



OUR TOWN HALL
MANCHESTER CITY COUNCIL

AIR RAID PRECAUTION CENTRE:
Further clarification and justification
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OTH-PUR-XX-XX-RPT-A-0133

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Issue Details

DOCUMENT TITLE	DOCUMENT REVISION	ISSUED FOR	ISSUE DATE	REVIEWD BY

Introduction

The aim of this document is to provide further clarification on the proposal and justification for the partial removal of the ARP installation. This document should be read in conjunction with the existing justification document already circulated.

In particular, the clarification is in response to comments that are summarised as:

1. Clarity over what is to be removed and retained

2. Clearly demonstrate and justify where clashes occur between the proposed MEP and the existing installation that cannot be resolved

3. Further clarify why the brick wall section cannot be retained

4. Clarify the storage and safe removal of objects

5. Clarify the interpretation of the 'retained' spaces

Strategy for retention and removal

(see appendix A for strategy process chart). The approach is based on the following principles:

- Seek to maintain as much of the ARP installation as possible
- Features of the ARP installation will only be removed where there is a clear clash that cannot be easily avoided or due to structural instability
- Where proposed MEP can be tweaked or undergo minor amendments to avoid the existing ARP equipment this should be undertaken
- The planform and significant amendments to services or their location are not proposed
- All features will be marked for retention or removal and this shall be

agreed on site with the LPA conservation officer

Fundamentally each of these rooms and spaces are the location for much of the MEP and plant that will serve the wider building. This design is based on the principle that these areas, agreed to be of lower significance, have a higher capacity for change. These spaces will have new floors, floor trenches and in some spaces a large number of high-level services.

Following further review the site has been categorised into the following areas –

Green – area of retention

Amber – area of partial retention or removal (to be confirmed on site)

Red – area for removal

(see figure 1 mark up below)



Figure 1 Proposed plan with areas for strategy mark up

Key - The historic Air Raid Shelter

- Areas of removal
- Areas for further review on site
- Areas retained as part of visitor experience

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Areas of removal (red)

LG028 as demonstrated by the proposed plant room layout will leave no opportunity to retain the existing crash deck and ARP equipment. The majority of the open space will be subdivided into individual plant rooms, the floor of the space will be replaced and will have a series of trenches and drainage runs and high levels services will run across much of the space meaning it is not possible to retain the existing installation. The corridors that will be formed between the plantrooms will also need to be kept as a route free for access and maintenance for Vital and ENWL to move equipment in and out via the courtyard (see figure 2 and appendix B).

This space also features the escape hatches in the external wall, the plantroom layout will mean these will be blocked and not accessible or visible. The ventilation for the plant will re-use

the existing openings to reduce the impact by not creating additional penetrations through the historic fabric. It is proposed to relocate the escape hatches to a part of the LG floor where they can be reinterpreted and be visible.

The sections of dividing brick walls on the Lloyd Street side of the building in the former corridor are proposed for removal. As previously stated, these walls sit directly on the timber floor which is structurally un-satisfactory. Retaining these walls will also change the layout and limit circulation of the LG floor. Whilst it is acknowledged that there is some harm to significance through the loss of these features the restoration of the original Waterhouse corridor layout offers an enhancement to significance. There is the potential to leave evidence of these dividing walls in the form of scarring on the walls which can be left to illustrate the former use of the space.

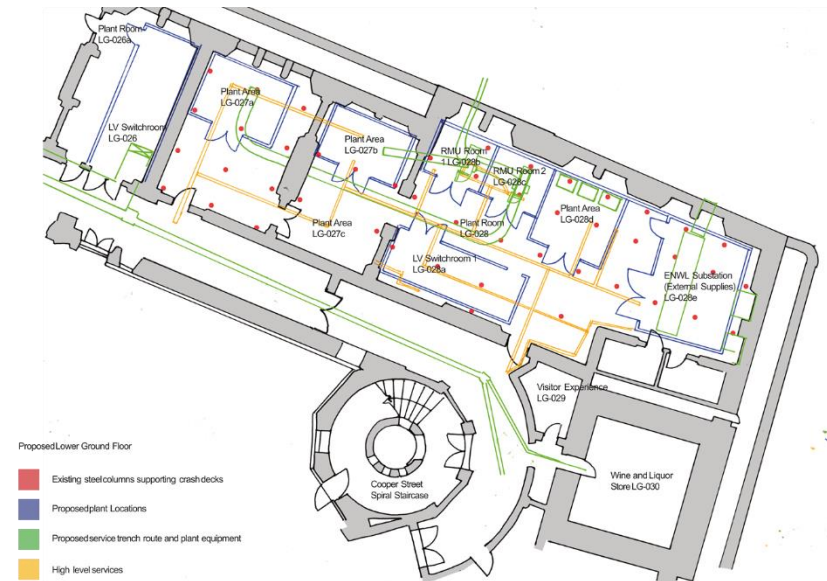


Figure 2 The proposed plant layout and services with the existing columns shown (see appendix B for full page)



