

CASTLEFIELD VIADUCT

LISTED BUILDING CONSENT 131622/LO/2021
CONDITION 3
REV -



Revisions:

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

0 INTRODUCTION

Listed Building Consent 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).*
- (f) Measures/features that are beneficial to wildlife, such as roosting opportunities for bats or the installation of bird nest boxes;*
- (g) Fencing/guarding and boundary treatment;*
- (h) Signage.*

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, fencing/guarding and boundary treatment by Twelve Architects
- 2. Measures beneficial to wildlife by Urban Green
- 3. Signage and graphic panel design by Creative Concern / Twelve Architects
- 4. MVHR, Fixtures and fittings, lighting, CCTV, power and Drainage design by Arup

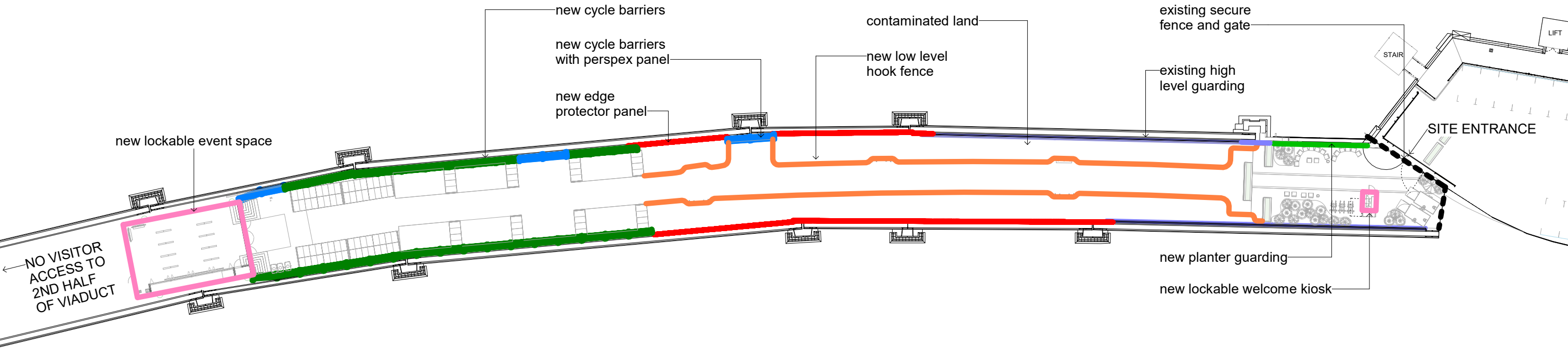
1 HIGH LEVEL GUARDING DESIGN, FENCING/ GUARDING AND BOUNDARY TREATMENT BY TWELVE ARCHITECTS

1

SITE WIDE STRATEGY

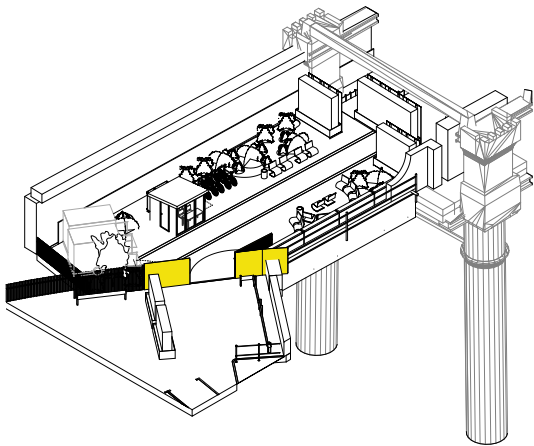
KEY

- 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



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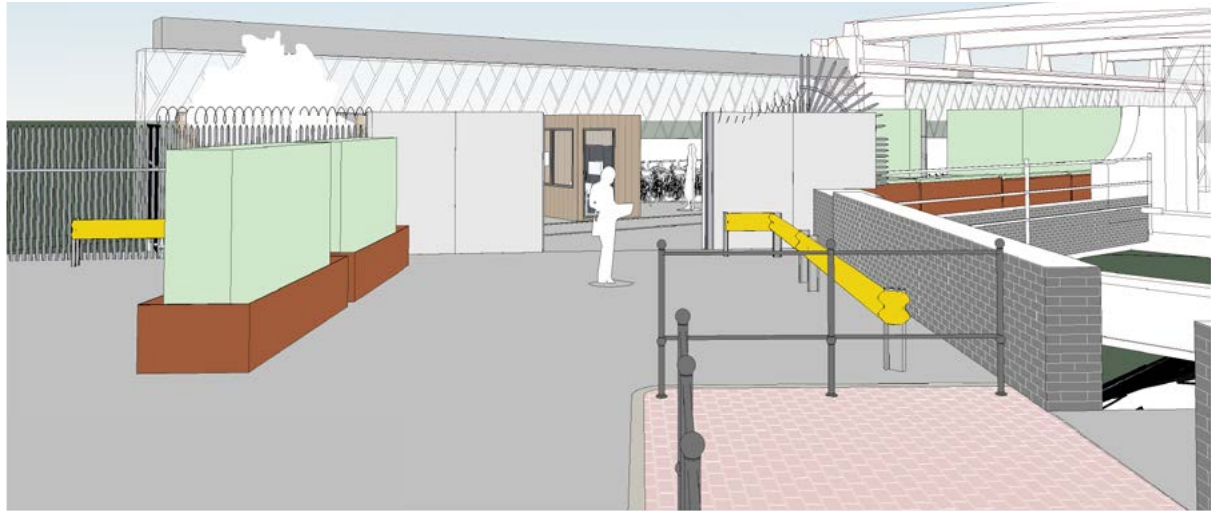
EXISTING SECURE FENCE AND GATE



