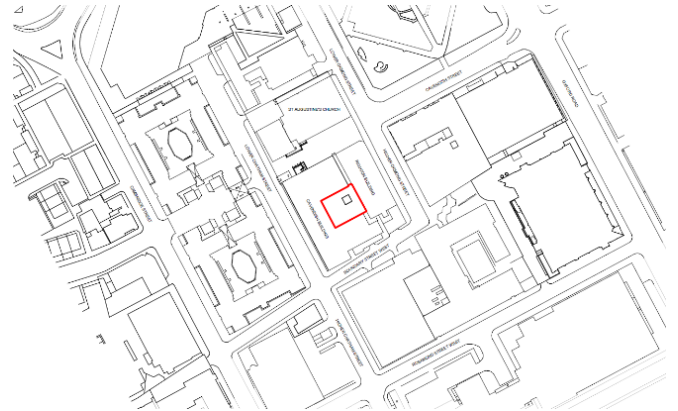


Management Plan

Proposal:

The construction of a small pavilion in the courtyard of the universities Cavendish and Righton buildings, which will function mostly as a small workspace and exhibition space.



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1.0 Introduction

1.1 The Statement

This statement seeks to provide sufficient detail to demonstrate the safe and efficient management of the proposed 'Robotics Living Lab' pavilion located within

Cavendish Courtyard

**Cavendish
Cavendish Street
Manchester
M15 6BG**

The Management Plan is broken down into key areas to demonstrate how the pavilion will operate safely and how these measures ensure the staff, student and visitors of the university are not harmed.

1.2 The Robotics Living Lab

The Robotics Living Lab has been developed for Manchester Metropolitan University's **Manchester Fashion Institute** and the proposal is for a courtyard pavilion to act as a workspace and exhibition space three or four times per year.

**MANCHESTER
FASHION
INSTITUTE**

2.0 Location & Context

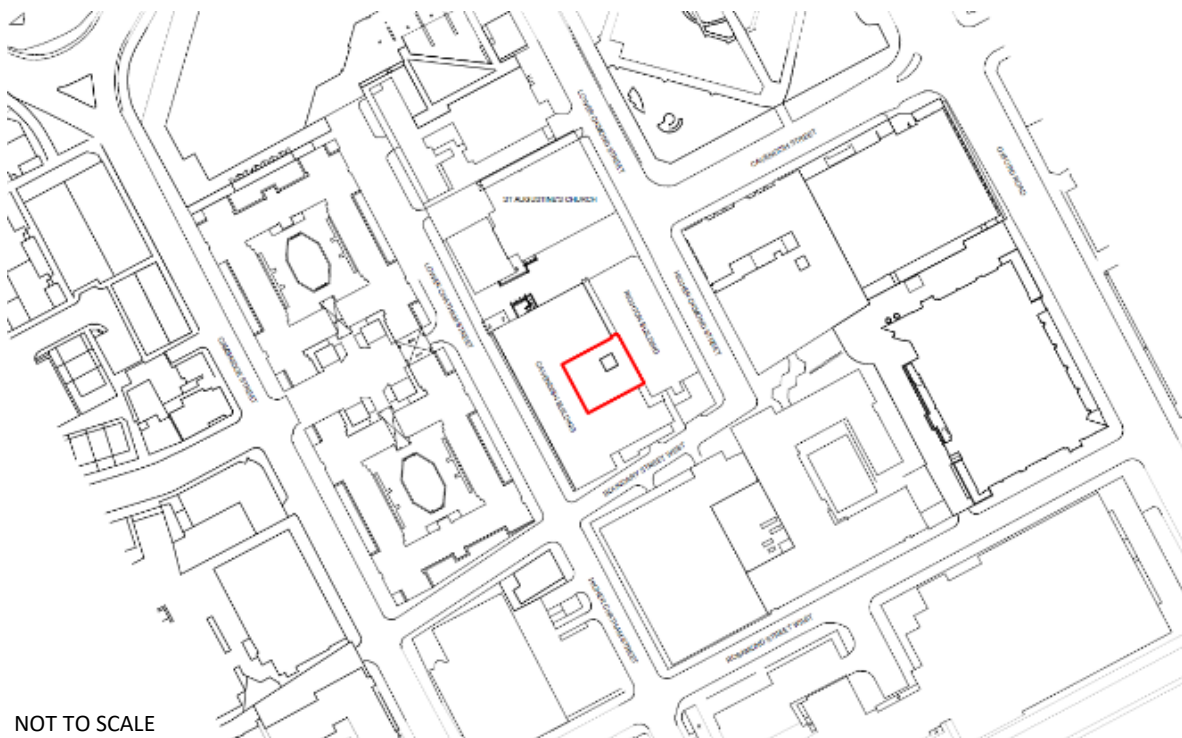
2.1 The Application Site

The application relates to a pavilion within the courtyard between Cavendish and Righton building on Manchester Metropolitan University's All Saints Campus.

The All Saints campus located within Manchester City Centre, in close proximity to busy public areas such as Oxford Road and Mancunian Way. Cavendish and Righton buildings, specifically, sit towards the south-west of this campus, bound by Cavendish Street (North-West), Lower Ormond Street (North-East), Boundary Street West (South-East) and Lower Chatham Street (South-West).

