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6 .4 Landscaping

The provision of additional amenities will secure the future of the Rooftop ‘Garden’ Project, and this has been a major driver of the proposal’s design . These additional amenities will include:

1. Moveable Planting Beds, these will be utilised by the Rooftop ‘Garden’ Project to grow plants such as chocolate spearmint, strawberries and rhubarb, following some of the current, thriving initiatives.
2. Openable storage for outdoor/field kitchen
3. Storage for the terrace for furniture etc.
4. Outdoor screen
5. Lightweight canopy that can be drawn across in inclement weather





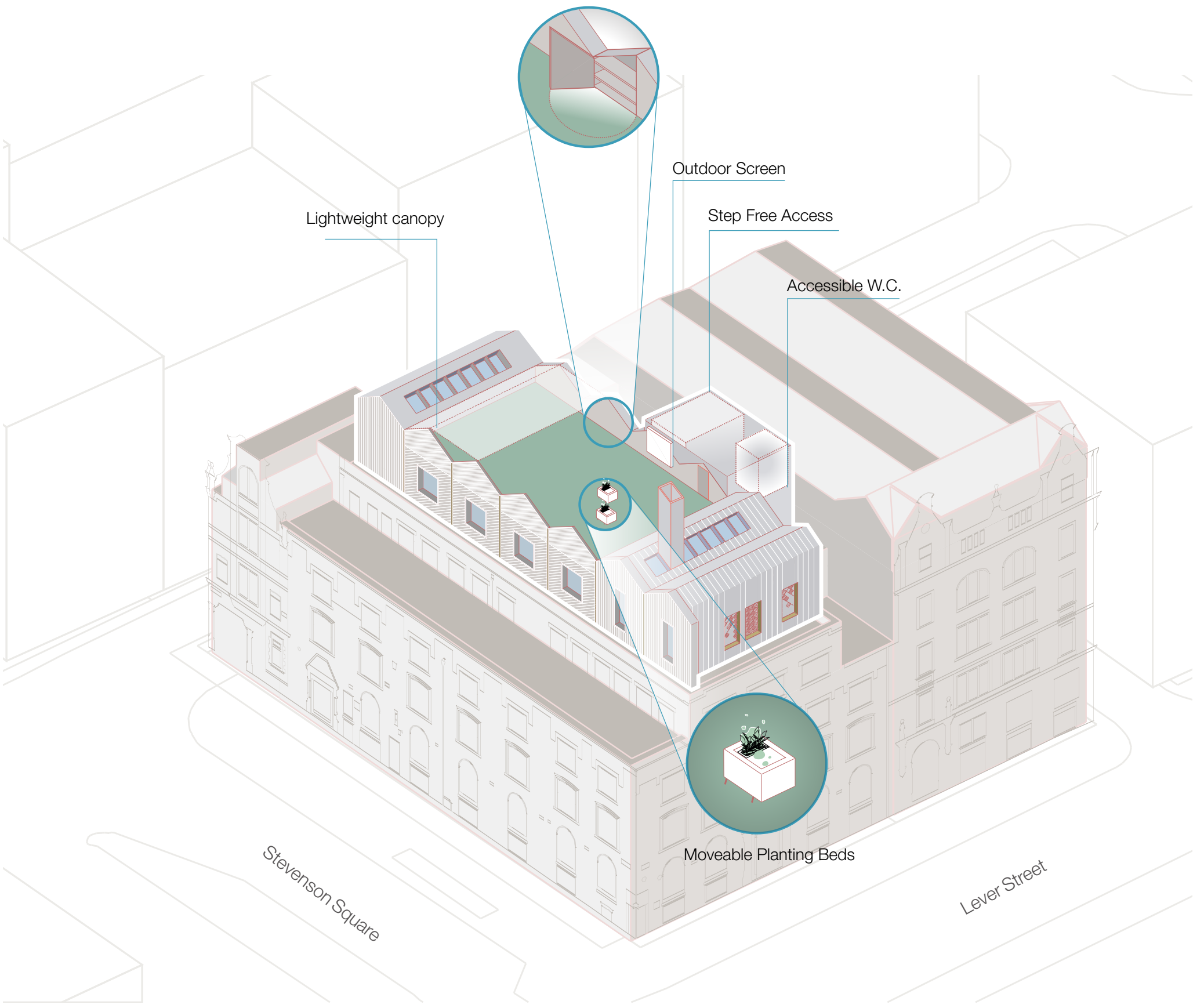




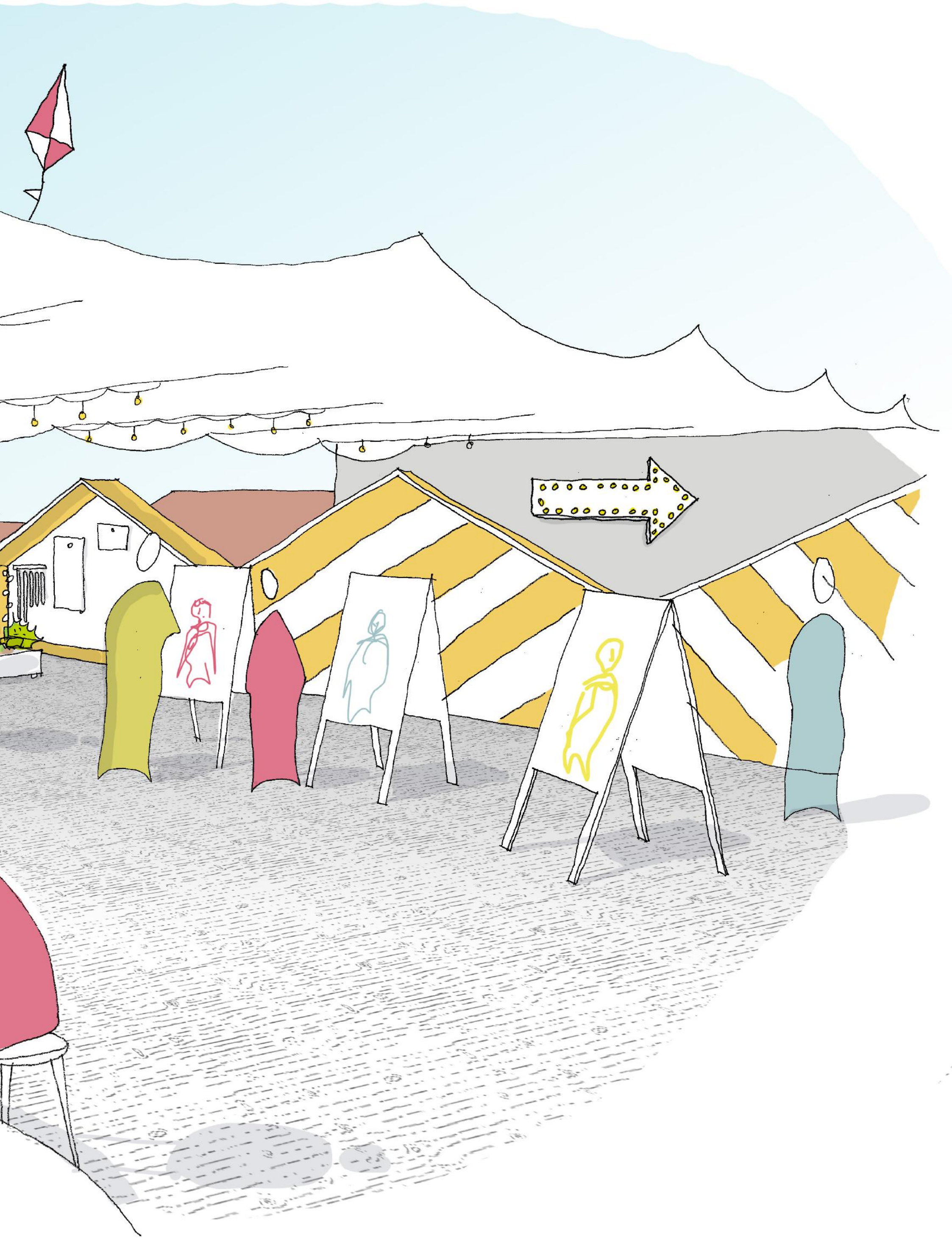
Possible furniture for the Rooftop ‘garden’ Project

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Storage for the terrace including small kitchen unit




get your
portrait
drawn
hyper island
style



7 .0 Access

7 .1 Inclusive Design and Access

The proposal aims to meet the highest standards of accessibility and inclusion so that all potential users, regardless of disability, age or gender can use them safely and easily.

The proposal aims to promote inclusive access. Inclusive access is achieved by eliminating barriers, physical, attitudal and procedural, which may otherwise inhibit the involvement of the whole community, not just disabled people.

The ultimate aim of inclusive access is that the design and layout of the building should enable everybody to be able to enter the building, use the facilities and leave safely, independently and with ease.

Currently a central passenger lift services each of the four floors of both buildings (24 and 26 Lever Street), the proposal introduces a platform lift linking the fourth and fifth floors and shared terrace. This will make the Rooftop 'garden' Project accessible for wheelchair users which is not currently possible.

7 .2 Secure Access

Provision of controlled access into the office spaces on the fourth and fifth floors will allow for security in everyday use and particularly, when the shared terrace is in use. Controlled access will allow other tenants of the building to access the terrace but not the tenanted floor spaces. The strategic placement of these controlled doors will allow for the office space on the fourth floor to be subdivided, in the future should this prove necessary.