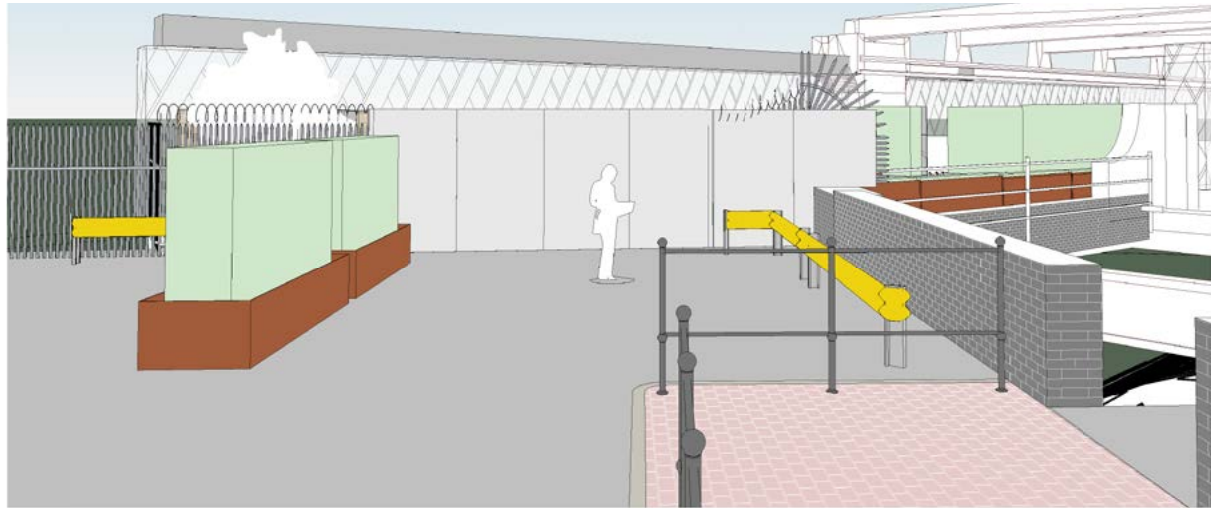
The existing palisade fence and lockable gate are to be retained. They will be covered with Composite Aluminium Boards, which will be printed with full colour graphics. Please refer to Signage Strategy for details of the graphic design.



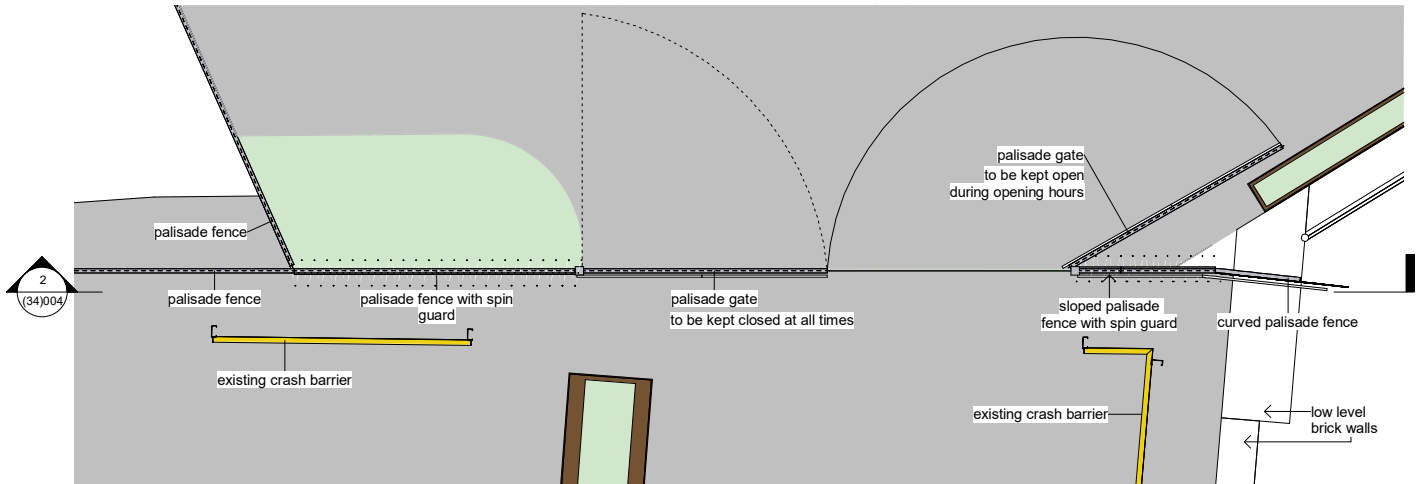
Photo of existing palisade fence and gate



