Curtins

Project Name:	Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Client:	Morgan Sindall
Curtins Project Ref:	068065
File Ref:	HRD-CUR-ZZ-XX-RP-S-0005-C01
Report Title:	**Planning Condition 33**
Report Date:	10.11.2023
Author:	John Rasberry – Curtins Consulting Ltd

To achieve a solution to this access stair and its location to the existing Corn Brook Culvert, the proposed staircase superstructure has been designed and detailed as a steelwork structure that can be demountable should the requirement to remove the steelwork be required in the future.

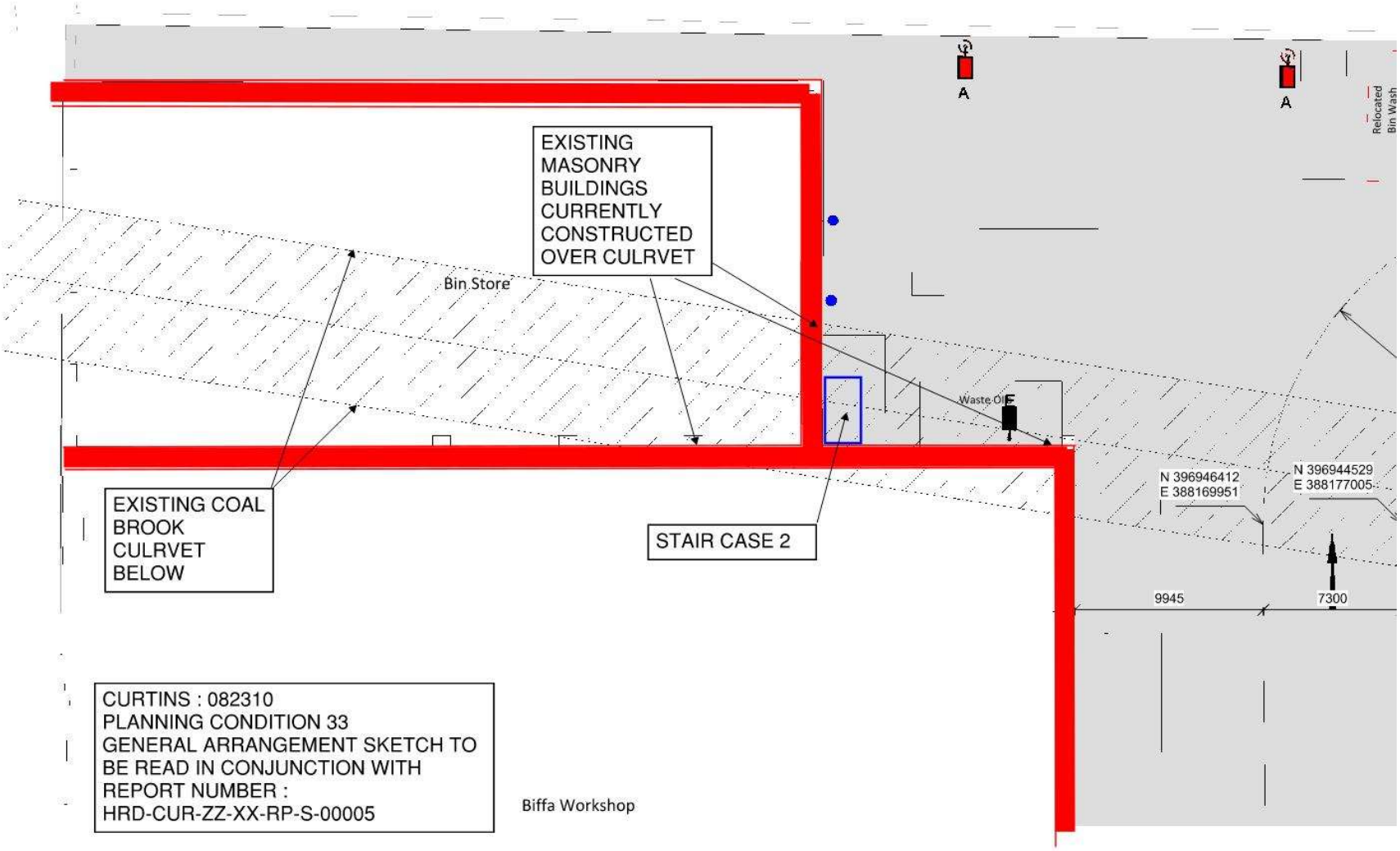
In addition to this, the supporting base concrete slab has been designed to impose minimal loadings to the existing ground and in turn the underlying Culvert.

The slab has been designed to impose minimal load to the Culvert and its relatively small footprint also means that, should the need arise, this can be broken out should full access be required.

The location of the staircase is located within the corner returns of two existing large walls forming the existing building which currently imposed considerably much greater loads over the existing Culvert.

We believe that the above measures, demountable superstructure, and small footprint base slab, and mitigating existing circumstances relating to the existing considerable building loads over the Culvert, do, to the best of our knowledge, understanding and belief, provide the most appropriate solution to the Roof Access Stair location in turn satisfying Planning Condition Ref 33.

Reference to the attached sketch provided additional information.


EXISTING MASONRY BUILDINGS CURRENTLY CONSTRUCTED OVER CULRVET
Bin Store
EXISTING COAL BROOK CULRVET BELOW
STAIR CASE 2
Waste Oil
A
A
Relocated Bin Wash
N 396946412
E 388169951
N 396944529
E 388177005
9945
7300
CURTINS : 082310
PLANNING CONDITION 33
GENERAL ARRANGEMENT SKETCH TO BE READ IN CONJUNCTION WITH REPORT NUMBER :
HRD-CUR-ZZ-XX-RP-S-00005
Biffa Workshop