

"Mark Ditchburn"
<Mark@whiteboxarchitecture.com>
14/05/2009 17:34

To: <r.llewellyn@manchester.gov.uk>
cc:
Subject: 2040_Lock Keepers Cottage

Dear Richard.

Following our meeting on Wednesday 13th May 2009 please note the following comments in regards to the above application.

Definition of external building character.

Externally the building is English garden wall bond brick work with a number of Yorkstone paved terraces at lower and entrance levels. The building is an original Victorian 1860's residence positioned and designed to serve as the lock keepers cottage. Its subsequent refurbishment has seen nominal external alterations (including removal of the original paint finish).

Definition of internal building character.

Internally the building is split into two distinct areas. The original cellular layout of the cottage (outside the line of the viaduct) remains unaltered, save for the introduction of a new doorway at lower level. The open plan area of the building (formed by the viaduct arch) remains wholly unaltered.

Access

In regards to the outstanding access issues please find attached a sketch and image pdf and revision A of the 'Access Justification and Options Analysis' report.

In brief we are proposing the entrance threshold to be levelled to facilitate wheelchair access. Due to the area available we are unable to create the ideal 1:20 gradient (only 1:6 can be achieved at best) however the original assistance buzzer will still be in place with the proposed management strategy.

In regards to the possible installation of a lift we have noted your comments and revisited the

idea with a more contemporary design approach, however other factors would appear to prevent this development.

Structurally

The only logical proposed position of the lift would require utilising existing window openings. Structurally this is extremely difficult to achieve as a complex system of invasive trimming out techniques would have to be utilized.

Functionally

The new proposed level threshold now offers a far easier means of entry. All the levels will offer the exact same service and facilities. In this respect the function of the fully accessible entrance level will be the same as the non accessible levels.

Finically

The client is projecting the operation to take (this is the "money over the bar" amount). The overall floor space of public areas totals 198m2. Each square meter is therefore worth To this degree the installation of a lift to connect all three floors and its associated plant room and landing areas would remove 20m2 of the public space. This converts intc per week lost, which is over 10% of the projected sales. This does not account for the running and maintenance costs of this feature.

Acoustic understanding.

I now trust that the issues in regards to the understanding of the acoustic report have now been fully explained in the "Additional Summaries and Comments" handed to you at the meeting. However please find a copy attached.

Crime and Impact Statement.

Please note that the operators fully intend to implement all suggestions in regards to the crime and impact statement. Please find attached full specifications of CCTV and Intruder alarm systems.

Please do not hesitate to contact me if there is anything else we can be of assistance with.

Many Thanks

Mark

Regards

Mark Ditchburn

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 - CCTV System.doc  - Access Justification rev A.pdf  - Additional Summaries and Comments.pdf  - Level Threshold Sketch 001.pdf  - Alarm System.doc

SPECIFICATION FOR
: CCTV SYSTEM

Equipment Description

8 xcolour / mono super had medium resolution vandal resistant dome with IR LEDS.
The 24 LEDS allow the camera to be used in total darkness up to a range of 10 metres.

8 channel DVR with 320 GB HDD.
The DVR is fitted with a CD writer and can accept a wide range of hard drive sizes. There are many options for displaying images including full screen, quad screen or each camera can be sequenced in full screen.
The DVR is also networkable and offers high speeds over the LAN / WAN and can be password protected.
Back up is via built in CD writer, allowing up to 20 minutes of recorded video to be copied to a single CD.

Cable and Connectors

200 metres of composite cable
BNC connectors.
4 amp boxed power supply.

Monitor

17inch TFT LCD colour monitor

Camera Locations

1st floor room.
1st floor dance floor / bar.
Ground floor bar area.
Ground floor entrance exterior.
Ground floor small room.
Basement bar area.
Basement small room.
Basement garden area external.

ACCESS JUSTIFICATION AND OPTIONS ANALYSIS

Application Number: **089027LO/2009**

Site Address: **Lock Keepers Cottage, C9 Century St, Manchester, M3 4QL**

Further to your request for additional justification in regards to access issues of the above project, please find below a breakdown of considerations, planned implementation and reasons for failure to comply with ideal access requirements. Please refer to attached drawing 115 Access Justification for area references.