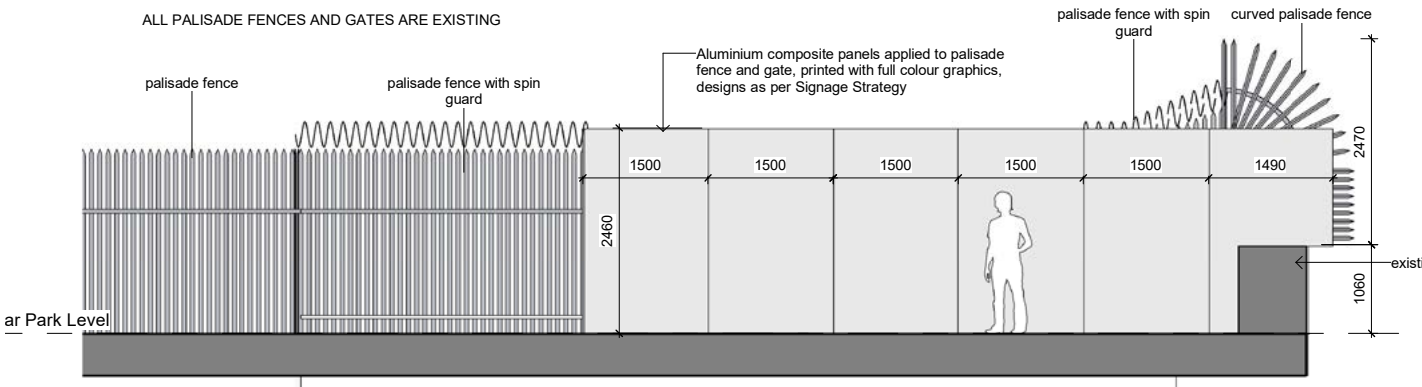
4 (34) Sketch 3D View - Gate Open



5 (34) Sketch 3D View - Gate Closed



1 (34) Entrance Fence Plan
1 : 50

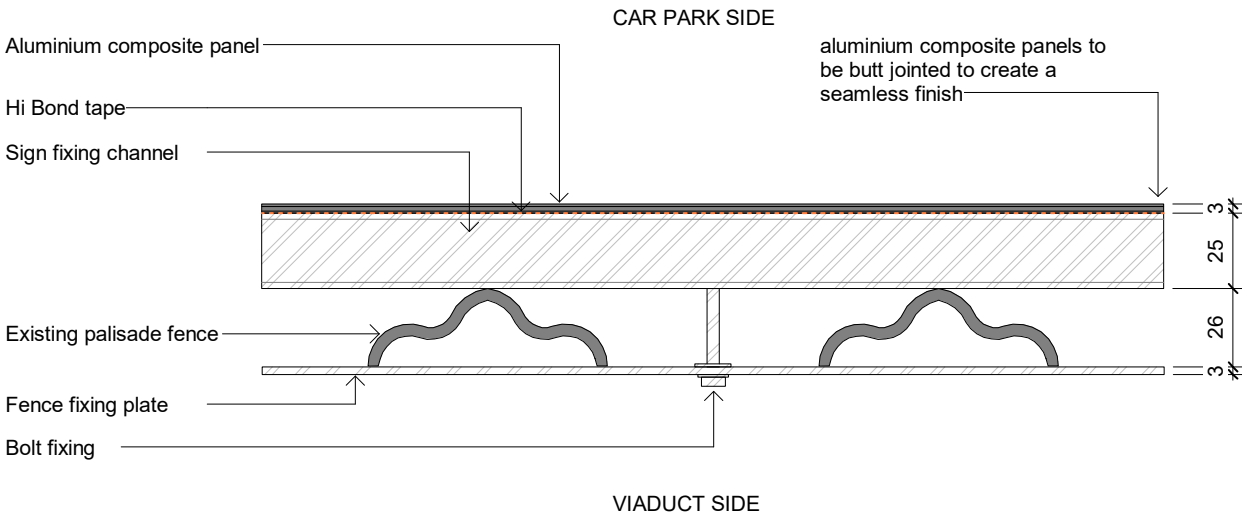


2 (34) Fence Dressing Elevation (Gate Closed)
1 : 50

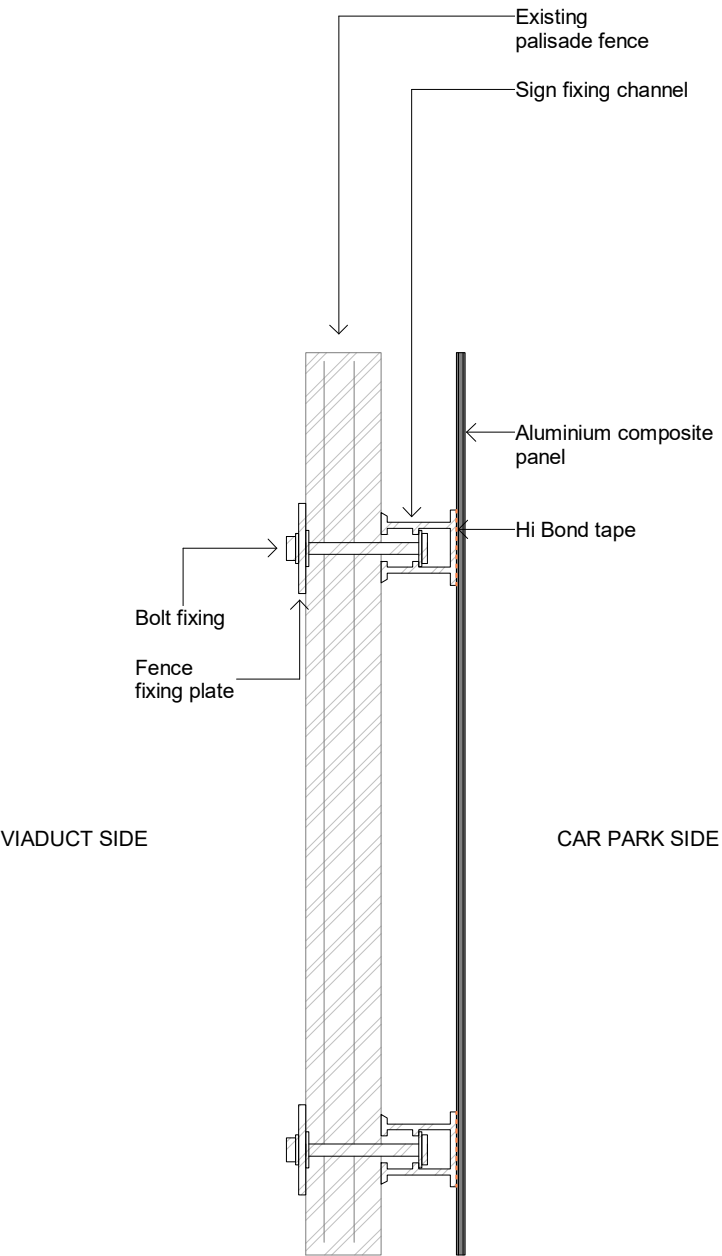
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EXISTING SECURE FENCE AND GATE

The Composite Aluminium 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.



