



URBED

5th Floor

10 Little Lever Street

Manchester

M1 1HR

14 June 2021

Anthony Mitchell

City Centre Group

Manchester City Council

Planning

P.O. Box 532

Town Hall

Manchester

M60 2LA

Discharge of Conditions Relating to the LGBT+ Centre (ref. 121946/FO/2018)

Dear Anthony,

This application has been submitted in order to discharge conditions 8, 9, 10, 11, and 19 of the conditional approval for the new LGBT+ Centre at 49-51 Sidney Street, Manchester, M1 7HB. This application has been submitted on the basis of our pre-application conversations.

Condition 8

The cycle storage for the building has now been installed. This can be seen in the attached photographs, which show the bicycle rack in the external store and the storage cupboards for folding bicycles.

URBED, 10 Little Lever Street,

Manchester, M1 1HR

t. +44 (0)161 200 5500

e. info@urbed.coop

w. www.urbed.coop

tw. [@URBEDmcr](https://twitter.com/URBEDmcr)

Urbed (urbanism, environment and design) Ltd, is a co-operative company registered in England and Wales No. 5741006



Condition 9

Fumes, vapours, and odours are extracted and discharged from the building in accordance with the scheme submitted at planning, including the approved Ventilation, Extraction and Odour Statement which is submitted with this application. Please also see the as-built ventilation layout drawings, and a photograph showing the kitchen extract and intake vents positioned at the rear of the building as approved.

Condition 10

The roof terrace management strategy has been agreed with the Proud Trust and included within the Building User Guide (BUG) to ensure its observed by building managers. The relevant section has been submitted with this application for approval.

Condition 11

The building has been acoustically insulated and treated to limit the break out of noise in accordance with the noise study submitted with the original application. This is attached again for reference as agreed. Based on an assessment of calculated noise break-out from the cafe with the bi-fold windows open for evening operation (18:00 – 21:00hrs), and compared with background levels in the vicinity, the report concluded:

“Based on the proposed building envelope [...] the noise limits for activity noise inside the ground floor restaurant / cafe area should be 88 dBA or less in order comply with the targets described in Section 3.3. The limits would apply to noise from all sources combined including background music, chatting, customer / staff activity etc.

[...] it can be seen that the noise levels are significantly below the 47 dB and 41 dB for the 63Hz and 125Hz octave frequency band criteria contained in Manchester City Council guidance. In addition the individual octave band noise levels are likely to exceed the -10dB target recommended by Manchester city council and as such is compliant with criteria contained in section 3.3.”

Condition 19

As discussed in our pre-application consultation with you, a CCTV system is required for the building to meet the Secured by Design standard. However, we agreed with our Design for Security consultant Adrian Murphy that a CCTV system would not be suitable for the building as it may deter vulnerable people from seeking support from the Proud Trust, and would also be a safeguarding issue for the Proud Trust. However, the rest of the Crime Impact Statement recommendations have been met, along with the requirements for physical security in meeting the Secure by Design standard with the exception of CCTV and one other item. These are summarised as follows:

Crime Impact Statement Recommendations

- a. *"To minimise the risk of burglary, the main entrance door should be security rated, it should also be capable of self-closing and locking securely upon closure (when the café is closed for business but it may remain open at other times). An audio-visual unit should be installed to allow staff to communicate and vet visitors outside of normal opening hours prior to allowing access."*
 - o All doors and windows on the ground floor are secure by design rated. The entrance door is fitted with an automatic closer, and is programmed to lock automatically via an electronic lock when the door closes after café hours. Keypad access has been fitted to allow access after café hours, and an audio-visual unit has been installed as recommended. See photos IMG_1364 and IMG_20210524_130042 for reference.
- b. *"The entrance lobby is not well supervised by staff and legitimate customers. It should be more open to views from the servery or a reception desk placed in view of the entrance door and stair/lift core."*
 - o More open views have been introduced into the entrance lobby, from the café counter through the glazed door of the lobby, through an internal window from a staff workspace in the library, and through the internal window from the first-floor centre staff office.
- c. *"Lockable doors should be introduced on each floor to customise visitor access as appropriate."*
 - o The security strategy drawings show the lockable doors from the stair and lift lobby on each floor. These restrict access to the rest of the building, and are openable via a customisable electronic lock and keypad access system. See photo IMG_1115.

- d. *“Windows on the ground floor of the rear elevation must be secured with security shutters when the building closes for business.”*
- o Security shutters have been installed as recommended. See photo IMG_1226 for reference.
- e. *“Access to sensitive areas, i.e., back-of-house areas should be controlled.”*
- o This recommendation has been followed and is shown in the security strategy drawings. These areas are secured either by the electronic locking system or manual locks.
- f. *“Clear signage should be installed to guide visitors from the entrance”.*
- o Signage has been installed as also required by the building regulations.
- g. *“Lockers should be provided in a suitably secure room to enable staff to safely store valuables.”*
- o Secure lockers have been installed in the main activity space and in the staff office as recommended.
- h. *“An intruder alarm and panic alarm should be fitted. Panic buttons should be placed at the café counter till point.”*
- o This has been installed as recommended, including the panic button at the café counter where the main entrance is visible by staff. See IMG_20210527_114231 for photo of the intruder alarm, which is linked to alarm contacts on all external doors and PIR detectors internally.
- i. *“Secure cycle parking should be provided within a secure enclosure on the site, if possible.”*
- o Please see secure cycle storage information submitted for condition 8.
- j. *“A discreet CCTV system should be installed, with cameras capable of monitoring the exterior of the building to deter and detect attempts at breaking and entering.”*
- o As discussed previously, CCTV cameras would pose a safeguarding risk and a psychological barrier for vulnerable young people seeking help with the Proud Trust, so these are not suitable for the building. This position has been supported by Design for Security consultant Adrian Murphy.



Physical Security Requirements for Secured by Design Accreditation

All Secure by Design requirements set out in section 4 of the Crime Impact Statement have been met, with the exception of the following:

- a. *Roller shutters or decorative grilles should be installed to protect ground level glazing and prevent breaking and entering, particularly important on the rear elevation.*
 - *Security shutters have only been installed at the rear of the building. Due to the security rating of all doors and windows on the ground floor, and in order to make the street scene of Sidney Street appear less intimidating once dark, security shutters have not been installed on the front of the building.*
- b. *CCTV*
 - *As previously discussed, a CCTV system has not been fitted due to its incompatibility with the building's use.*

Please feel free to get in touch if you have any further questions.

Yours sincerely,

Ste Garlick

Senior Consultant - Architect & Urban Designer

For and on behalf of URBED