	Location description and existing access issue	Proposed Alterations	Reason for not implementing proposed alterations	Management strategy if possible
Area 1 **Rev A**	Main entrance with a non-level access in the form of a 122mm step.	Create a 1:6 gradient slope to the existing York stone threshold step.	The alteration is possible and will be implemented. Please see attached sketch details for layout and gradient calculations.	A low level buzzer for wheelchair users will be installed at the main entrance. This will alert management to assist wheel chairs up the permanent ramp.
Area 2	External access gate. The existing structural opening is smaller than the required 760mm passing width.	Increase the built structural opening by removing the right-hand reveal of the parameter wall. Remove the existing iron gate and replace with alternative with thinner profile. Make level changes to facilitate wheelchair access by extending the external metal platform over the canal to create a turning circle.	Parameter wall does not come under the ownership of the existing boundary line. The parameter wall is also a listed structure and so alteration to this feature may be considered a negative alteration. The use of a gate with a thinner profile would require being built from an alternative material. Subsequently a new gate may not match the other metal work features already in place. Alterations to the exterior metal platform can be made to create a wheelchair turning circle however the additional structural support for this would be required. This would be in the form of structural steels which we feel would visually distract from the existing characteristic.	Not applicable. This entrance is to be used as an emergency exit route only.

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	Location description and existing access issue	Proposed Alterations	Reason for not implementing proposed alterations	Management strategy if possible
Area 3	Emergency exit onto escape platform. The building door opens into the escape route and could trap a person behind the door.	External metal platform reduced in size to avoid a person being isolated.	The external area is to be used as an exit only and so no-one will be on the external platform when the door is opened.	Management to ensure the area is to be used as an emergency escape only.
Area 4 Rev A	Location of proposed internal lift shaft.	Removal of approximately 4.5m^2 of floor plate from each level to facilitate new lift shaft. Large plant room area required at lower level to house lift mechanics which would require an additional 2.5m^2 floor area. Additional structural steel support placed in floor openings and all required structural engineering works to support new lift structure. Designated landing areas around lift shaft of various scales.	An external lift is not possible due to land ownership. There is one feasible internal area where a contemporary glass lift could be installed to facilitated access to all, however there are many additional considerations which obstruct this development. *Structurally* The only logical proposed position of the lift would require utilising existing window openings. Structurally this is extremely difficult to achieve as a complex system of invasive trimming out techniques would have to be utilized. *Functionally* The new proposed level threshold now offers a far easier means of entry. All the levels will offer the exact same service and facilities. In this respect the function of the fully accessible entrance level will be the same as the non accessible levels. *Finically* The client is projecting the operation to take £10,500 per week (this is the "money over the bar" amount). The overall floor space of public areas totals 198m2. Each square meter is therefore worth £53 per week. To this degree the installation of a lift to connect all three floors and its associated plant room and landing areas would remove 20m2 of the public space. This converts into £1060 per week lost, which is over 10% of	Transfer of disabled people, with specific reference to those in wheelchairs, will not be possible to the upper and lower level. Disabled people will be restricted to the entrance level only, however all services provided on the other floors will be available here. These include a full service bar, external terrace area, table service food and an external smoking area.

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			the projected sales. This does not account for the running and maintenance costs of this feature.	
Area 5	Location of proposed external lift shaft.	Construction of a freestanding external lift shaft. Material and aesthetic to be that of a contemporary style in glass and steel to create contrast with existing structure rather than a pastiche period reproduction.	The footprint area required for the external lift does not come under the ownership of the existing boundary line. Also extensive alterations would have to be made to the surrounding structures to facilitate the required foundations and structural support. We believe that these alterations could not be hidden or disguised aesthetically to complement or contrast with the existing listed structures, and there would be a detrimental effect to the building's existing character.	Transfer of disabled people, with specific reference to those in wheelchairs, will not be possible to the upper and lower level. Disabled people will be restricted to the entrance level only, however all services provided on the other floors will be available here. These include a full service bar, external terrace area, table service food and an external smoking area.

