



Viadux Phase 1 - Manchester

NON-MATERIAL AMENDMENT APPLICATION | MARCH 2024

10333-MP-A-B5D9-RP-NMA-004 | REV P01

SUMMARY

The purpose of this document is to summarise the proposed strategy for the Viadux phase 1 residential cycle store. Due to the omission of the phase 2 office scheme, the phase 1 cycle store location will change from what is shown on the approved planning drawings. A residential scheme is now proposed for phase 2 in replacement of the office scheme.

The plan overleaf is the current approved masterplan drawing (incorporating the phase 2 office scheme) which is annotated to show the location of the phase 1 cycle store and access / egress points. The strategy was for phase 1 (residential) and phase 2 (office) cycles to be stored in separate enclosures within the same viaduct arch, with a shared access route from Albion Street. However, this is no longer a suitable location for phase 1 cycles as this arch will be inaccessible during phase 2 construction works.

Within the new proposed phase 2 residential scheme, there is a large basement which will contain cycle storage for both phase 1 and 2 cycles - refer to the proposed phase 2 basement plan on page 4 of this document. This will be accessed at ground floor level directly from Great Bridgewater Street, via a cycle lobby which contains stair and lift access to basement level, and direct access routes into each building - refer to the proposed phase 2 ground floor masterplan on page 5 of this document.

Unfortunately, this basement storage area will not be available until completion of the phase 2 construction works, therefore, a temporary store is required for phase 1 residents to use during the interim period. The strategy for this is shown on page 6 of this document, and described below:

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Temporary Store Location 01

This store is positioned in an arch directly accessible from Great Bridgewater Street and will provide storage for 292 cycles, via a combination of double stacking cycle racks and lockers for folded bikes. From the store there is direct internal access to the phase 1 residential ground floor circulation corridor.

The final proposed use of this arch, upon completion of the phase 2 construction works, is a commercial unit. It is therefore an appropriate location as the commercial fit works can be undertaken after the basement cycle store is completed and operational.
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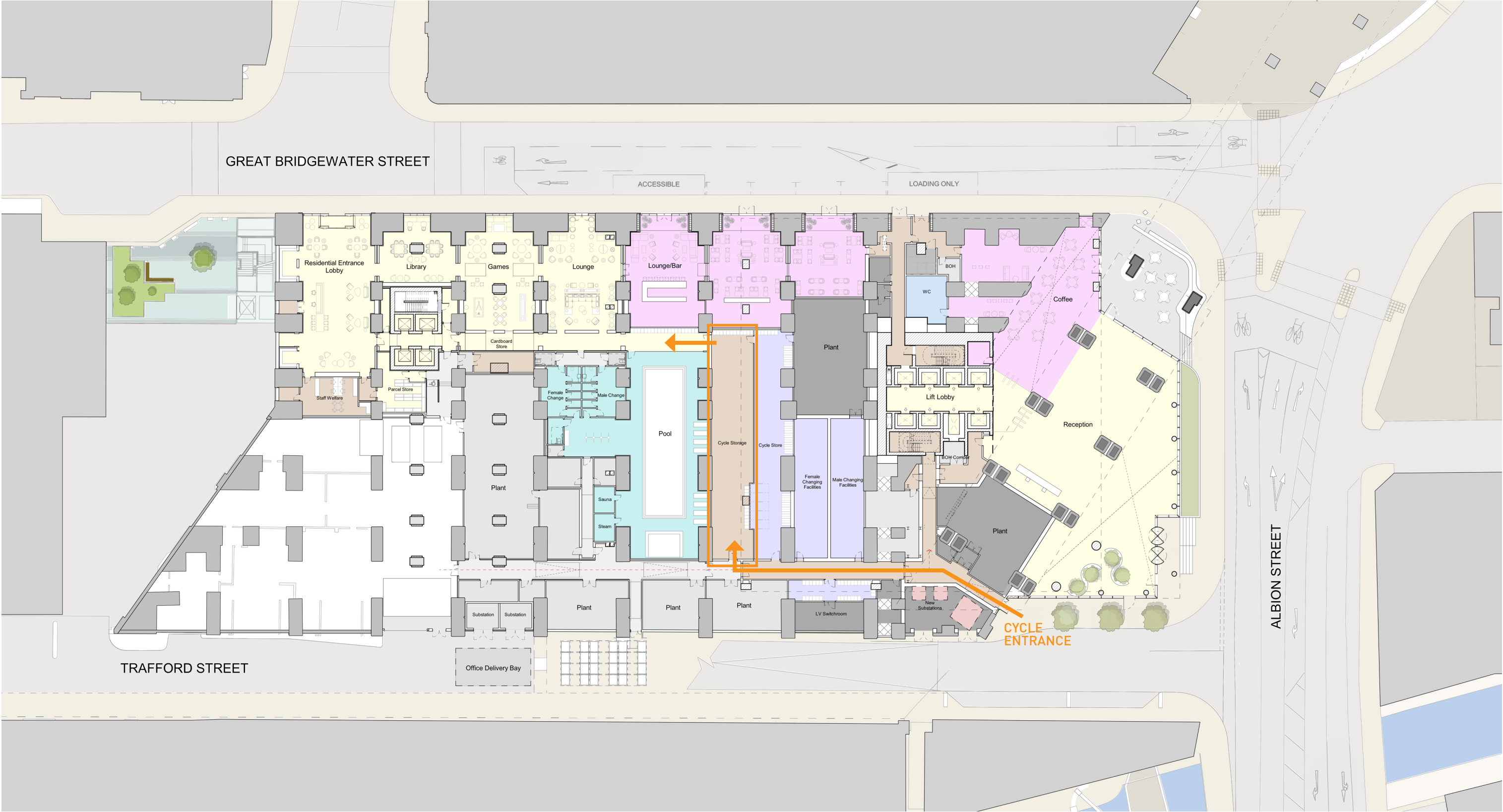
Temporary Store Location 02