Although previously built upon, the courtyard is currently uninhabited with the exception of one tree and planter, as well as some plant equipment.

Whilst connected to Phase One of the Robotics Living Lab within cavendish building, the application specifically relates to the pavilion and landscaping proposed within the courtyard.



3.0 Operation Plan

3.1 Access

The three access routes into the courtyard are as follows:

1. Through Righton building, which has two sets of doors that are regularly locked
2. Through Cavendish building which is also regularly locked
3. Through Righton service yard which is gate locked twice

Each of these access routes will be covered by the installation of three new CCTV cameras.

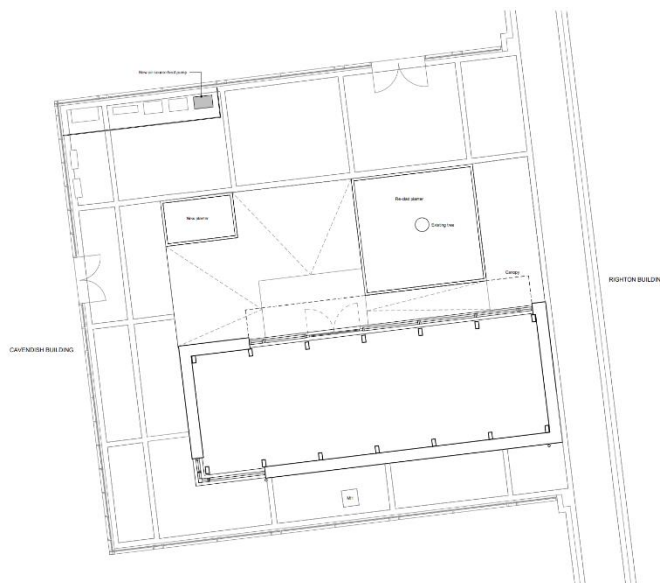
Leading into the pavilion itself is a single set of double doors which shall also be locked when the building is unoccupied.

3.2 Operation

The pavilion has an internal area of approximately 75m² and will house items such as tables, chairs, storage units / shelving, as well as artwork and housing units for robotic equipment. Furniture may be brought in/out of the pavilion to help cater for its function.

The outdoor environment is proposed to comprise a few benches and planters to soften the concrete landscape currently in place and provide a comfortable external rest place.

For general use, the pavilion is proposed as a workspace for six-to-ten people, however, this may rise to fifteen-to-twenty people in the event of exhibitions.



NOT TO SCALE

3.3 Opening Hours

All staff will be aware of the authorised operational hours.

The anticipated hours of operation are as outlined below:

- Monday to Friday 09:00 to 18:00/18:30
- Saturday and Sunday Closed (10:00 to 18:00 for 4-6 times per year)

These hours are subject to the discretion of the staff in control of the pavilion and may be altered on occasion, to accommodate exhibitions, for example.

4.0 Management Plan

4.1 The Outdoor Area

No direct supervision has been made for the outdoor seating area, however, as before, it shall be watched over by the staff present on site, security and the new CCTV cameras.

The outdoor area will not be used for live events. Recorded music will not be played outside at any time. There will be no external loudspeakers fitted outside.

4.2 Barrier Free Access

The pavilion has been designed **to be fully accessible** and there are accessible toilets within both the adjacent Cavendish and Righton buildings.

4.3 Waste Management

The waste generated from the pavilion's use is set to be added to the existing schedule for Cavendish building.

The bins placed within the courtyard shall be colour coordinated as below to align with the university's sustainability strategy.

- Black: non-recyclable waste
- Green: dry mixed recycling (i.e. plastic bottles and metal tins and cans)
- Blue: paper and cardboard recycling
- Brown: food recycling
- Pink: glass recycling

5.0 Building Safety

5.1 Safety Measures & CCTV

The courtyard shall be fitted with three new CCTV cameras covering all areas, including entry and exit points. The CCTV system will continuously record to prevent crime and document any incidents. Key staff shall be fully trained in the operation of CCTV, subject to Data Protection guidance and legislation, which will be ensured by the management of the premises.

All CCTV recording will be stored for a maximum of thirty days.

Upon the request of the Police or an individual with the appropriate authority, subject to data protection legislative requirements, viewings of the recordings shall be made available.

The pavilion shall also be fitted with an intruder alarm which will be connected to the Righton system.

6.0 Conclusion

6.1 Conclusion

This Management Plan sets out the measures to alleviate noise pollution or safety concerns and highlights the installation of three new CCTV cameras and an intruder alarm as additional safety features to be implemented within the courtyard.

No significant impact on the surrounding environment.

The report demonstrates that the requirements of Manchester City Council will be met, with **no further mitigations required**.

It is considered that every reasonable step has been taken to ensure that people will use the proposed pavilion to enjoy the work of **Manchester fashion Institute** and the c. 75m² space will be managed safely and efficiently.

This will ensure that the proposal contributes positively to its setting and enriches the dormant courtyard.

November 2023