

St Margarets - Query Response

Rachel Glover <rachel.glover@ateliermb.co.uk>

Tue 02/05/2023 13:30

To: Angela Leckie <angela.leckie@manchester.gov.uk>

Cc: 1907 ST MARGARETS CHAMBERS UPPER FLOORS <1907STMARGARETSCHAMBERSUPPERFLOORS@ateliermb.co.uk>

 3 attachments (6 MB)

1907 P(110) C Ground Floor Proposed .pdf; 1907 P(100) A Basement Plan Proposed .pdf; 1907 - MCC planning app waste man strategy form revision A.pdf;

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Good Afternoon Angela,

We have taken note of your comments along with the EHO feedback.

Further to your comments below, we can confirm that we will be designing the scheme to meet Approved Document M standards as far as possible. However, many of the standards listed below go beyond this. We are not aware of MCC having a mandatory access design guide which would require the works to differ from AD:M standards could you please advise.

With regards to the platform lift, the current lift specified has been designed with a through route, therefore a turning circle for a wheelchair is not required within the lift car. If we were to increase the size of the lift car to the standards noted below, this would result in considerable additional loss of the historic terrazzo covered stair fabric and compromise the escape width for occupants.

We await your comments,

Kind regards,

Rachel Glover
Architect ARB

Please note that my usual working days are Tuesday-Friday.



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From: Angela Leckie <angela.leckie@manchester.gov.uk>

Date: Tuesday, 25 April 2023 at 17:02

To: Andrew Burns <andrew.burns@ateliermb.co.uk>

Cc: Heloise Wood <heloise.wood@ateliermb.co.uk>

Subject: 136417/FO/2023 and 136418/LO/2023- St Margaret's Chambers

Hi Andrew

Just further to the meeting earlier below are comments from the Access Officer which you will need to consider in terms of the detailed design of the platform lift:

Lift

1. The following comments need to be integrated. This would ensure that the passenger would be enclosed within the lift car.
2. The drawing does not indicate the dimensions of the platform lift. [The current proposed lift is the Stanna Lowriser clear width dimensions on this platform are 800mm x 1400mm](#)

3. However, I would expect to see minimum dimensions of 1100mm wide x 1400mm deep to accommodate varying styles and types of wheelchair and mobility scooters.

This platform lift has been specified to cause as little historic fabric removal as possible whilst still in keeping with approved document M section 3.43 point g which states -

“Lifting platforms will satisfy Requirement M1 or M2 if: the minimum clear dimensions of the platform are: 800mm wide and 1250mm deep where the lifting platform is not enclosed”.

4. The diagram does not indicate the door swing on entering the platform lift.

Please find attached our amended drawing P(110) indicating this

5. The turning circle should not overlap the door opening

As above

6. Please confirm whether it is an automated system or a push-to-run system?

This system is a push to run system, with call points indicated on the drawings

Handrails

The handrails will be designed in accordance with the approved documents(AD),

1. Handrails should be provided to both sides of the stairs.

We confirm handrails will be provided to both sides of the stair.

2. They should be fixed 1000mm above the surface of landings, 900mm above the surface of ramps and stair nosing's. We confirm the handrails will be installed as such.

3. Handrails should extend 450mm beyond the start and finish of the ramp or stairs.

We confirm the handrails will be installed as per the AD

4. Handrails should be turned down and terminated at the floor or ground level; or turned into the wall on the closed side of the stairs.

We confirm the handrails will be installed as per the AD

5. They should not retain heat or cold and should have a smooth surface free of studs.

We confirm the handrails will be specified as such.

6. They should be fixed 60-75mm from any adjacent wall or surface.

We confirm the handrails will be installed as per the AD

7. Handrails should be a circular profile, 40mm – 45mm in diameter, or an oval profile of 50mm width.

We confirm the handrails will be installed as per the AD

Doorway

1. The diagram indicates a door at position 5 on the diagram. Would this be access by the same entrance as disabled people using the lift?

Could you please clarify what this is in relation to?

2. If security is an issue a fob or proximity reader could be utilised. Emergency Evacuation

1. It is not clear what plans have been considered to evacuation disabled people from the building who are unable to use the stairs?

With regards to refuges, it is our understanding that under the Building Regulations for low rise non-residential properties, there is no requirement to provide disabled egress facilities. In the event of a fire, the building will be afforded fire compartmentation which allows occupants to remain in the non-fire affected apartment. If a fire was to initiate within an apartment, the disabled occupants can evacuate to a protected place of safety in the protected common corridor or stairwell.

Added value

1. If the door to the electricity cupboard was rehung and opened inwards; it would prevent a potential collision hazard for both platform lift users, and users needing a turning space outside of the main lift

The door to the electric cupboard in relation to the escape route/lift currently opens inwards, please refer to P(110)

Best Wishes

Angela

Angela Leckie

Senior Planner

Development Management Central Core

Planning Building Control and Licensing - Growth and Development

Manchester City Council,