Figure 3 The proposed plant rooms and columns modelled (see appendix B)

Areas of possible retention or removal (Amber spaces)

The amber areas are those that will pose challenges in retention of the ARP equipment due to potential clashes with services and drainage runs, however, it may be possible through minor amendments to services to tweak the proposed arrangement to minimise impact and avoid the removal of the crash deck and existing installation. This is proposed for agreement on site with engagement with the LPA Conservation Officer. Any removal will only be through agreement with the LPA Conservation Officer if it can be demonstrated there is a clash that cannot be easily avoided (as per the strategy flow chart in appendix A).

Removal, Storage and Interpretation

Along with the in-situ sections of the crash deck it is proposed that a single section is carefully dismantled and stored on site for interpretation or display. The section to be stored will be

chosen based on it being a good survival with maker's marks or insignias, however, this will be confirmed on site with the LPA Conservation Officer.

Some of the smaller fixed objects such as dials or signs that require removal can potentially be relocated to other parts of the LG floor and this will be confirmed as part of the interpretation strategy and in consultation with the LPA Conservation Officer.

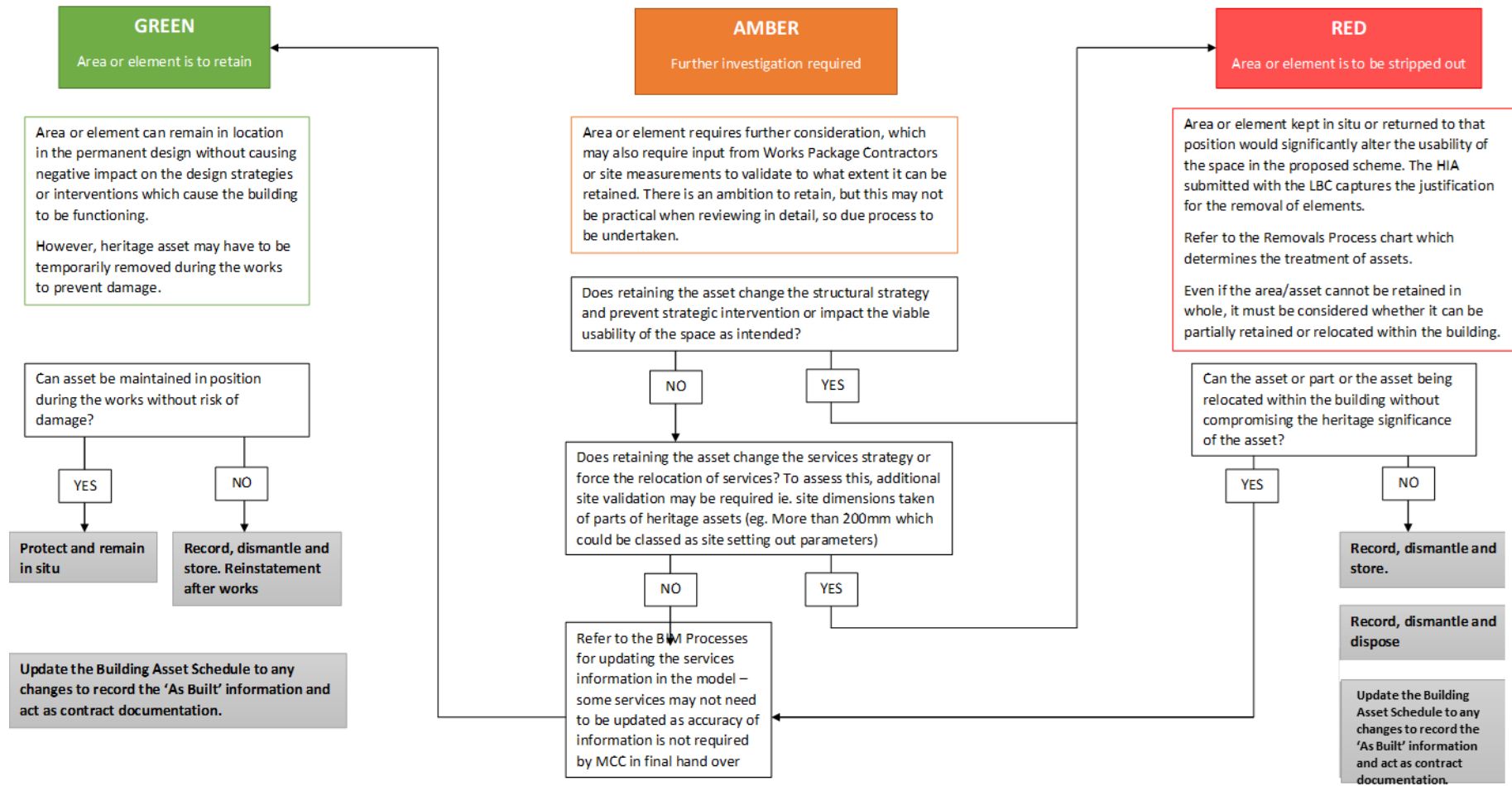
Objects to be removed will be undertaken as part of the technical submittal process with a full method statement provided by the contractor.