7 .3 Vehicular, and Bicycle Movement

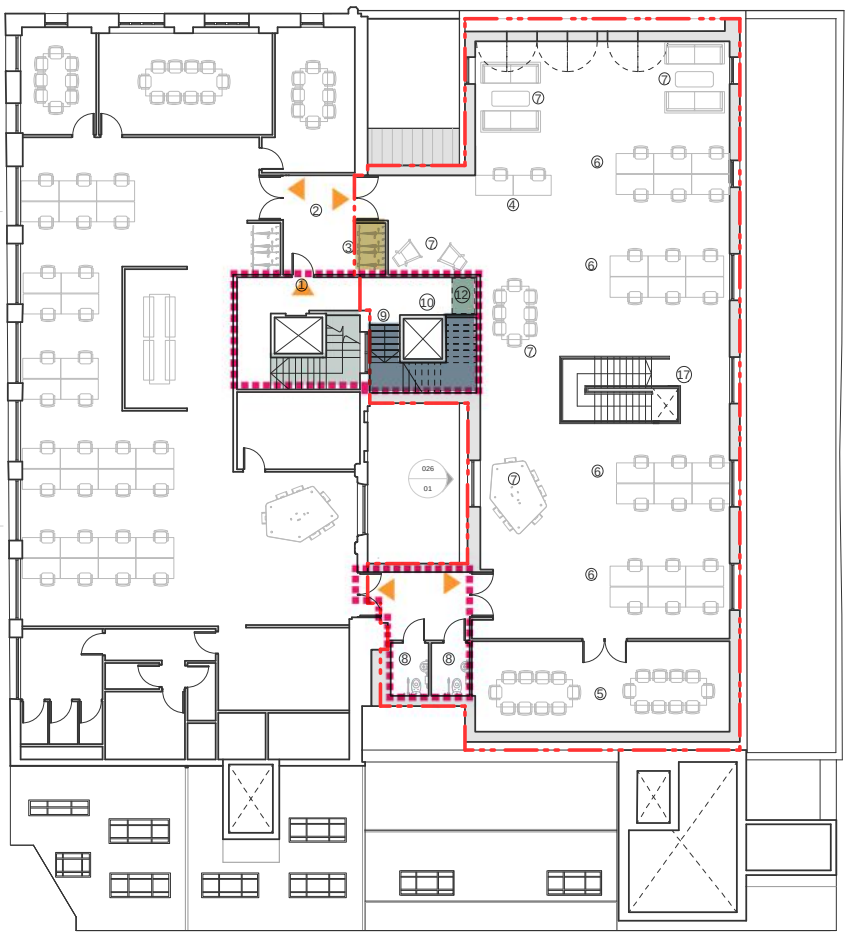
Currently no car parking is provided for tenants of the building. It is assumed public transport is used along with walking, cycling and independently controlled local car parking. As part of the proposal a dedicated bicycle store on the fourth floor has been provided for the use of the fourth and fifth floor tenants.

7 .4 Fire Strategy

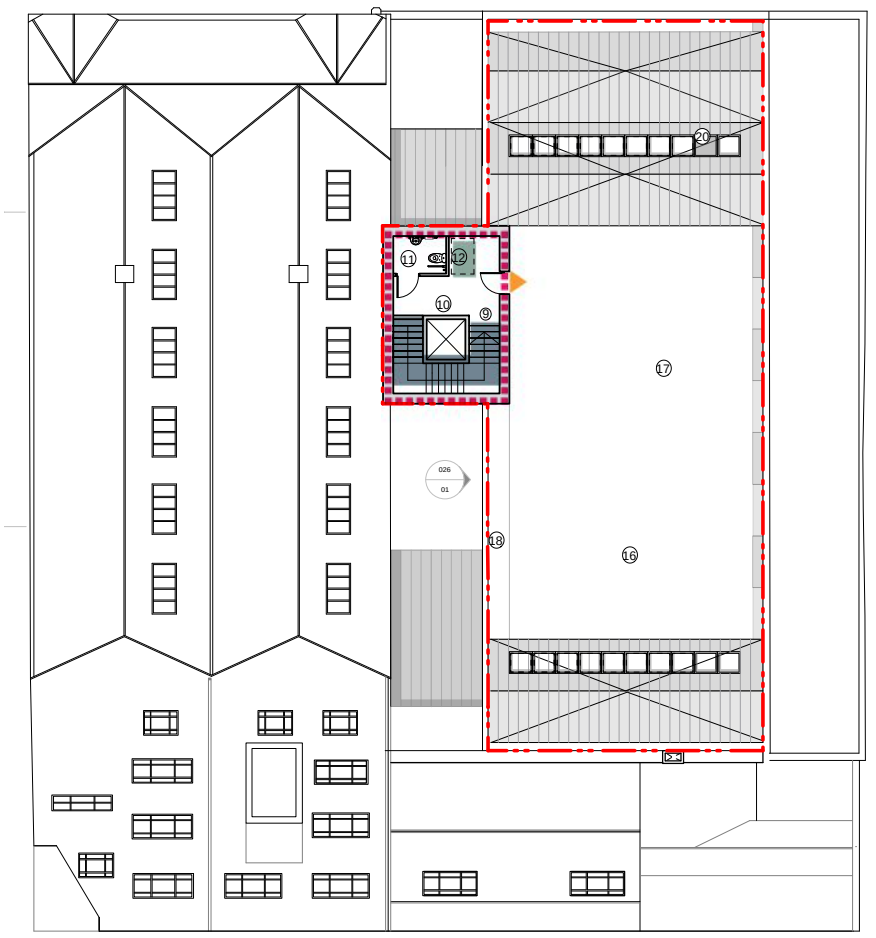
A fire strategy for the proposal; has been designed and developed in close consultation with the HCD group (Alan Marsh). This has considered both horizontal distances for escape and alternative means of escape, vertical distances for fire strategy as well as vertical distances for fire safety and stair widths to accommodate the growing building population.