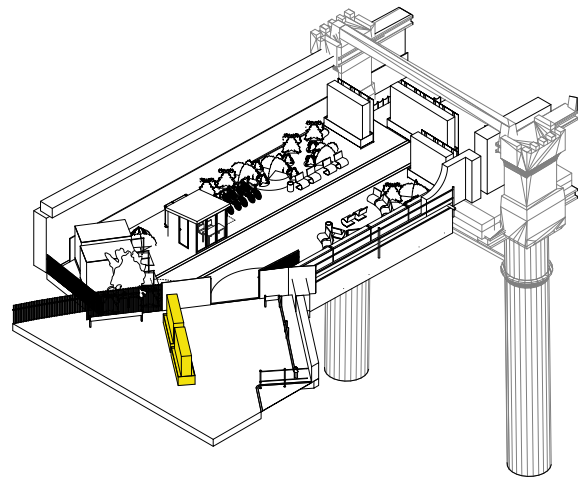
3 (34) Fence Fixing - Plan Detail
1 : 2



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

1

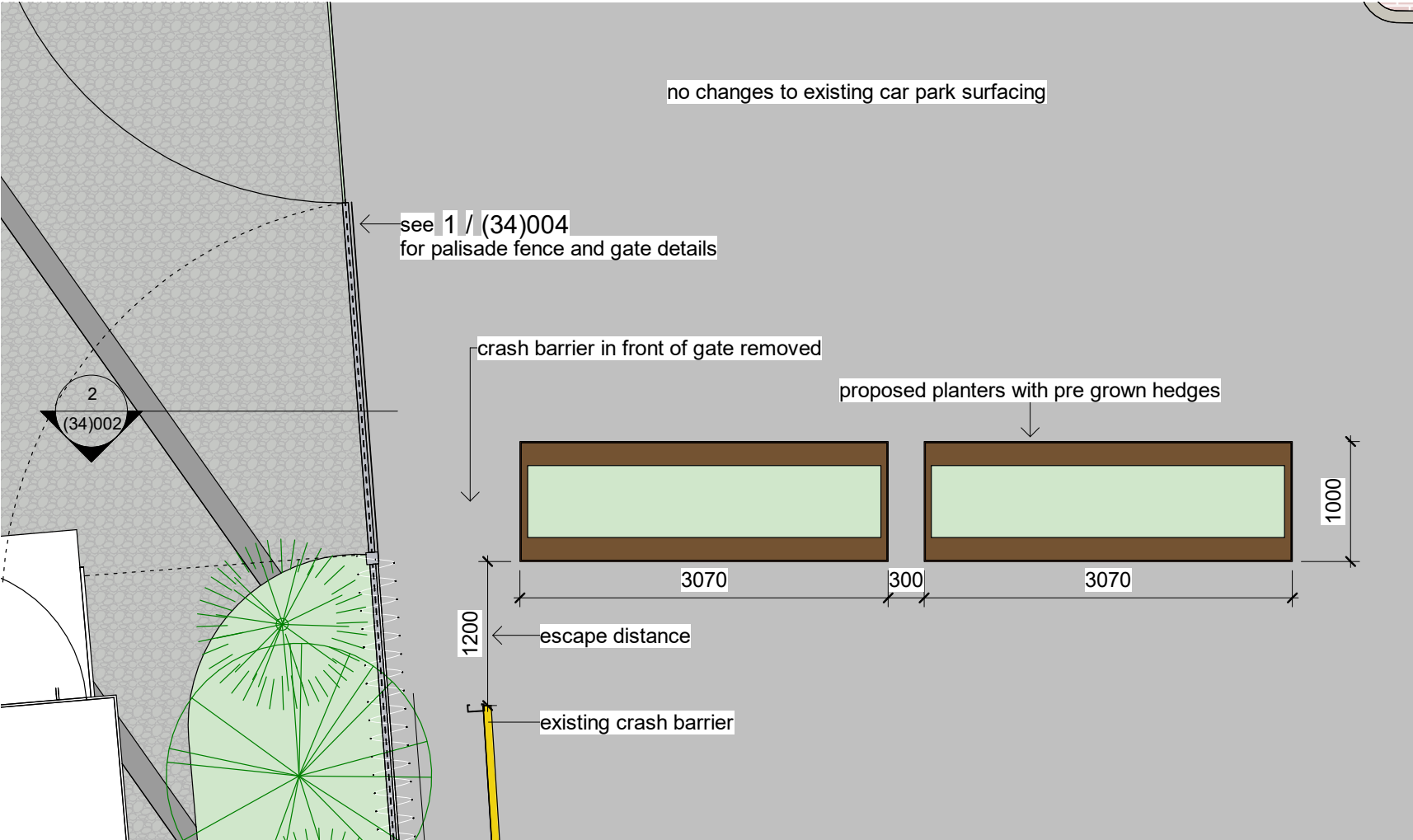
ENTRANCE PLANTERS



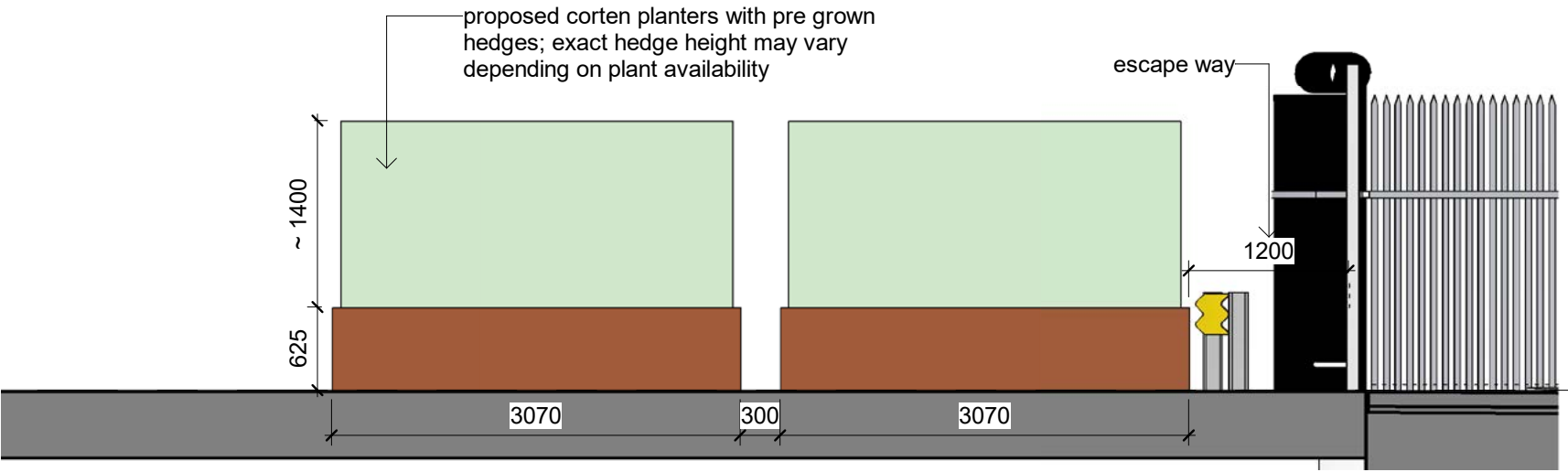
The car park will continue to be used as a logistics yard for Manchester Central and the need for the proposed new entrance planters comes from needing to create a visual separation to ensure a safe and pleasant visitor experience.

For maximum visibility into the screened off zone and to allow for safe escape from it, we propose two corten finish planters with pre-grown hedges reaching a total height of ~2m. The planters are to have 300mm gaps between them to allow for inter visibility, and the planter closest to the entrance fence is to be offset to allow for a 1200mm escape distance and prevent its use for climbing.

As requested by the council, the number of planters has been reduced to two.