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	Location description and existing access issue	Proposed Alterations	Reason for not implementing proposed alterations	Management strategy if possible
Area 6	Central core staircase width and open risers.	Staircase to be totally removed. Central core to be expanded to facilitate ambulant and disabled staircase. Expansion works would require removing existing central spine walls and rebuilding, expanding the space by approximately 500mm in width.	The existing stair does not conform to current legislation, however the required alterations would be substantial and require extensive structural engineering which would result in both structural and aesthetic visible alterations to the building's aesthetic and characteristic. We feel this level of alteration would not be approved by Listed Building consent. The open risers of the existing staircase could be replaced, however the visual effect of the open risers makes this small space more user friendly and easier to navigate between floors. We feel that to incorporate closed risers will reduce the circulation between floors and make the space less user friendly.	Restrictions would be placed on the amount of occupiers on the upper floor where this staircase is the only exit route. The stair core is to be opened up on entrance level to facilitate a more fluid flow of people through the space. The lower level landing is to be kept clear of any possible trip hazards.
Area 7	Existing 160mm tall steps. Not level access throughout space.	Remove steps to create level access throughout the space by reducing or increasing a floor level as required.	These steps are in line with the surrounding archway of the viaduct. This level does not have a raised floor system and so we must assume that these steps are associated to the structure. We are sure that we would be unable to reduce the level of this step due to the structural integrity of this component to the building and the surrounding area. We could increase the level of the other floor areas to match the highest step level, however this would reduce the ceiling height in certain places and create unusable areas. We would also comment that the only entrance to this level will be via the staircase. We can then conclude that if a person is able to use the stairs, they are able to navigate the alteration in level within the room.	Incorporation of a different material on the leading edge to identify the level change.

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Additional Summaries and Comments

In preparation for our meeting on Wednesday 13th May 2009 and the ongoing consultation in regards to the above application, I would like to comment as follows:

Clarification in regards to the location of noise sensitive points:
This is found on Page 3 of Azymuth Acoustics : Noise Assessment Report : 01/05/09 Point 2.3 – Chapter 2.

The nearest residential noise sensitive point is on Hewitt Street – approximately 75m from the Lock Keepers Cottage.
The nearest commercial noise sensitive point is on Deansgate Locks occupied by CP Hart.
For the purpose of the report, the overall noise sensitive point is CP Hart as this is the worse case scenario.

Clarification in regards to noise level at closest noise sensitive point
This is found on Page 6 of Azymuth Acoustics : Noise Assessment Report : 01/05/09 Point 5.2 – Chapter 4

The noise level on the upper level will be managed to be under 90dBA. This will result in 50dBA at 4m / which translates to acceptable levels at the nearest noise sensitive point – suggesting "complaints are unlikely." The windows on this level will always be kept closed.

The noise level on the entrance level and lower level will be managed to be under 80dBA. This will result in 45dBA at a 4m / which translates to acceptable levels at the nearest noise sensitive point – suggesting "complaints are unlikely." These levels have been calculated assuming that the associated patio doors at this level will be open.

The proposal introduces seating areas on the entrance and lower levels. This will aid in the noise reduction at this level as sound levels in seating areas are lower than that of standing functions areas.

Clarification in regards to compliance of plant equipment
This is found on Page 4 of Azymuth Acoustics : Noise Assessment Report : 01/05/09 Point 4.0 – Chapter 3.

The levels of all the external plant equipment are compliant with the following. PPG24 – Planning and Noise - BS 4142: 1997 – World Health Organisation Guidelines on Community Noise.

Further comment in regards to paragraph 3.5 of Government Guidance note 15 'Planning and the Historic Environment.'

3.5

i. The building has much original character, however no more nor less than others of its period in the area. To this degree we feel that its importance as a piece of architectural and historic interest and rarity are minimal and would be

limited to the individual's personal interest.

ii. The building displays a range of good quality features of its period. Its physical connection with other listed structures in the area justifies its Grade Two listed status.