The proposal extends the early warning and sprinkler system as provided within the rest of the building. This would ensure the safety of all users in the event of fire, with systems ensuring fire risk in other untouched areas is made no more onerous than at present.

Refuge areas have been incorporated where required. This includes a refuge (900mm x 1400mm) on both the fourth and fifth floors within a protected lift lobby.



Fourth Floor Plan
Not to Scale



Fifth Floor Plan
Not to Scale

- Bicycle Store
- Fire Escape Stair leading from 5th to 4th
- Fire Escape Stair leading from 4th to Ground
- Refuge
- Fire Protected Compartment
- Controlled Access

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8 .0 Technical Design Issues

8 .1 Crime Impact Statement

The development site and its surroundings are shown on the plan (right). The site (24 and 26 Lever Street), edged in red on the plan, is located on the south-western side of Stevenson Square, within a multiple-use, four storey, redbrick building. The extension to commercial floorspace will be located on the rooftop of 26 Lever Street. All floors above ground in 24 and 26 Lever Street are accessed through one entrance point/ door in 24 Lever Street, ground floor leading to a shared/common core.

This part of the Northern Quarter accommodates a wide variety of land uses. There are not thought to be predominant residential uses within the building or in the immediate vicinity of the site.

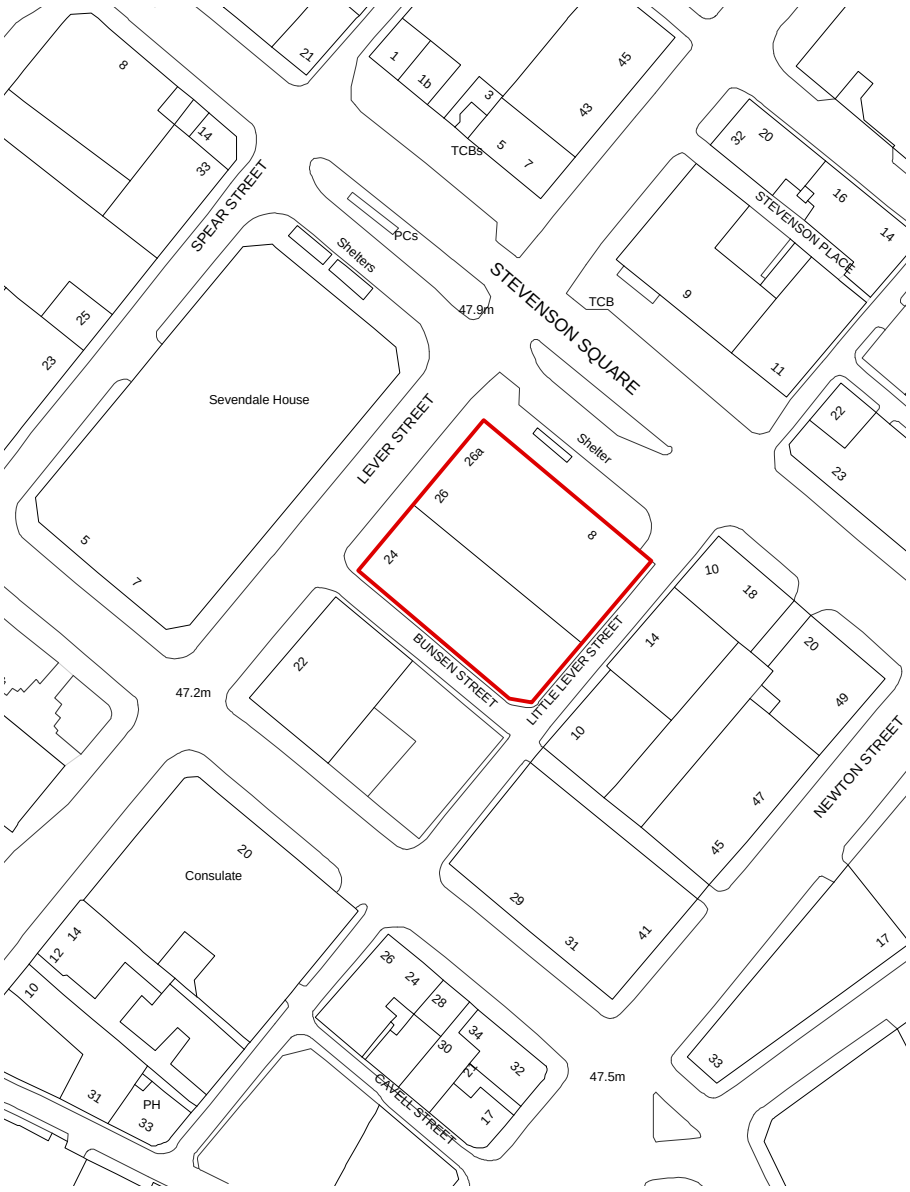
In the last 12 months, the volume of crime in the local area has been high (see table below). This reflects the site's location within the city centre. The majority of the violence in the area has taken place in the evening and during early hours of the morning, with a higher volume of incidents typically experienced between Friday and Sunday. Typical Modus Operandi used in committing theft, burglary and criminal damage include:

1. Offenders posing as legitimate customers gaining access to staff only areas in order to steal property
In response to this the proposal uses access control systems to gain entrance into the building from the front door and then into each new tenancy. CCTV monitors the front door to provide extra security.

2. Doors have been forced open with bodily pressure and tools
In response to this the proposal itself is protected within layers of building security. The main entrance is illuminated with dusk till dawn light which will minimise risk. Light suggests a property may be occupied and may deter offenders from targeting a premise. Lighting will also support CCTV systems and highlight the actions of an offender.

3. Glazing in windows and doors have been smashed
As the proposal is a rooftop extension at fourth and fifth floor levels of the building, the risk of this activity on the proposal itself is minimal as it is insulated from this activity.

The proposal will sit on the rooftop of a building with existing office use, as such security measures are already in place, and therefore insulate the proposal from the majority of security risk. The proposal is carefully managed to limit numbers on the rooftop and events are selected for their cultural and community value. Non-tenants who wish to provide an event on the rooftop must have sponsorship from a members of the Tenants Committee of the building to use the space and attendees are carefully recorded and monitored to ensure safety in use.



Site Location 1:2500

Recorded Crime in Km² Centred on Site

Burglary Dwelling	Burglary Other	Criminal Damage	Less Serious Wounding	Misc. Thefts	Robbery	Serious Wounding	Theft from Motor Vehicle	Theft of Motor Vehicle	Theft of Pedal Cycle
35	208	285	1065	978	153	36	270	21	187

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8 .2 Refuse and Recycling

The current refuse and recycling strategy utilises the historic cartway on Little Lever Street as the refuse holding area for tenants of both 24 and 26 Lever Street. Waste arising from the proposal will use the same location and management system for movement and ultimate disposal. Measurements of the area show that there is capacity to hold additional refuse and recycling generated by the proposal.

- Refuse and Recycling Area
- Access point to refuse area from building
- Access point to refuse area from street
- Refuse and Recycling Bins including: 1 x 1100kg general waste collected 3 times per week.
  1 x 1100kg plastic and cans waste collected 3 times per week.
  1 x 1100kg card and paper waste collected twice a week.
  1 x 360kg bottle waste collected once a week.



Site Plan showing refuge area 1:500



8 .3 Acoustic Environment

DEFRA acoustic mapping shows high noise levels within Stevenson Square. The position of the proposal on the rooftop of the existing building at fourth floor will mitigate some of the effects of this. The tenants of offices within the building have not reported any disturbance from acoustic levels, which are incidental in may ways to the city/ urban location and so no specific attenuation has been accounted for in the building fabric,

With regard to noise attenuation internally, new partition walls will be designed in line with Part E of the Building Regulations ensuring that reverberation and flanking sound are reduced to acceptable levels. Floors will be treated with sound insulation to reduce noise transmission between storeys.


DEFRA acoustic mapping site highlighted in white.

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8 .4 Sustainability

As part of their Core Strategy, Manchester City Council has an objective to:

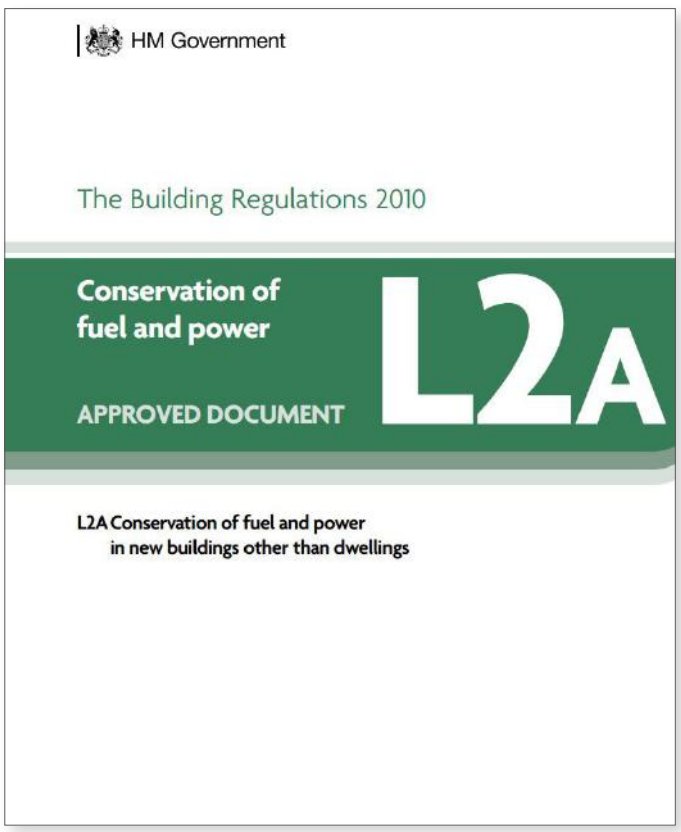
'Protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure ensuring that the City is inclusive and attractive to residents, workers, investors and visitors'

MANCHESTER CITY COUNCIL

BREEAM®

The sustainable design elements of the proposal will be developed in order to seek compliance with, but not limited to, the following:

1. Building Regulations Part L2A 2013;
2. Manchester Council Planning Policy;
3. BREEAM New Construction 2014.



The proposal seeks to represent an exemplar low carbon building extension that follows the energy hierarchy of **'Be Lean, Be Clean, Be Green'**. To provide the optimum balance between capital and running costs we have adopted predominately passive systems utilising measures in relation to:

1. Light - Although orientation is fixed, the proposal uses windows and rooflights on northern faces to maximise natural lighting. The relatively shallow depth of the proposal supports a natural daylighting strategy, while a light chimney will bring light deep into the lower floor of the proposal. These measures will minimise the use of artificial lighting.
2. Ventilation - Cross ventilation will be used within the proposal through the introduction of windows along the inner facing facade between 24 and 26 Lever Street as well as a plethora of regularly spaced, openable windows along the Stevenson Square edge. In addition, all rooflights would be openable. The proposal will be detailed to maximise airtightness and reduce cold bridging.
3. Heat - The type and thickness of insulation used will be chosen to achieve the correct regulatory U-value. Solar gains in the summer will be minimised by the use of northern orientation of rooflights and deep set glazing.
4. Water - Low volume flush WCs, and aerated taps will help to reduce the overall water demand.
5. Power - The provision of energy efficient electrical appliances combined with the use of natural and passive ventilation and daylighting strategies will reduce the energy consumption of the proposal.
6. Materials - Timber has been chosen as a dominant material within the proposal, with a low embodied energy it is a sustainable building material. Due to the limited nature of the works, construction waste can be kept to a minimum and specification of new materials will pay due respect to environmental concerns where applicable.

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8 .5 Structural Input and Constructability

In consideration of the materials and structural strategy for the proposal, the major drivers are as follows:

1. Lightness of construction, as the proposal sits on a historic structure. This structure has been analysed by 'Atkinson Peck' Engineers.

We have carried out an assessment of the existing building's capacity to support additional vertical loads arising from the proposed extension, based upon the findings of our desktop study/site investigation and the assumption that the additional structure will be of lightweight timber frame construction and for 'office' use. We are pleased to report that our findings in this regard are positive. The next stage was to carry out an assessment of the extended building's compliance with Requirement A3 of Approved Document A of The Building Regulations, i.e. 'Disproportionate collapse'. We approached this from three different angles, as interpretation of the requirements is rarely 'black & white':

1. By categorising the building ourselves based on our interpretation of the requirements.
2. By consulting HCD.
3. By consulting the Local Authority Building Control department, who were able to refer to their experience with similar projects that have been undertaken in the locality.

HCD's view initially conflicted with our own and that of the Local Authority Building Control. The implications of a design in accordance with their interpretation of the requirements would be considerably more onerous, and almost certainly require the installation of horizontal and vertical ties throughout the existing building.
We have since put forward a counter argument in support of our interpretation of the requirements, and are pleased to report that HCD have agreed to this. It is likely therefore that the additional of horizontal ties alone to the existing structure will be sufficient, and we are confident that these can be installed with a minimum of disturbance to the existing tenants. The intention would be to incorporate any other measures required in conjunction with disproportionate collapse into the new structure.

2. Speed of construction to minimise disruption to tenants of the building and the wider Stevenson Square, in terms of delivery of materials, need for scaffold, closure of pedestrian and traffic route etc.
3. Sustainability of materials
4. Cost

During this process steel, wood framed, CLT, and hybrid structures have been considered.

Prefabrication of parts of the building make up will be employed within the construction, this allows for:
1. Higher thermal performance,
2. Better air tightness,
3. Reduction of waste and pollution,
4. Recycling of frame at end of life,
5. Reduction in on-site wastage in all materials,
6. Reduction of time needed on site,
7. Noise and disruption for neighbours is reduced.

Also see Structural Investigation in Appendix B.

9 .0 Area Schedule

	GIA m²	Lettable Area m²
Third Floor	36	36
Fourth Floor	333	320
Fifth Floor	26	0
TOTAL	395	348

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10 .0 Drawing List

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Document Register

Ref	1618	Project	The Neighbourhood Rooftop
Printed Date	18/04/2016		

Document No	Document Name	Scale	Size
1618 DWG PL001	Site Location Plan	1250	A3
1618 DWG PL002	Site Plan	500	A3
1618 DWG PL003	Existing Third Floor Plan	200	A3
1618 DWG PL004	Modifications to Third Floor Plan	200	A3
1618 DWG PL005	Existing Fourth Floor Plan	200	A3
1618 DWG PL006	Modifications to Fourth Floor Plan	200	A3
1618 DWG PL007	Existing Roof Plan	200	A3
1618 DWG PL008	Existing North West Elevation	200	A3
1618 DWG PL009	Existing North East Elevation	200	A3
1618 DWG PL010	Existing South East Elevation	200	A3
1618 DWG PL011	Existing South West Elevation	200	A3
1618 DWG PL012	Modifications to South West Elevation	200	A3
1618 DWG PL013	Existing Section AA	200	A3
1618 DWG PL014	Existing Section BB	200	A3
1618 DWG PL015	Modifications to Section BB	200	A3
1618 DWG PL016	Existing Section CC	200	A3
1618 DWG PL017	Modifications to Section CC	200	A3
1618 DWG PL018	Proposed Third Floor Plan	200	A3
1618 DWG PL019	Proposed Fourth Floor Plan	200	A3
1618 DWG PL020	Proposed Roof Plan	200	A3
1618 DWG PL021	Proposed North West Elevation	200	A3
1618 DWG PL022	Proposed North East Elevation	200	A3
1618 DWG PL023	Proposed South East Elevation	200	A3
1618 DWG PL024	Proposed South West Elevation	200	A3
1618 DWG PL025	Proposed Section AA	200	A3
1618 DWG PL026	Proposed Section BB	200	A3
1618 DWG PL027	Proposed Section CC	200	A3

11 .0 Appendix A - Letter from Historic England

Historic England

NORTH WEST OFFICE

Ms Katie Tonkinson
Hawkins Brown
3c Tariff Street
Manchester
M1 2FF

Direct Dial: 0161 242 1431

Our ref: PA00414495

13 April 2016

Dear Ms Tonkinson

Pre-application Advice

26 LEVER STREET, MANCHESTER

Thank you for consulting us on the emerging proposals for 26 Lever Street, the project called The Neighbourhood. The project would include a rooftop extension on the unlisted 26 Lever Street with some limited intervention in the historic fabric of the grade II listed 24 Lever Street. The buildings are located within the Stevenson Street Conservation Area and the impact of the proposed development on its character and appearance is the reason for our statutory involvement. A Heritage Statement has been provided with the pre application information, setting out the significance of the Conservation Area and the impact of the proposal on this significance in a satisfactory way.

Advice
From a heritage point of view we consider the proposal in design, materials and height as having an acceptable impact on the character and appearance of the conservation area. The varying architectural styles, heights and mass within the area contributes to its character and by lowering the extension with a floor as now proposed the impact would not be harmful to the significance of the conservation area.
The project is an interesting concept which we understand is already successful in contributing to the social aspects of this part of Manchester.

Next Steps
Thank you for involving us at the pre-application stage. We consider your proposals have now reached a stage where they address any heritage considerations we may have.

Yours sincerely

Anna Boxer
Principal Inspector of Historic Buildings and Areas
E-mail: anna.boxer@HistoricEngland.org.uk

cc:

26 LEVER STREET, MANCHESTER
Pre-application Advice

12 .0 Appendix B - Structural Investigation

atkinson peck consulting engineers

Directors
Adrian J Peck BSc CEng FIStructE MICE
John H Baldwin BSc CEng MICE MIStructE
James S Dickinson BEng CEng MIStructE
Associates
Martin Davenport IEng AMIStructE
Kevin Marshall BEng CEng MIStructE

Our Ref: SA/NF/C18177

25th April 2016

Ms K M Rodgers
Hawkins\Brown
3c Tariff Street
Manchester
M1 2FF

Dear Kelly

Structural Appraisal – 26 Lever Street, Manchester

We have carried out an appraisal to assess whether the existing structure is capable of supporting the formerly proposed two storey addition above the existing structure using your drawing numbers 168-DWG-PP-05 to 20. This appraisal comprised desktop study, intrusive ground and superstructure investigations, structural calculations and discussions with Building Control regarding disproportionate collapse requirements.

