

Re: Royal Exchange Arcade (138196/LO/2023) - update following visit 09/01/24

Dean McCluskey <dean@apmdesign.com>

Tue 23/01/2024 15:47

To: Michael Pearson <Michael.Pearson@manchester.gov.uk>

Cc: Allyn Condon <allyn@luxefitness.com>; Andy APM <andy@apmdesign.com>

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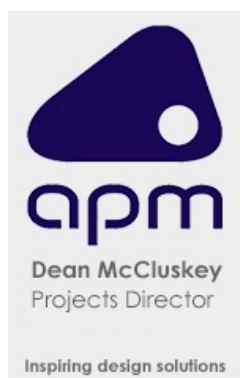
Hi Michael,

Thank you for the update.

We do appreciate that there is quite a bit of information to work through and we are keen to work with yourselves to come to an amicable solution for the scheme. It would be great if the full amount of time for the extension is not required and we can come to an agreement in the near but we understand the need to extend the deadline to 30/03/2024.

In the meantime please do let us know if you need any further information from us or would like to arrange another meeting / site visit.

Kind regards



Dean McCluskey BSc (Hons) MCIOB

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On Mon, 22 Jan 2024 at 12:06, Michael Pearson <Michael.Pearson@manchester.gov.uk> wrote:

Hi Dean,

Unfortunately I've not yet had opportunity to discuss the below with Paula. As the decision date for your application is fast approaching and there is still quite a bit of information to work through, please can you confirm if you would be willing to agree to an extension of time running until the 30/03/2024? The full extension should not be required but will give time for any unforeseen delays is all.

Kind regards,

Michael

Michael Pearson
Career Graded Planning Officer
Development Management Central Core
Manchester City Council

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Email: Michael.pearson@Manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Michael Pearson <Michael.Pearson@manchester.gov.uk>

Sent: 11 January 2024 16:37

To: Dean McCluskey <dean@apmdesign.com>

Cc: andy APM <andy@apmdesign.com>; Allyn Condon <allyn@luxefitness.com>

Subject: Re: Royal Exchange Arcade (138196/LO/2023) - update following visit 09/01/24

Hi Dean,

Thanks for sending this through it's much appreciated. I'll discuss things with Paula once she returns from leave on Monday next week and get back to you with a complete response.

Kind regards,

Michael

Michael Pearson
Career Graded Planning Officer
Development Management Central Core
Manchester City Council

Tel: 0161 219 2735

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From: Dean McCluskey <dean@apmdesign.com>

Sent: 10 January 2024 15:05

To: Michael Pearson <Michael.Pearson@manchester.gov.uk>

Cc: andy APM <andy@apmdesign.com>; Allyn Condon <allyn@luxefitness.com>

Subject: Royal Exchange Arcade (138196/LO/2023) - update following visit 09/01/24

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Hi Michael,

Thank you for your time yesterday. To supplement the information already submitted, please find attached link to additional 'historic' photographs which show the units prior to the most recent tenants (Remedy Kitchen & G2squared gym) taking possession.

<https://photos.app.goo.gl/RUeJH1WGfyEMxmQt2>

We have also provided more detail below as to the methodology and rationale for the proposed changes.

Ground Floor Wall Openings Proposed

The first penetration on the ground floor nearest to the front of the building will allow wheelchair access via the former GSquared entrance which already offers a wide enough access. The entrance via the penetration will allow wheelchair users access into the main reception area and access to the DDA speed lane which will allow them to enter and access the club without assistance. As part of this set up, the top of the current GSquared stairs will be blocked off, allowing a safer access into the club for wheelchair users. The entrance via the GSquared door can also be used during busy periods to avoid bottlenecks on the main front entrance of Remeday Kitchen which will in turn avoid any backlog into the Royal Exchange Arcade area. Without the penetration into the wall, it will be difficult to see a suitable and safe access for members using wheelchairs.

After entering the club and accessing the speed lanes, members using wheelchairs or with other mobility issues can access the lift to the basement through the second proposed penetration. Without this second penetration, it is not possible for members to access the lift facility.

We have considered how we can reduce the penetrations in this area to one but due to fire evacuation strategy and fire doors in the corridor which is also used by other tenants, it is difficult to see how this could be achieved.

Main Staircase

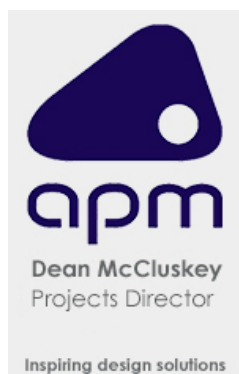
We are looking to remove the floor area and current staircase and replace it with a 1200mm wide staircase leading from the ground floor to the basement. As an operating business, we would expect to see around 800-1000 visits per day at the club (after year one). It is important in the club that the circulation is optimised. A 1200mm staircase would be the minimum for us to achieve the optimum flow and also to provide a safe passageway in and out of the basement. During peak hours we would expect a constant flow of members in and out of the club with circulation key to success of the business model. The staircase will be in constant use and critical for the model to succeed.

Basement 'Main Corridor'

We would look to remove the nibs on the two walls in the basement to first and foremost improve the circulation space around the club, whilst also being mindful that the main corridor will be a key part of the fire evacuation strategy. Removing the two walls will have minimal impact on the original building and will not impact on any historical features. As an additional benefit, we can create a unique space in the corridor which highlights original features in the ceilings which will visually improve the overall look of the building. The area along with the staircase will be a constant flow of members and widening the area will achieve a safer travel space.

We hope that the additional information is helpful, please feel free to ask should you have any questions or would like more information.

Kind regards



Dean McCluskey BSc (Hons) MCIOB

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