The full quantum of cycle spaces to provide 1:1 provision (362 spaces in total) cannot be accommodated in store 1. Therefore, a further store is proposed in the arch accessed from Trafford Street. This arch currently contains 2 accessible parking bays and vehicle access for deliveries. There is also a pedestrian access requirement to the rear of the adjacent ENW substation for maintenance purposes.

Upon review it has been determined that the remaining 70 cycle spaces can be comfortably accommodated here in double stacked racks, within a secure perimeter enclosure. The accessible parking bays will be rotated by 90 degrees to sit in alignment with the enclosure, providing improved accessibility.

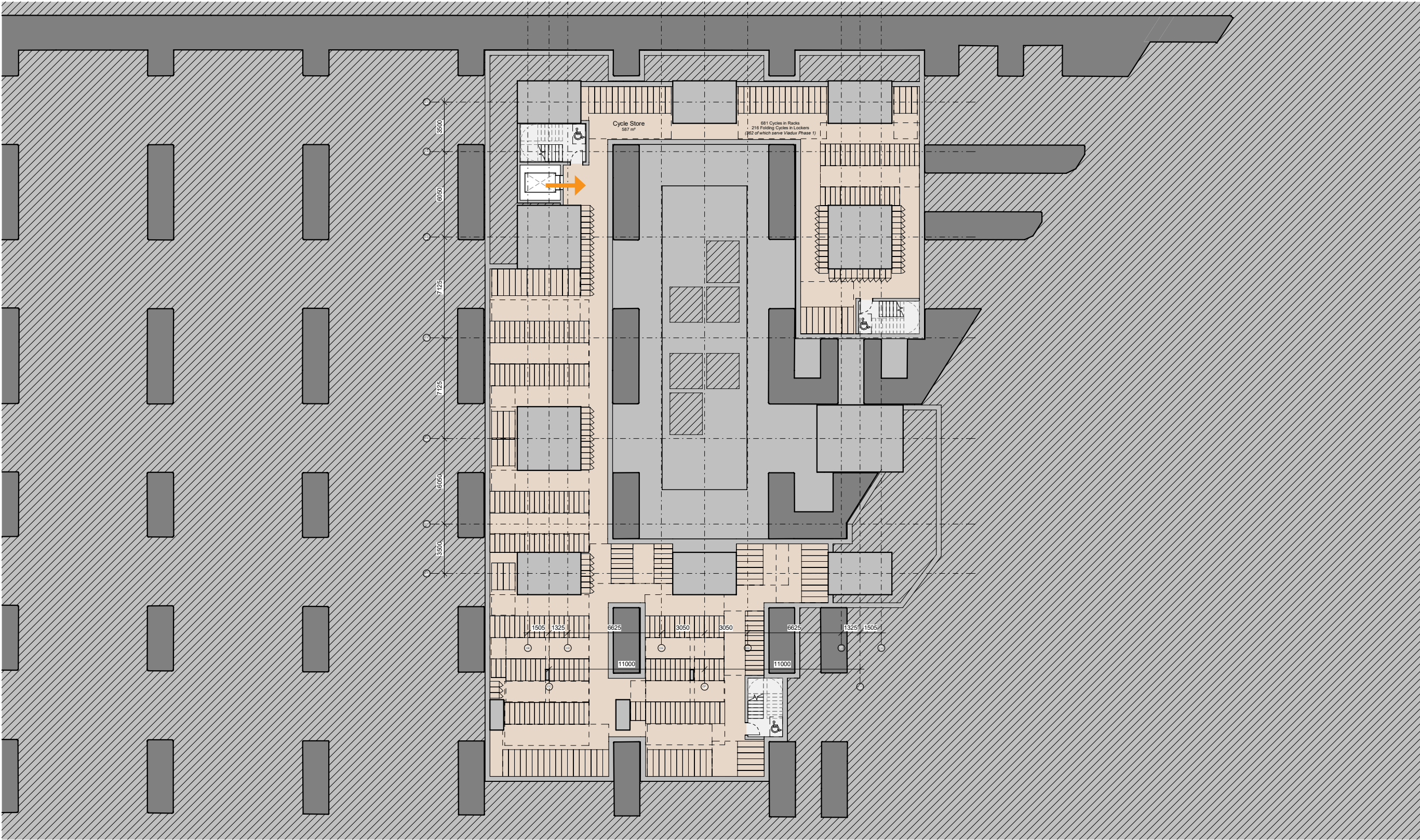
The proposed masterplan which accompanies this application to demonstrate this temporary condition is enclosed on page 7 of this document.