We came to the conclusion that there is sufficient inherent capacity in the existing structure and its foundations for a lightweight (timber or steel framed) two storey addition for office use without the need for extensive strengthening of the existing structure.

We now understand that due to planning constraints the scheme has now been amended to a proposed single storey extension with roof terrace. We are therefore of the opinion that the existing structure and its foundations can be shown by calculation to be capable of supporting the revised addition on the basis that loading resulting from the new arrangement is similarly evenly distributed and does not exceed the parameters previously calculated.

We trust the above is sufficient for your present requirements, however if you have any queries or require any further assistance please do not hesitate to contact us.

Yours sincerely

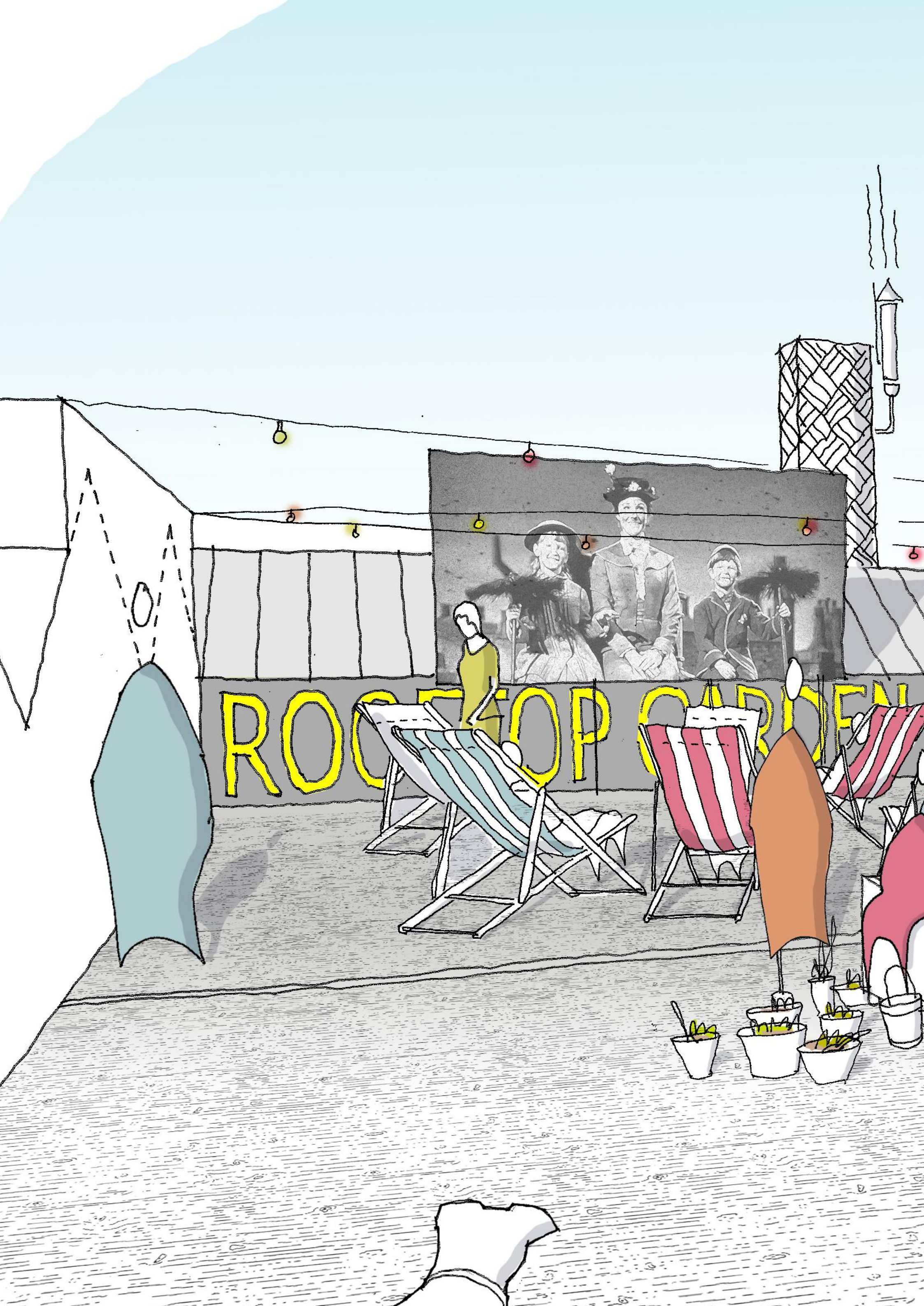
S AKRAM

c.c. Henry Neumann

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ROOFTOP GARDEN