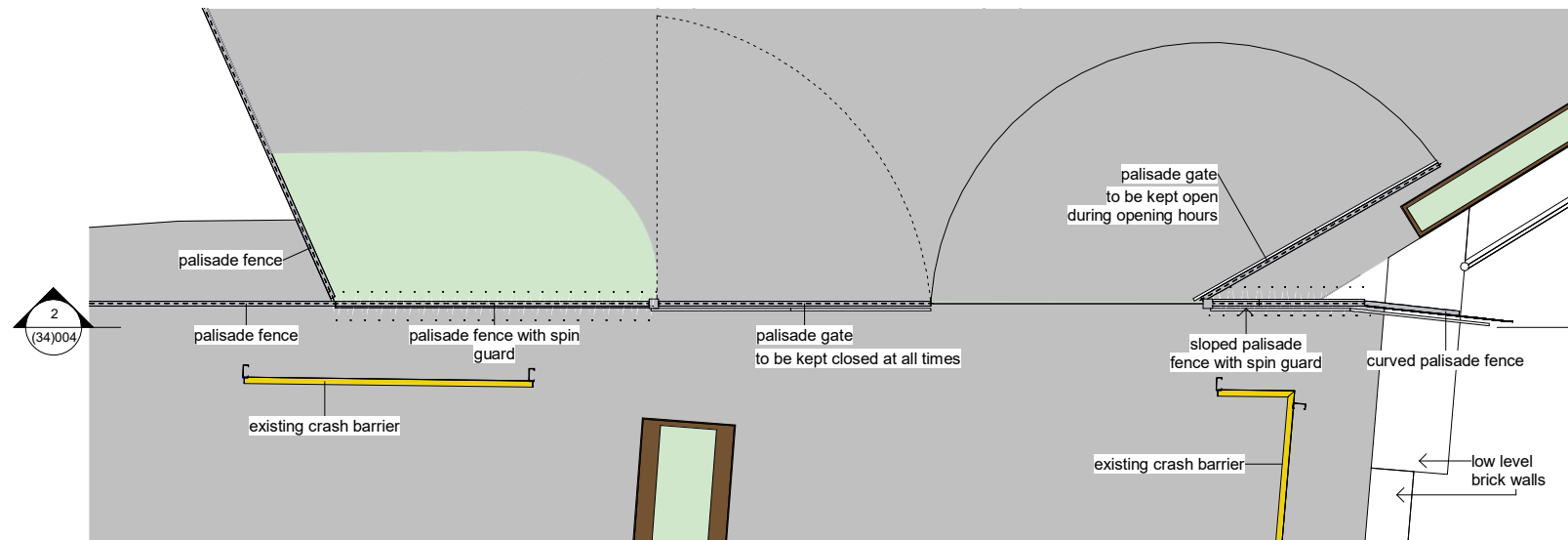
The display boards are to be corten finish and freestanding. The feet at the base will be covered with loose ballast to help conceal them. The final dimension of the feet may be altered slightly to ensure stability.



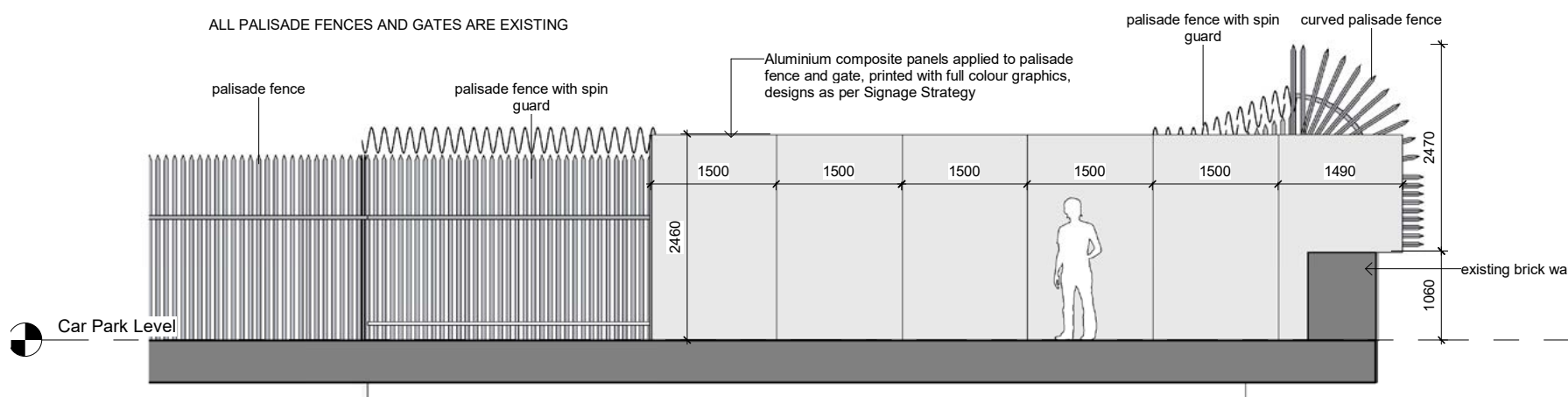
3 (95) Display Board 3D View

2

ENTRANCE PANELS



1 (34) Entrance Fence Plan
1 : 50

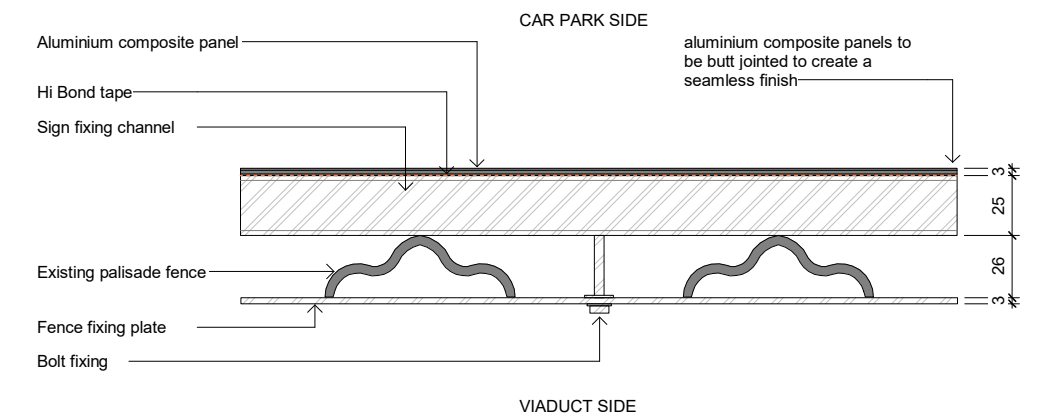


2 (34) Fence Dressing Elevation (Gate Closed)
1 : 50

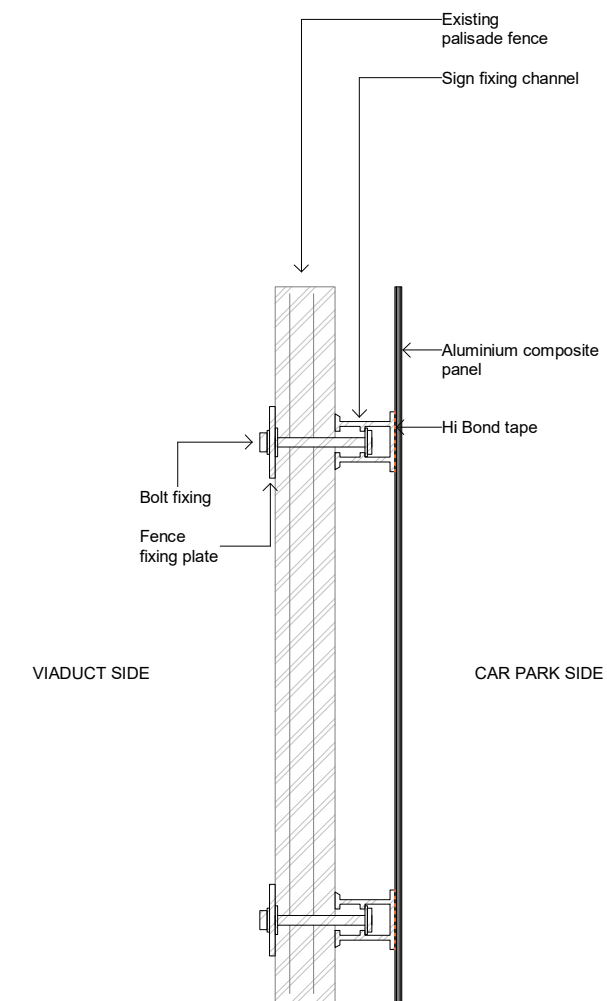
The existing palisade fence and lockable gate are to be retained. They will be covered with Aluminium Composite Boards, which will be printed with full colour graphics.