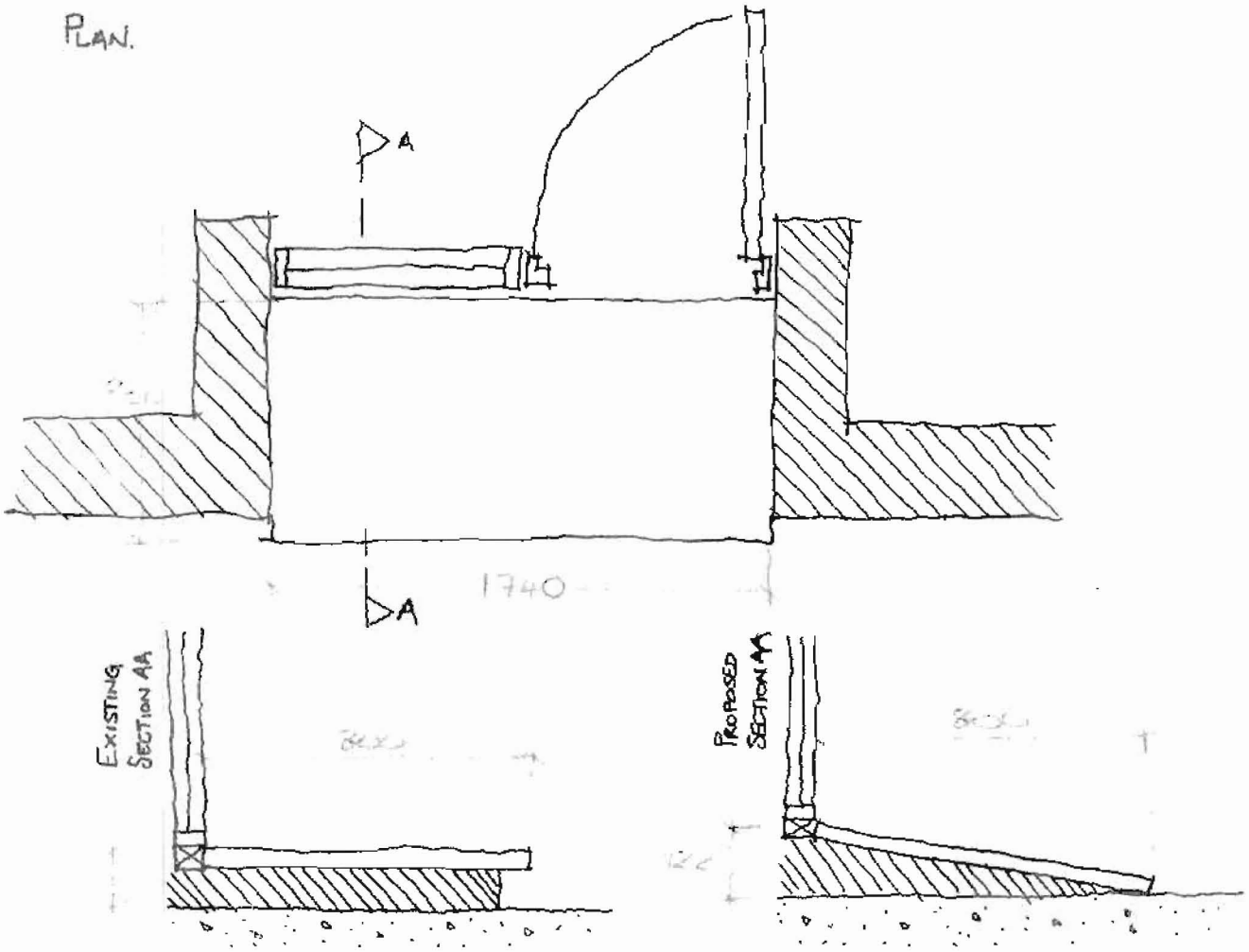
iii. The building is an integral part of the characteristic of Deansgate Lock. These features have been formed through the mechanical requirements of its previous historical functional use as the lock keeper's house. The building is currently unoccupied in an area of much activity. Similar buildings in and around the development have been developed with A3 uses. The Lock Keepers Cottage's lack of occupiers and use has seen the building slip into the background of this vibrant area.

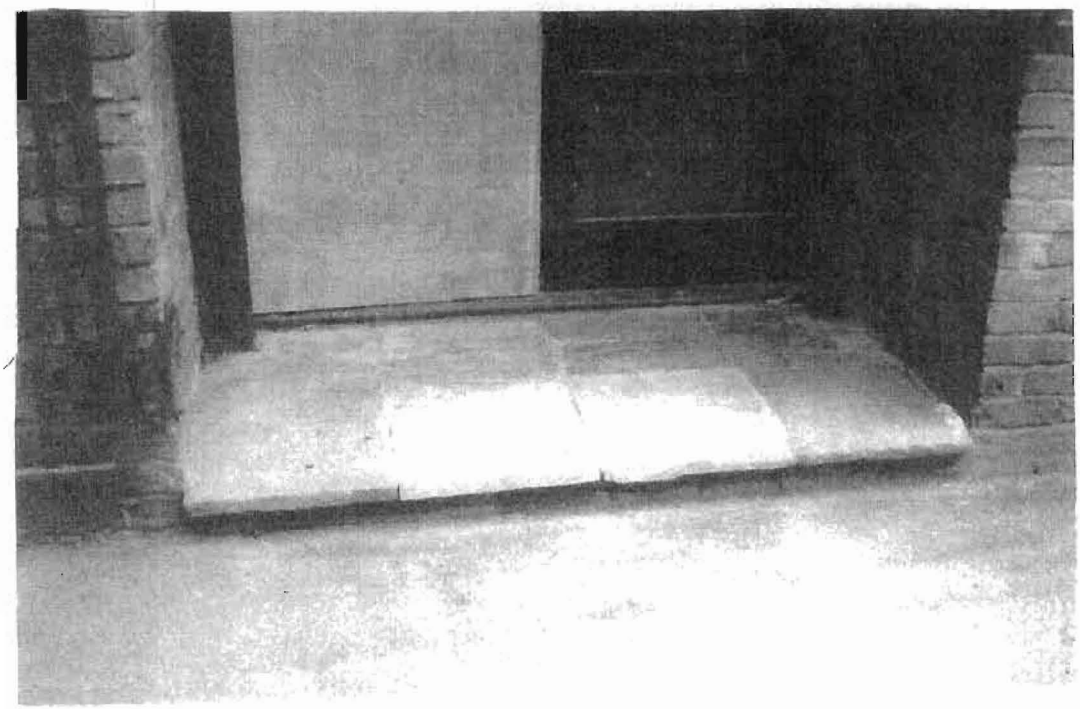
iv. The building's position is currently understated. It justifies the beginning of one of Manchester's largest recreational areas and to this degree the Lock Keepers Cottage serves as a gateway to this vibrant area. The operators feel that the introduction of a higher class venue to this area will attract a social demographic with higher expendable income. This in turn will be reflected in the level of care, maintenance and repair the businesses in the area are able to embellish into their buildings.

Project Reference: 2040-LOCK KEEPERS COTTAGE. Date: 14TH MAY 2009

Designer: MARK DITCHBURN FAO: RICHARD LLEWELLYN

Note: PROPOSED THRESHOLD WILL ACHIEVE A GRADIENT OF 1:6. THE WIDTH OF THE OPENING IS 1740mm. THIS WILL CREATE A LEVEL THRESHOLD SUITABLE FOR ASSISTED WHEELCHAIR ACCESS.





SPECIFICATION FOR
: HARD WIRED/ WIRELESS INTRUDERALARM SYSTEM

Detection Equipment

Zone 1. Surface Contact F-Door.
Zone 2. Reception PIR Movement Detector 10 metre range.
Zone 3. Ground Floor Fire Exit Door PIR Movement Detector 10 Metre Range
Zone 4. Ground Floor Bar Area PIR Movement Detector 10 Metre Range
Zone 5. Ground Floor Small Room PIR Movement Detector 10 Metre Range
Zone 6. Basement Bottom of Stairs Vibration Sensor
Zone 7.
Zone 8.
Zone 91. Basement Bar Area PIR Detector 10 Metre Range.
Zone 92. Basement Bar Area Door Vibration Sensor.
Zone 93. Basement Small Room PIR Movement Detector.
Zone 94. Basement Small Room Door Vibration Sensor.
Zone 95. 1st Floor Dance Area PIR Movement Detector 10 Metre Range
Zone 96. 1st Floor Room Next To Door PIR Movement Detector 10 Metre Range.
Zone 97. 1st Floor Room Door Vibration Sensor.
Zone 98.

Control Panel

The Control Panel is a Risko 595 and is powered by mains electricity.
However in the event of a power failure rechargeable batteries are fitted to provide back up for a period of at least 8hrs. Once the mains is restored the batteries are recharged. The Panel will be connected to the telephone line and will contact 4 pre determined numbers selected by the customer on an activation of an Alarm.

Audible Warning

This is given by self actuating self contained bell unit contained in its own Plastic case. This unit contains its own rechargeable standby battery to enable the bell to ring in the event of the connection between it and the control panel being severed or tampered with. The case is fitted with an anti tamper microswitch to detect any unlawful tampering of the case or its removal from the wall. A small monitoring signal is continuously returned to the control panel anti tamper circuit. Should any tampering occur then warning is given at the panel. Location front building.