Items to be stored is a decision outlined in appendix C.

The interpretation of the 'retained' spaces has yet to be finalised with the client team and it is recommended this is agreed at a later date.

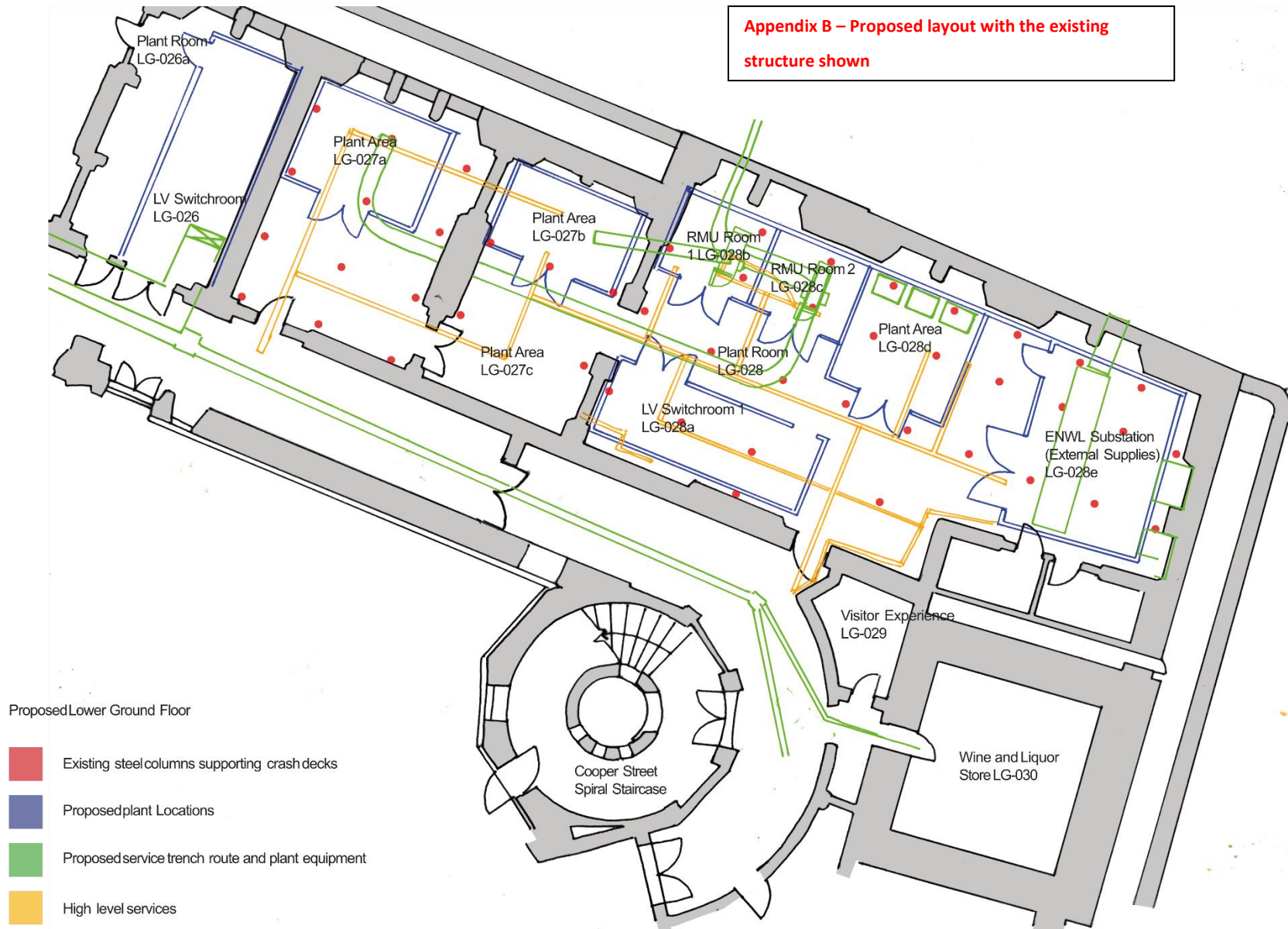
Appendix A – Retention / removal strategy plan