CURRENT APPROVED MASTERPLAN - GROUND FLOOR

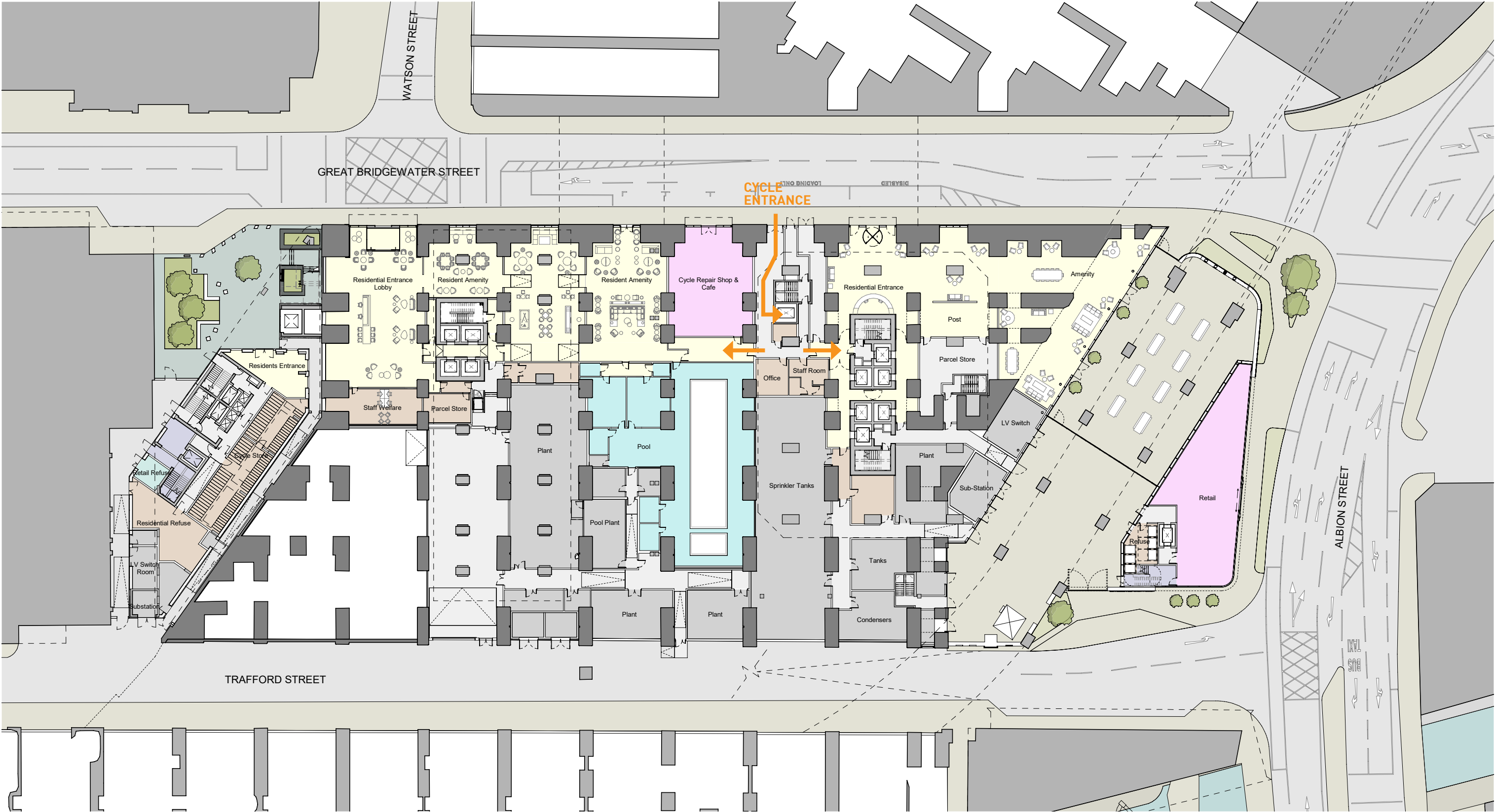


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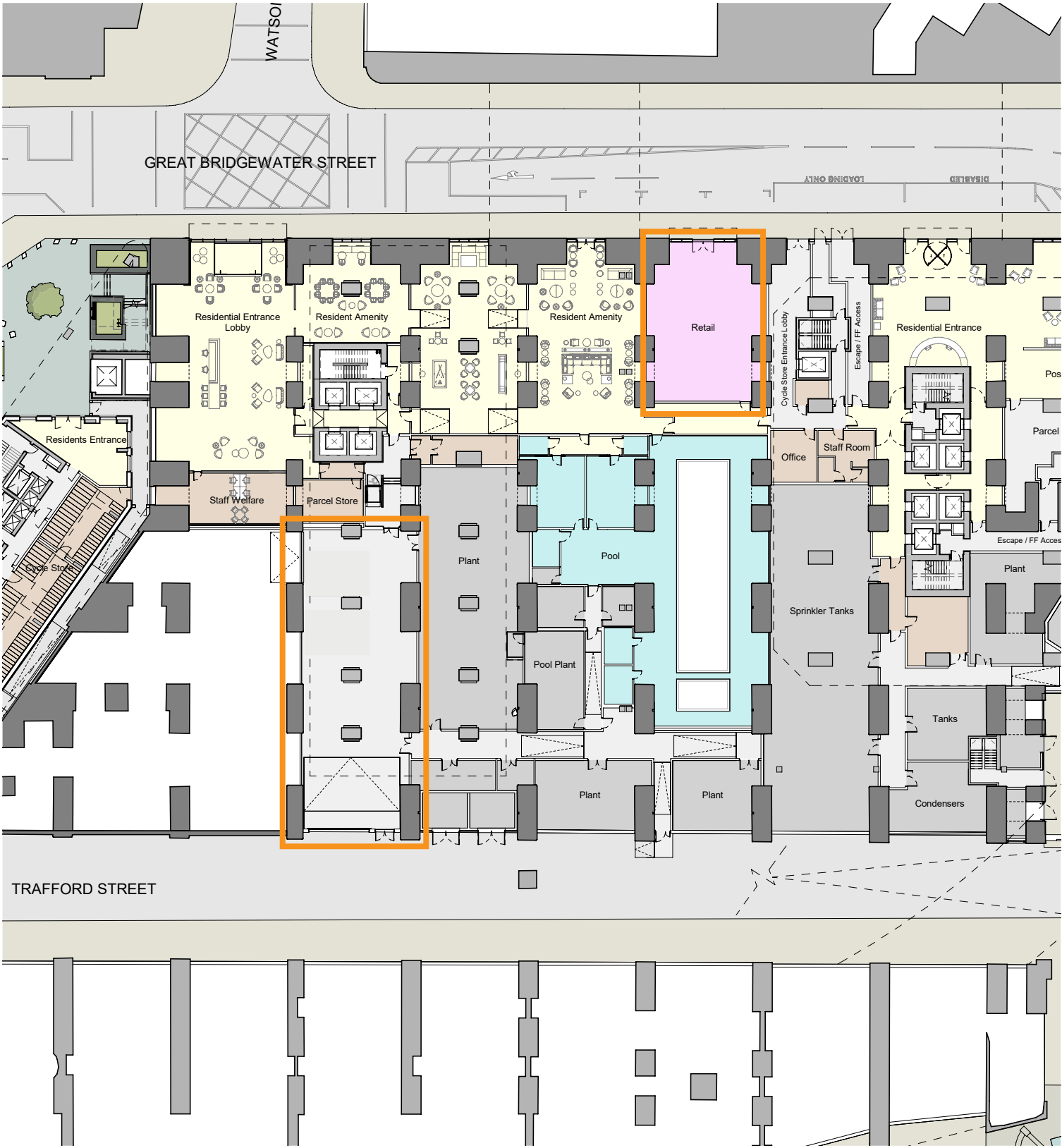
PROPOSED PHASE 2 BASEMENT PLAN



PROPOSED PHASE 2 MASTERPLAN - GROUND FLOOR

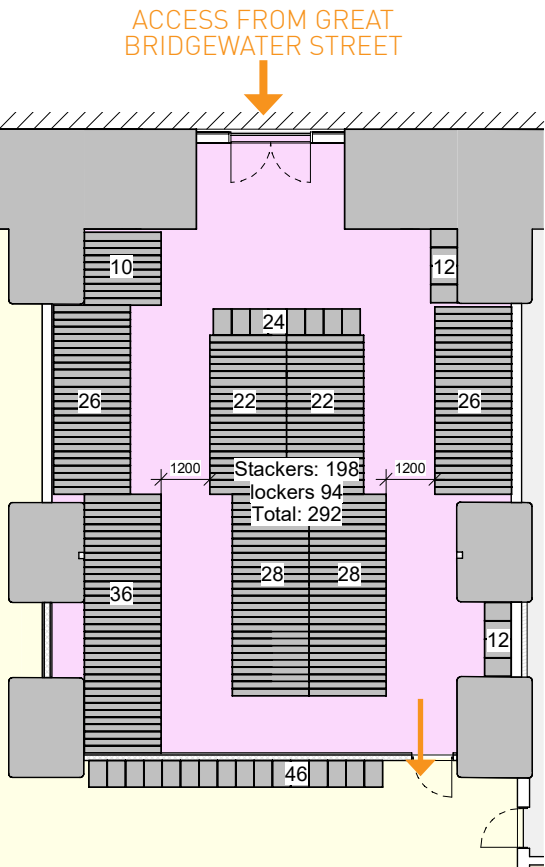


PROPOSED PHASE 2 MASTERPLAN - GROUND FLOOR

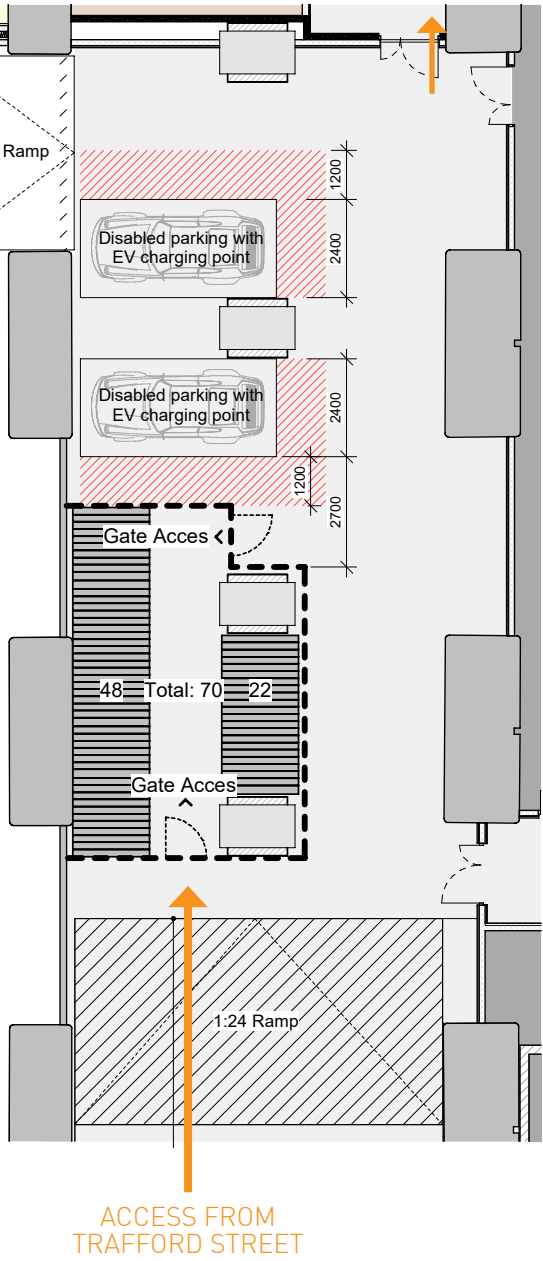


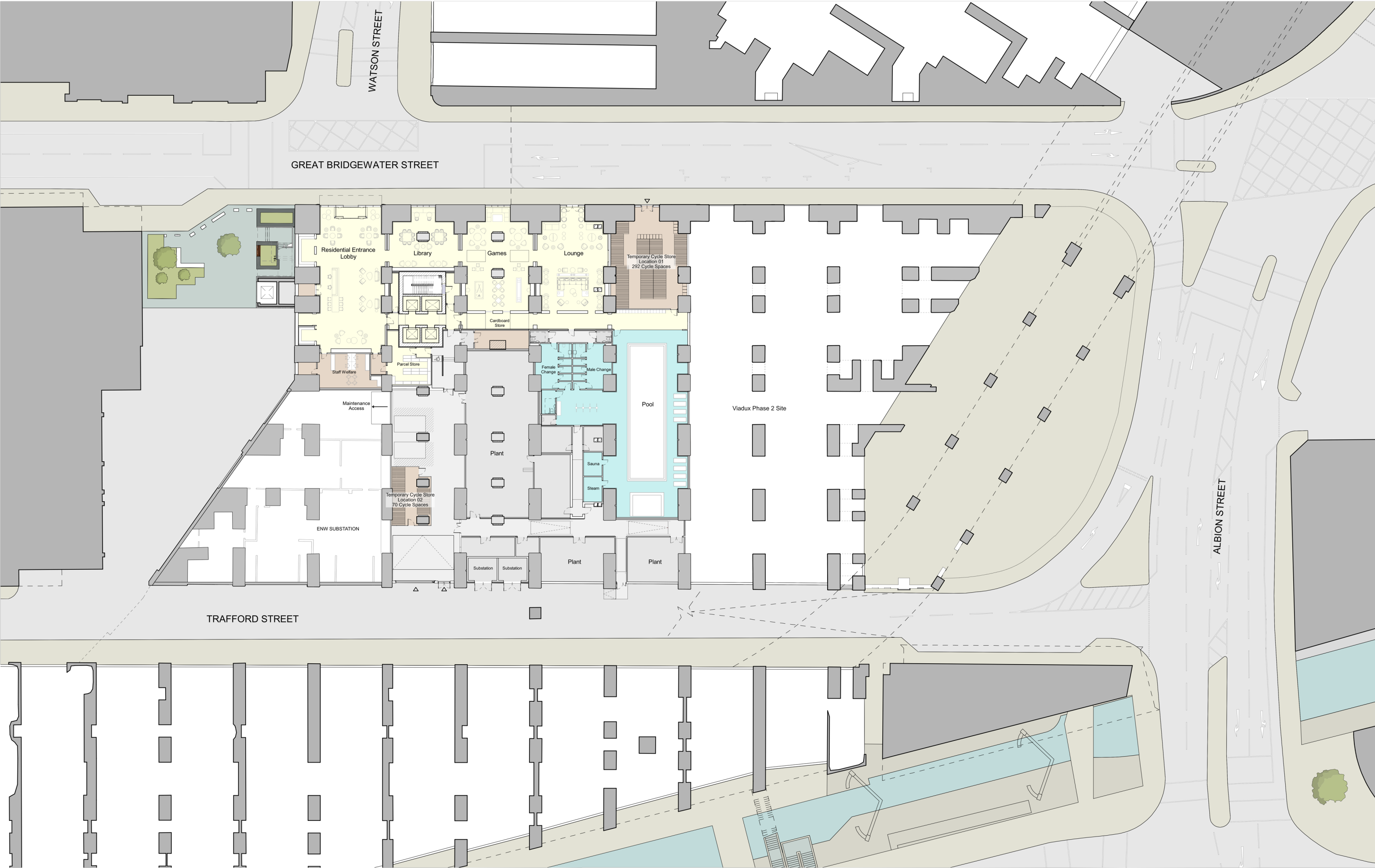
PROPOSED PHASE 1 TEMPORARY CYCLE STORAGE

TEMPORARY CYCLE STORE LOCATION 01:



TEMPORARY CYCLE STORE LOCATION 02:





This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies,
errors or omissions prior to commencing on site.

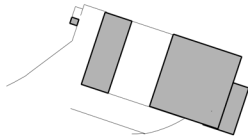
NOTE:

0m 2.5m 5m 10m

NORTH



Rev	Date	Description
P01	18-03-2024	First Issue



Project Title
Viadux Phase 1
Manchester

Status
Planning

Drawing Title
Viadux Phase 1
Masterplan
Ground Floor Plan - Temporary Condition

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1:500 @ A3 / 1:250 @ A1

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