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Our Ref: 1424/4.1/mar/d&astatement2

18 APRIL 2012

GENTING CASINO
110 PORTLAND STREET, MANCHESTER, M1 4RL

FORMATION OF TEMPORARY ENTRANCE TO FACILITATE OTHER WORKS AND REVERSION BACK TO EXISTING AT COMPLETION.

EXISTING BUILDING

The existing building is built from a combination of red brick and cream stone work. The building is currently used as a Casino at Basement Level with the entrance at Ground Floor.
The current entrance, however, is set within the modern development at 112-114 Portland Street (Holiday Inn) but immediately links into the Grade 1 Listed Building to the right hand side (containing the Casino) at 110 Portland Street. This Entrance is soon to be renovated as part of a larger phased refurbishment to the interior (see planning 097971/FO/2011/C2 and Listed building consent 097973/LO/2011/C2).

The existing street level windows to Portland street are of grey modern double glazed aluminium construction.

PROPOSED WORKS:-

- Existing main entrance to be temporarily closed and hoarded off to allow the refurbishment works as approved in previous planning applications 097971/FO/2011/C2 and 097973/LO/2011/C2.
- Carefully remove 2 no. modern aluminium framed double glazed windows and retain for reuse.
- Reduce (modern) 2 brick stall riser within window reveal to allow flush threshold.
- Fit (temporary) new painted glazed doors with frames to match existing windows.
- Remove doors and replace (modern) 2 brick stall riser and refit existing windows at completion of other works to return to existing situation.

JUSTIFICATION FOR THE WORKS

Temporarily relocating the entrance will allow the Casino to maintain trading while essential refurbishment works are carried out to the main entrance. Once the works have been completed the temporary entrance will be restored to its previous condition. The original bricks and glazing will be reinstated. We believe that although the brick piers are original, the two brick stall riser is modern and therefore it's careful removal and replacement will not be detrimental to the existing structure.

INVOLVEMENT

Due to the minor nature of the works no involvement outside of the professional team has taken place. However the design team is the same as involved with the other works and have successfully worked with Manchester City Council to secure Planning and Listed Building Consent for the other alterations (097971/FO/2011/C2 and 097973/LO/2011/C2).

DESIGN

The temporary doors will be of simple timber frame construction with a clear safety glass. The frame and door will be painted grey too match the Existing window frames in every way.

ACCESS

Both door leafs will be 1000mm in width and although the door height is low we deem the head room adequate as a short term solution, especially as the doors will be staffed 24/7 to assist customers.

A temporary reception desk will be positioned just inside the entrance and will be staffed and operational 24 hours a day. Any wheelchair users requiring help negotiating the single step from the the raised platform will be assisted by a member of staff on reception. The fall of the ramp before the step is only 60mm, but this allows level access to be maintained through both doors, due to sloping gradient of the pavement outside. Access to the lift is maintained.

Visual manifestation will be provided to the new glazing in compliance with the Building Regulations Part N and M1/M2 2.24.