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Design & Access / PPG15 Statement.

Alterations to Bin Store to Provide Alternative Access.

Corner of Campfield Avenue
and Liverpool Road,
Manchester. M15 9AR



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1. INTRODUCTION:

The application site is used as a bin store by the Don Marco restaurant and users of other adjoining premises. Access to the store is currently from Campfield Avenue which is a covered pedestrianised arcade linking Liverpool Road and Tonman Street. The proposal is to provide alternative access to the bin store on the Liverpool Road frontage to reduce various problems and conflicts associated with the doors in the current position. This statement is provided to support the application for Listed Building Consent.

2. DESCRIPTION:

The application site is part of the former Upper Campfield Market Hall and is a Grade II listed building. It was listed May 1974, and is within the Castlefields Conservation Area. It is owned by the City Council. The bin store is in the south eastern corner of the former market hall. It has a frontage of 8.6 metres and measures 3.5 metres from front to back, with a ceiling height of about three metres. Access is currently from Campfield Avenue through a pair of large wooden side hung inward opening doors. Although strenuous efforts are made to keep the bin store clean and fresh, it has proved to be impossible to avoid smells drifting into the arcade from the refuse storage facilities, especially during warmer weather. Furthermore, wheeling the large commercial waste bins through the arcade to waiting bin lorries often causes conflicts with members of

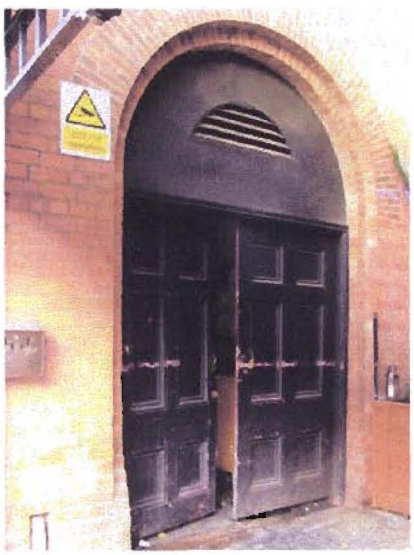
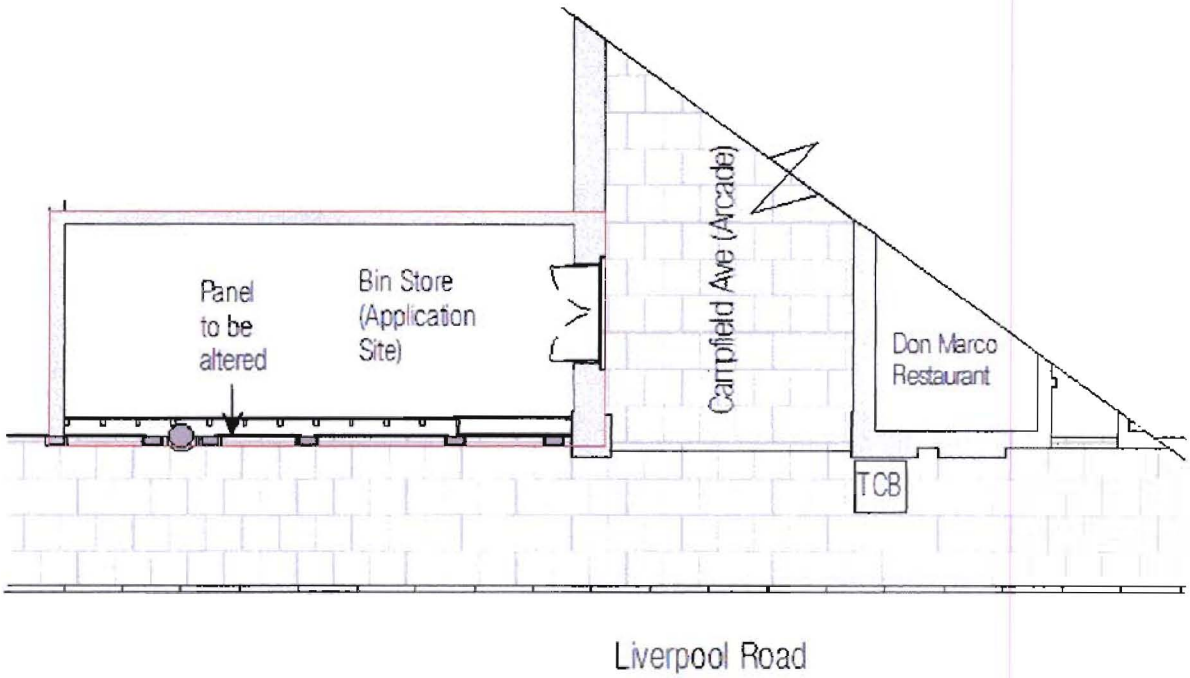


Photo 1
Existing Entrance to Bin Store

the general public using the arcade.



Dia. 1
Floor Plan as Existing (not to scale)

In common with most of the external walls of the Market Hall, the Liverpool Road elevation of the bin store comprises the cast iron pillars and columns with modern profiled sheet metal infill panels. The panels are fixed in place, and backed by studding and fire resistant sheeting. The elevation within the arcade is primarily red Manchester brick with stone detailing to windows and door heads

3. PROPOSAL AND JUSTIFICATION:
At present, there are four profile sheet metal infill panels along the front of the bin store which are fixed in position between the original column and pilasters. The applicant seeks to remove the sheeting and studding behind one of the smallest panels, detach the panel from its existing fixing, plate it internally with 18 or 24mm exterior ply, and to fix it to suitable studding with three, 400mm long, Galvanised Cranked Heavy Hook and Ride Hinges (see plan MS/09/02). The locking

mechanism will be operated from within the bin store with personnel access from the existing door inside the arcade and the door panel will be inward opening. Once fixed back in position, the external appearance of the Bin Store will be unchanged. For this reason, it is suggested that planning permission is probably not required for the alteration. When complete, the new door panel will only be opened when it is necessary to wheel a bin to the collection lorry. The difference in levels will be accommodated by suitable movable ramp which will not be part of the fabric of the building, and stored internally when not in use.

4. LISTED BUILDING ALTERATIONS

The aforementioned alterations to the listed building are minor and discrete, and will be implemented to ensure that the character and appearance of the building will not be adversely affected by the proposed works. When complete, the repositioning of the access point to the bin store will benefit the operational efficiency of the bin store thus helping to ensure that those businesses using the store remain buoyant and efficient which in turn will help to preserve and enhance the listed building and safeguard its future.