The detailed graphic design for the graphics is currently being worked out as part of the Signage Strategy.

The Aluminium Composite Boards will be fixed to the existing palisade fence and gate with a bolt system that will allow them to be removed at the end of the pilot scheme.



3 (34) Fence Fixing - Plan Detail
1 : 2



4 (34) Fence Fixing - Section Detail
1 : 2

2 NATIONAL TRUST BRAND GUIDELINES

The following few pages are excerpts from the National Trust brand guidelines, to give reassurance about visual tone and accessibility.

The full guidelines are available at the following link:

<https://brandcentre.nationaltrust.org.uk>

[Introduction](#) | [Elements](#) | [Application](#) | [Resources](#)

Identity principle 1

Flexibility

Today, our brand identity has to work in many different situations and formats, so it has inbuilt flexibility. It can be discreet or bold, serious or fun, and can sit alongside castles, inner city terraces or wild coastlines.

Just a few examples of how our flexible identity works

Our Brand Guidelines

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Identity principle 2

Accessibility

When we say ‘for everyone’, we mean it. Font size, format, language, colour contrast, who we’re representing in images – they all matter to us because they help people understand, enjoy and feel welcome at Trust places.

Attingham Park, Shropshire

Our Brand Guidelines

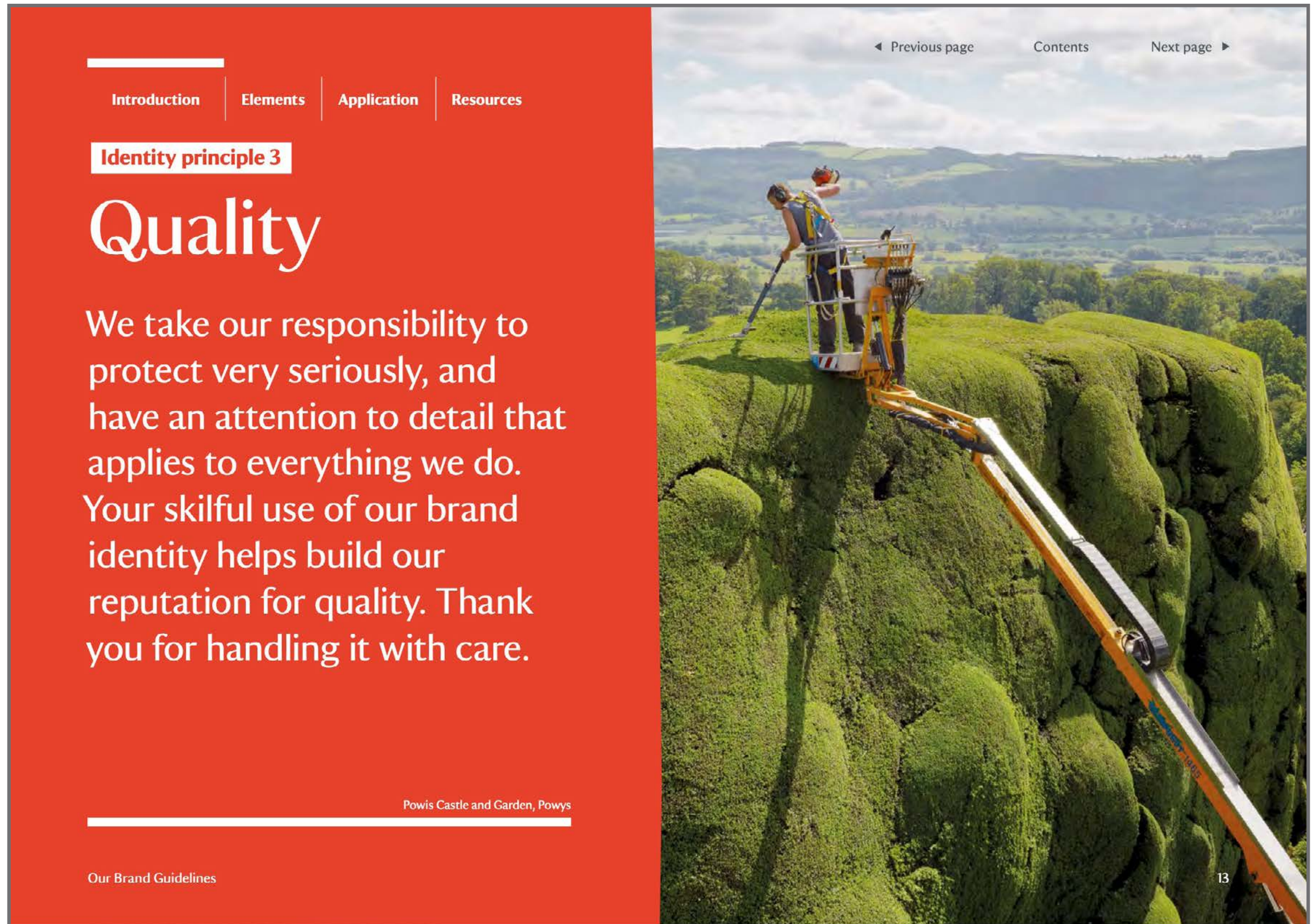


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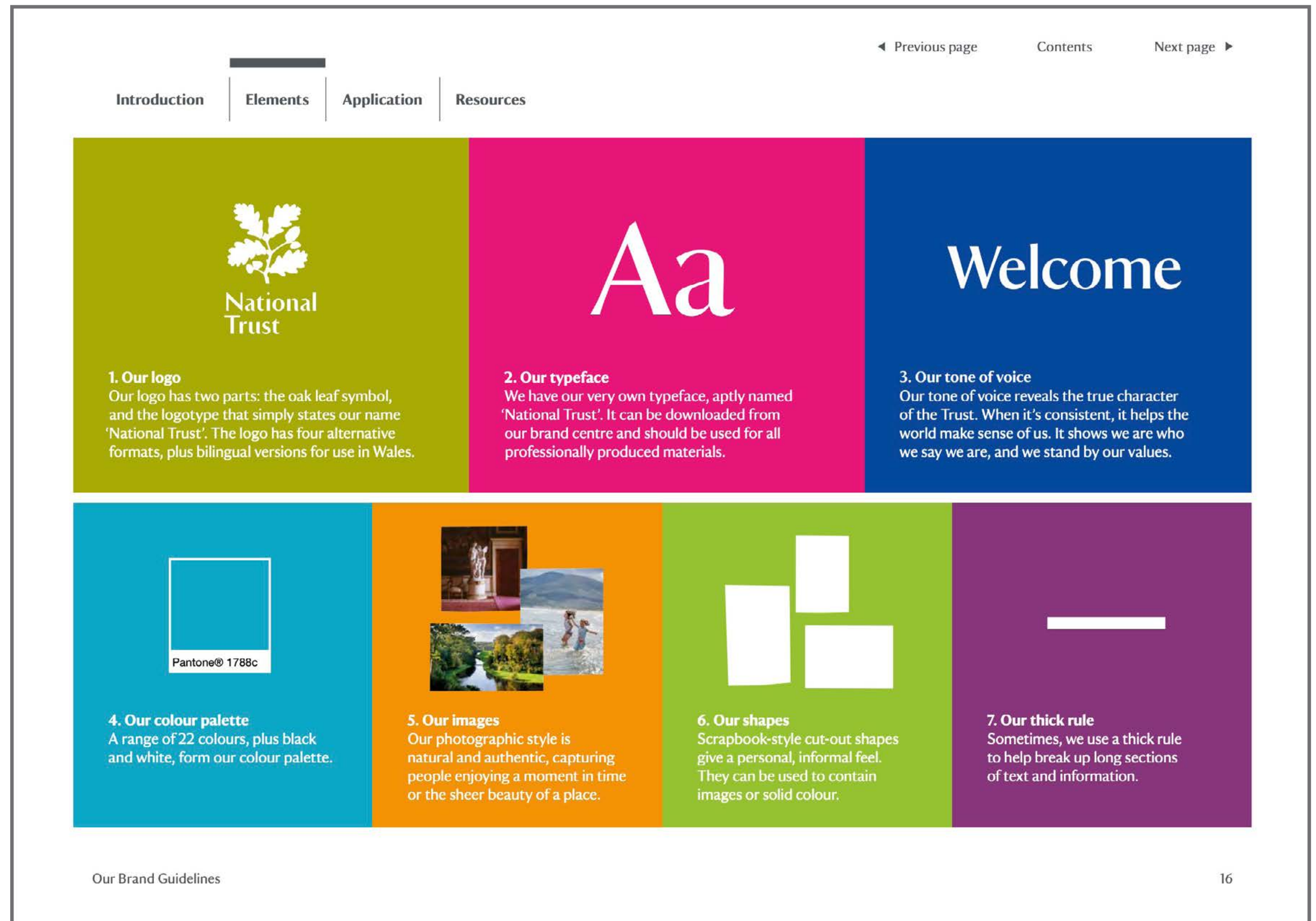


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Typeface family

Our typeface family has four members:

- National Trust Display for headlines
- National Trust Bold for visual emphasis and as an alternative for headlines
- National Trust Regular for body copy
- National Trust Italic for emphasis, foreign words and the titles of books, pictures and so on (see page 40 for a quick style guide).

It can be downloaded from the National Trust brand centre at brandcentre.nationaltrust.org.uk.

Typesetting guidance

- Use the typeface in sentence case, and aligned left (or justified left), not aligned right (or justified right).
- Ideally, set National Trust Display with 110% leading.
- Ideally, set National Trust Bold, Regular and Italic with 120% leading.

Using Arial

We use Arial as an alternative when it's not possible to use our own typeface. For instance, when we are creating a Word or PowerPoint document with people from another organisation, they won't have access to our typeface (unless they are professional designers). For the same reason, we use Arial for all email correspondence.

Display

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

Bold

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

Regular

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

Italic

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

Our Brand Guidelines

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2 NATIONAL TRUST BRAND GUIDELINES

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Signs

We have a standard, mandatory approach to our core welcome and orientation signage at our pay-to-enter and outdoor places. This sets a consistent, high-quality standard that offers our visitors reassurance: ‘See a National Trust sign; trust that you’re in a place that’s well loved and cared for’. You can find details about these mandatory guidelines on Acorn in the following documents:

- Pay-to-enter signage principles
- Outdoors signage principles

Signs are usually the first thing a visitor will encounter, so it’s all the more important they create a brilliant first impression. This is why we place such emphasis on the quality of materials and production, as well as simple maintenance to keep signs free from dirt and weeds.

Functional

Clockwise from top left: our threshold sign at Cape Cornwall and a welcome and orientation sign at Chirk Castle, Wales; two examples of black and white signs at pay-for-entry properties; wooden and black and white fingerposts for outdoors and pay-for-entry properties respectively; our much-loved omega sign.

TWELVE ARCHITECTS DRAWINGS