Plan



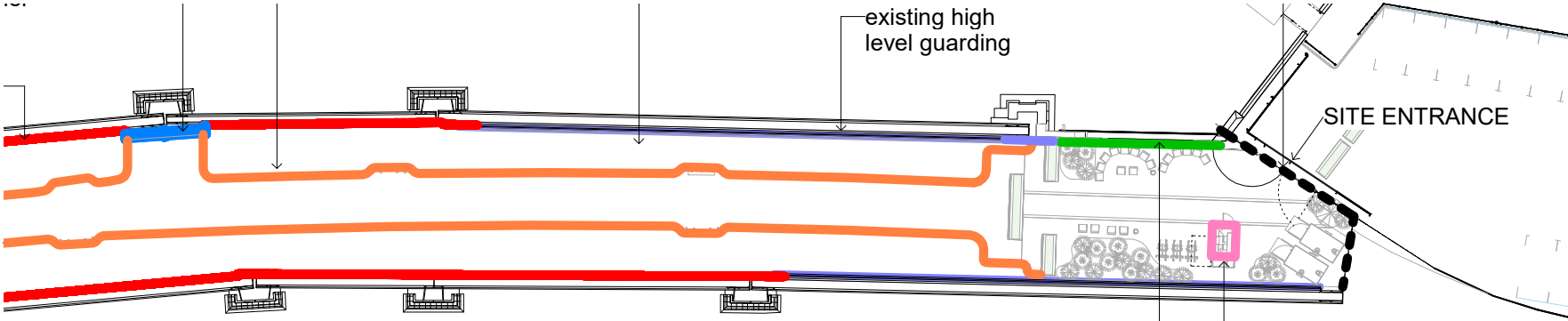
Elevation

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

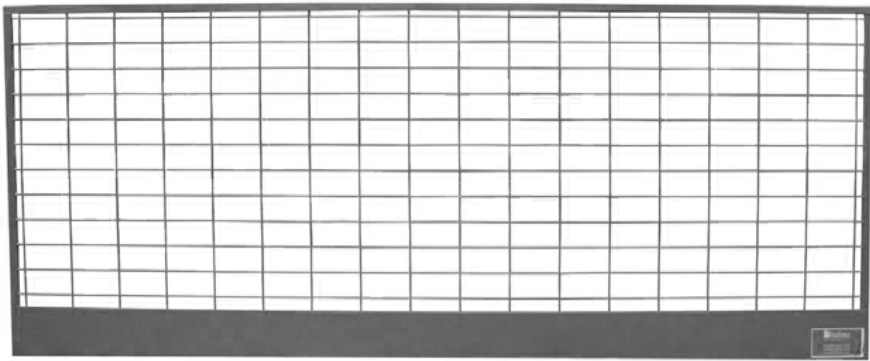
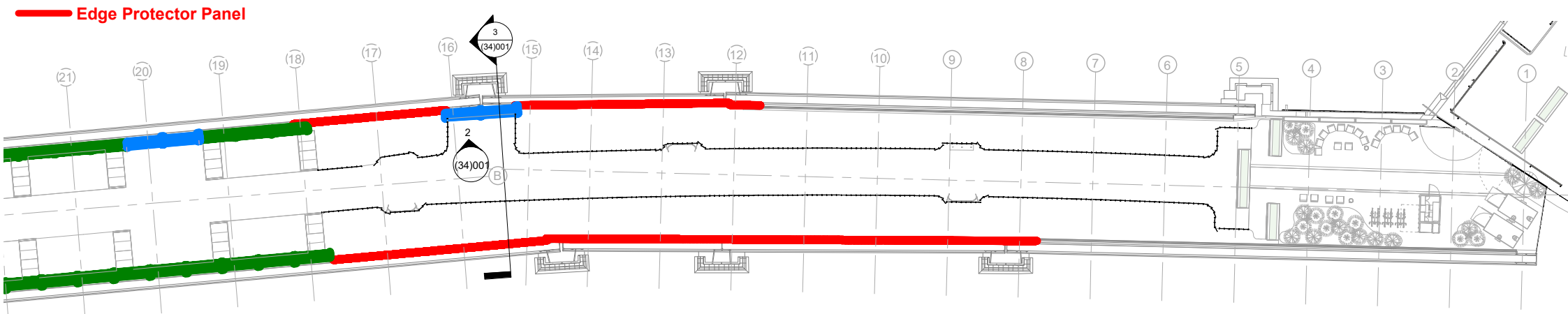
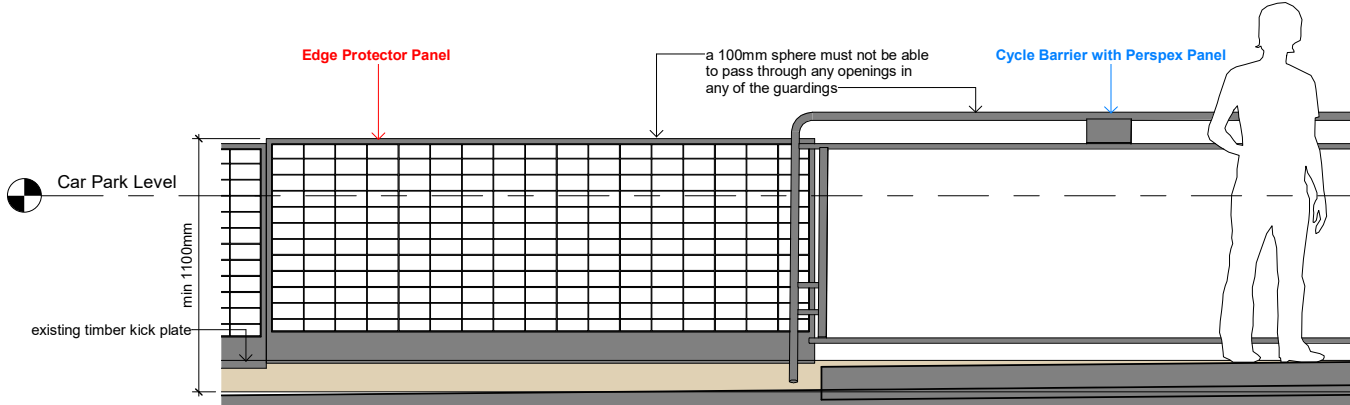


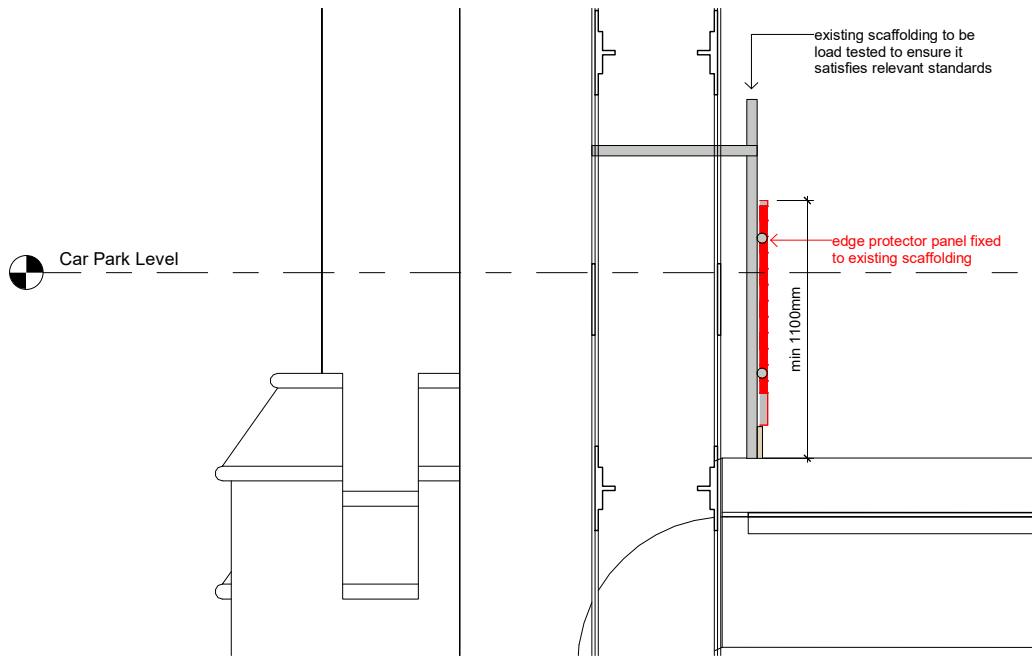
Photo of Product



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

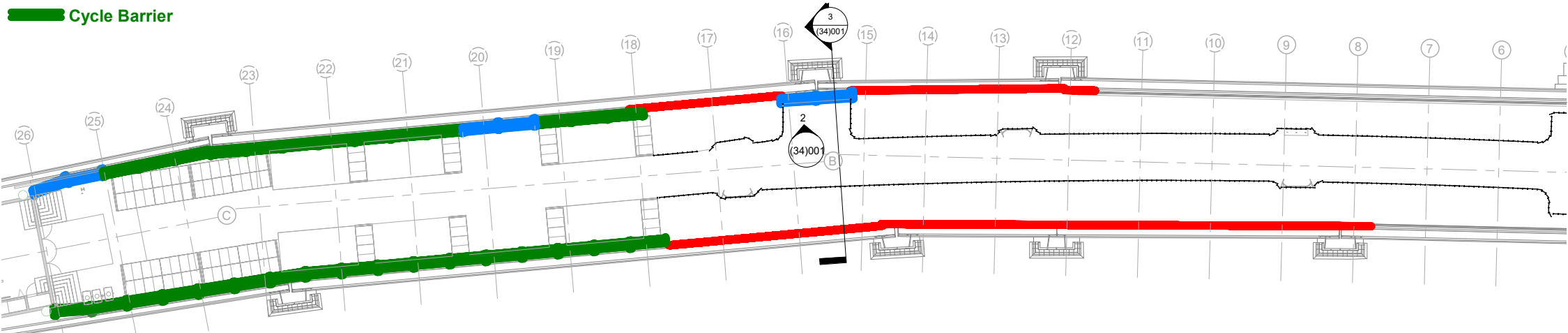
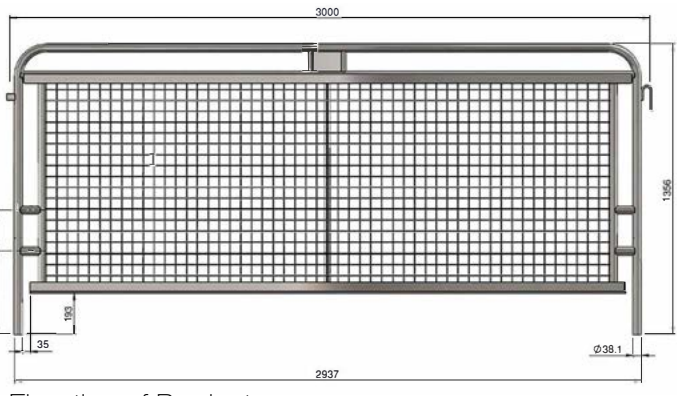


Photo of Product



Elevation of Product

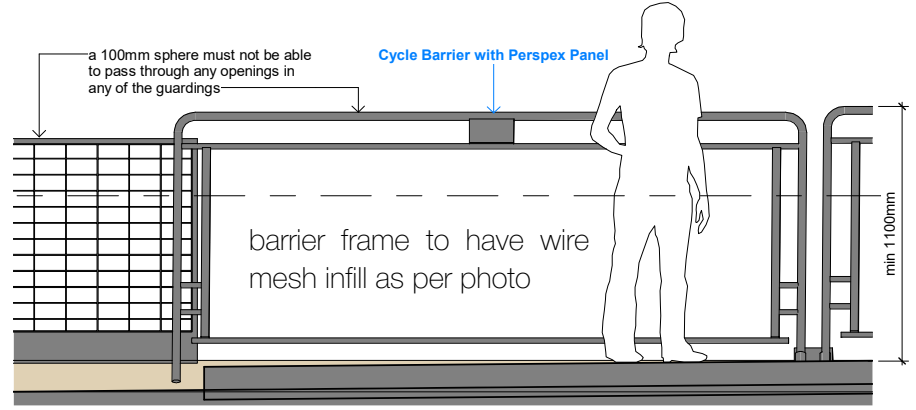
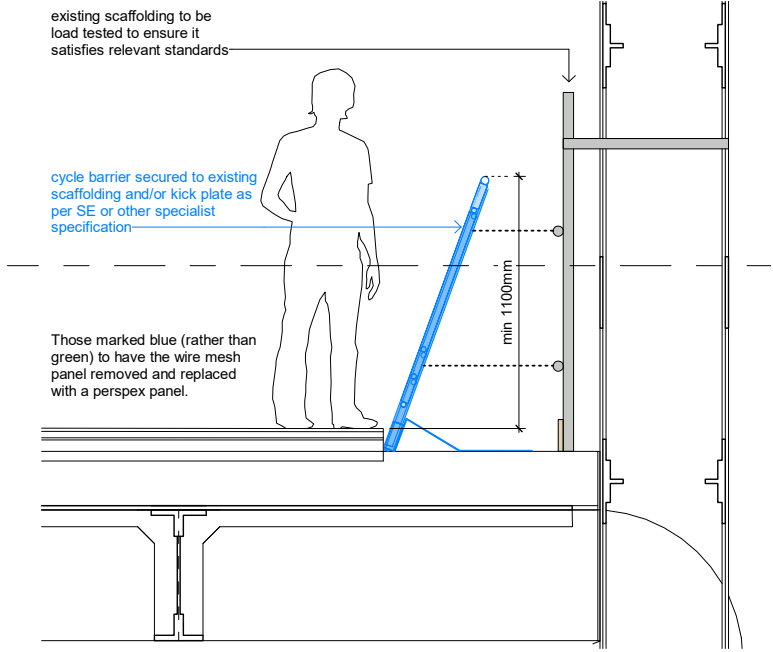


Photo of existing scaffolding poles



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

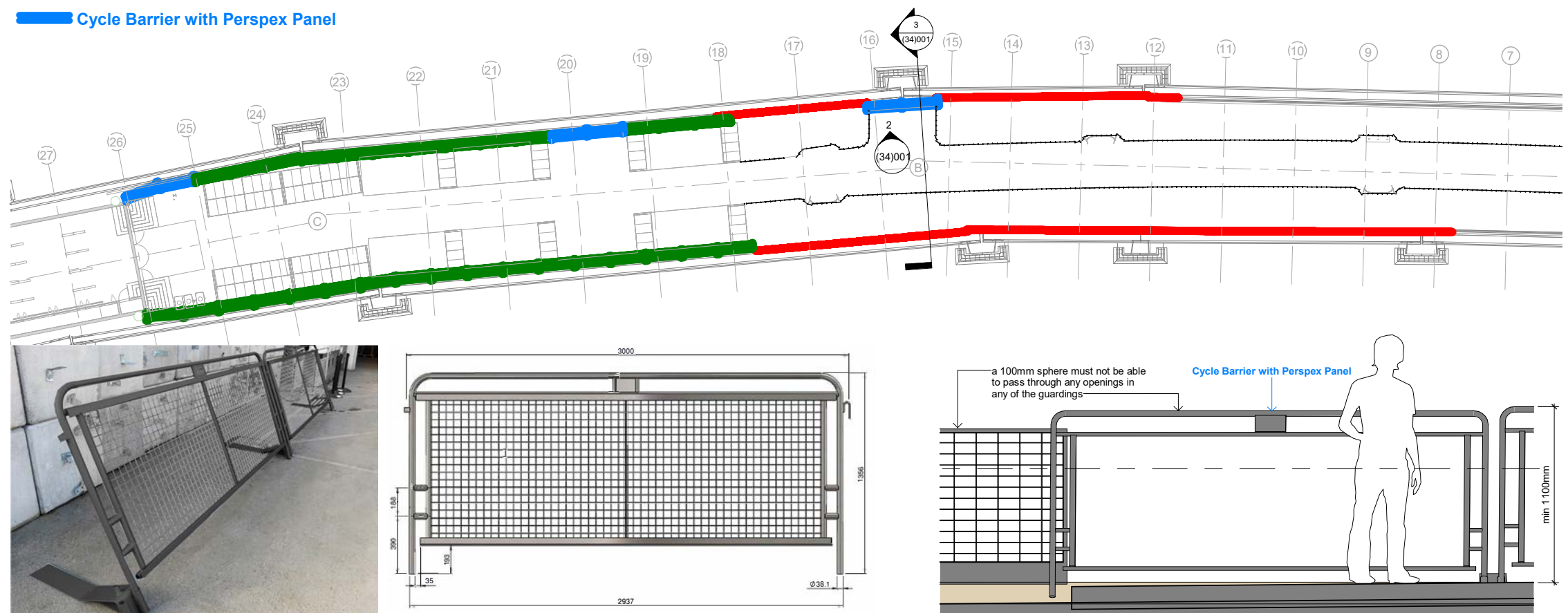
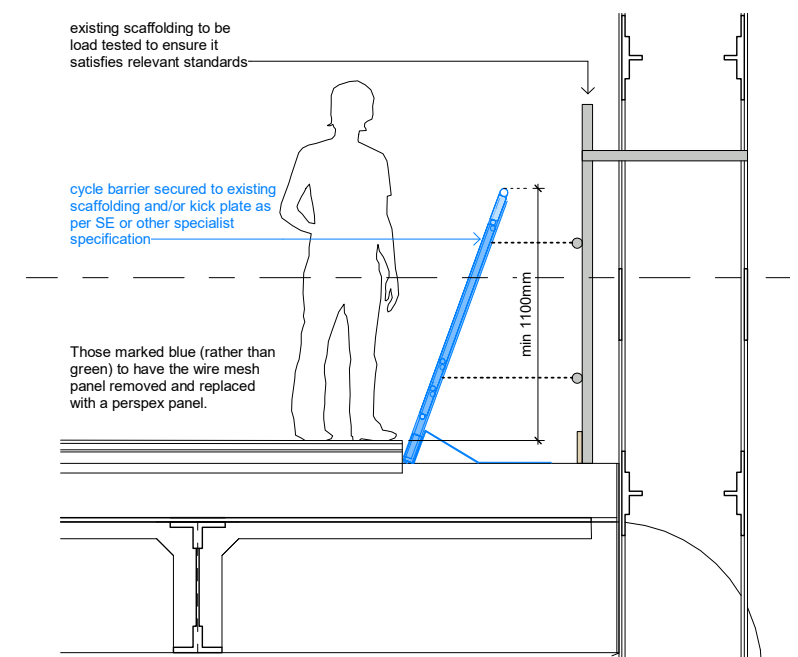


Photo of Product (steel mesh to be replaced with perspex panel)

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



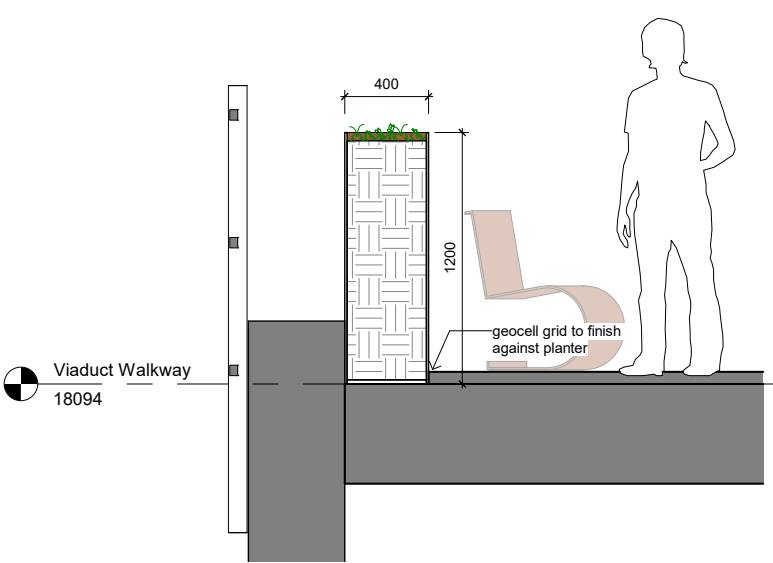
Photo of existing scaffolding poles



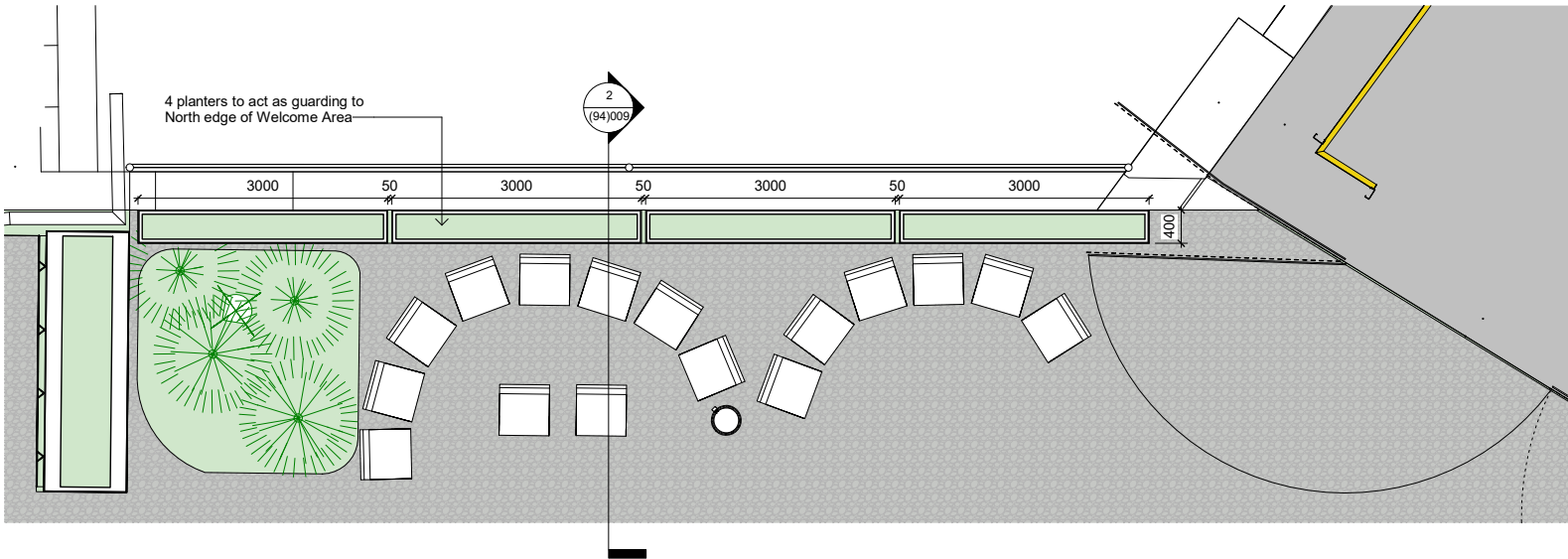
1 NEW PLANTER GUARDING

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.

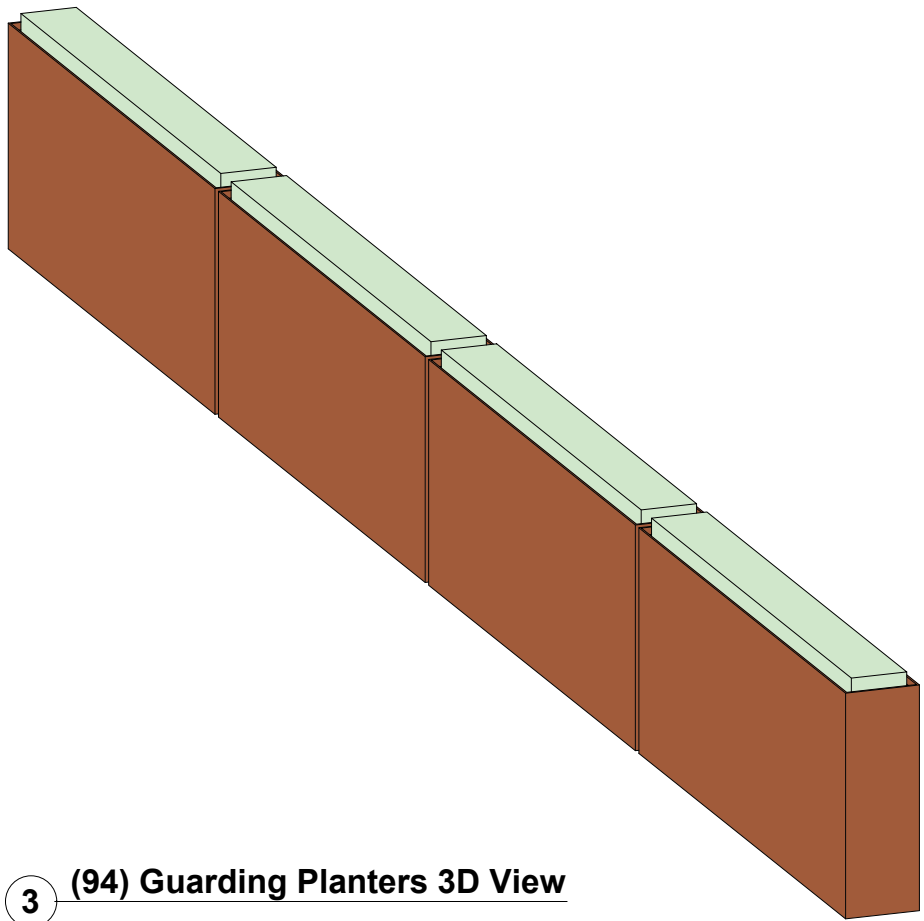
To provide adequate guarding in this location, 4 corten planters will be introduced, filled with soil / compost and with low level vegetation.



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