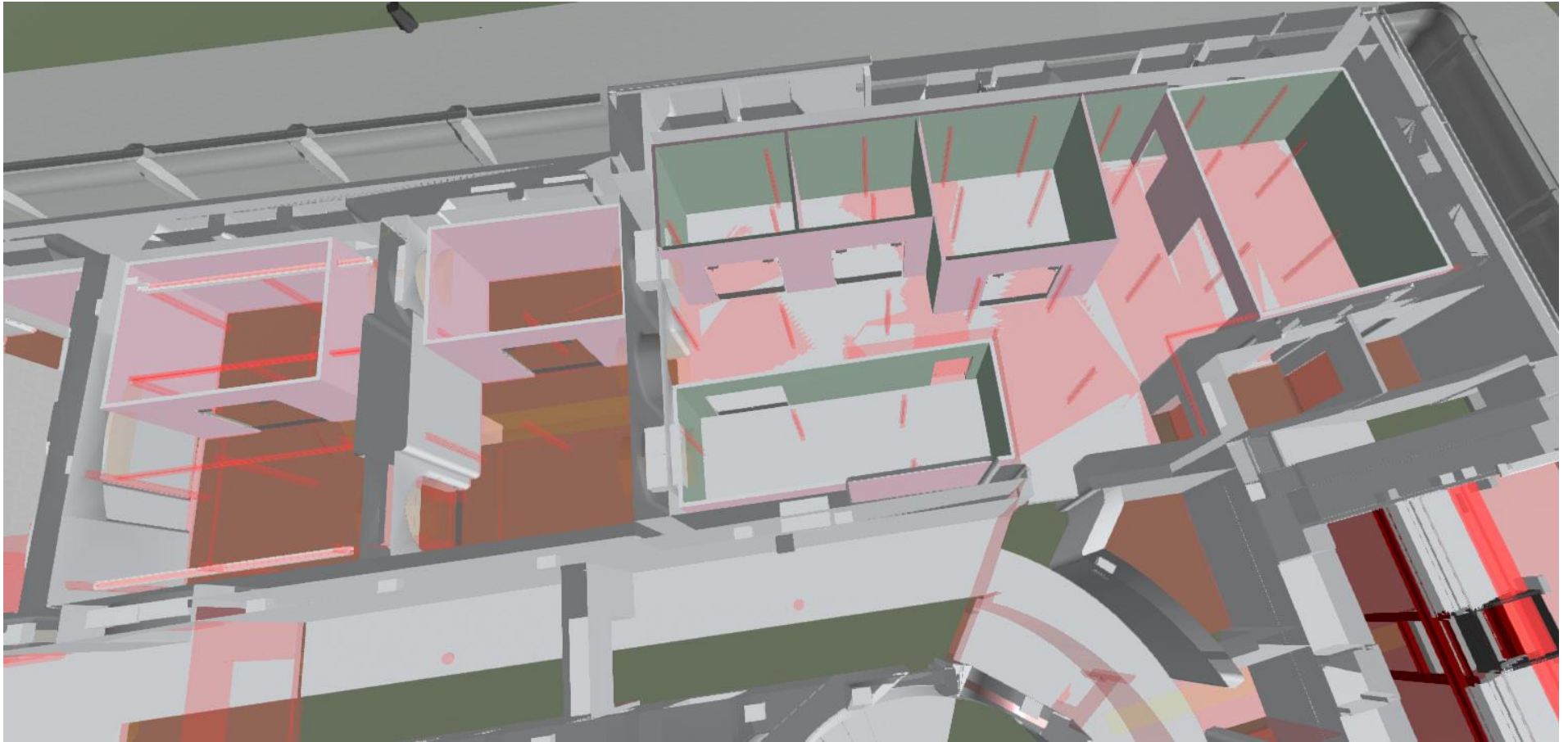
Building Asset Schedule records elements of the building with proposal of action. However, a level of site validation is required to validate some of these proposals. Areas of the building or elements can be awarded the following status to determine the next actions:



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Appendix C – Collection and storage

The decision making for removal, storage and disposal solutions for Fixed and Unfixed Heritage Assets in OTH can be captured as follows:

