

The Cobden Rooms Manchester Central

Design and Access Statement rev B
REV B 20-10-23

- GA plan amended
- Proposed elevations amended

**Manchester
Central**

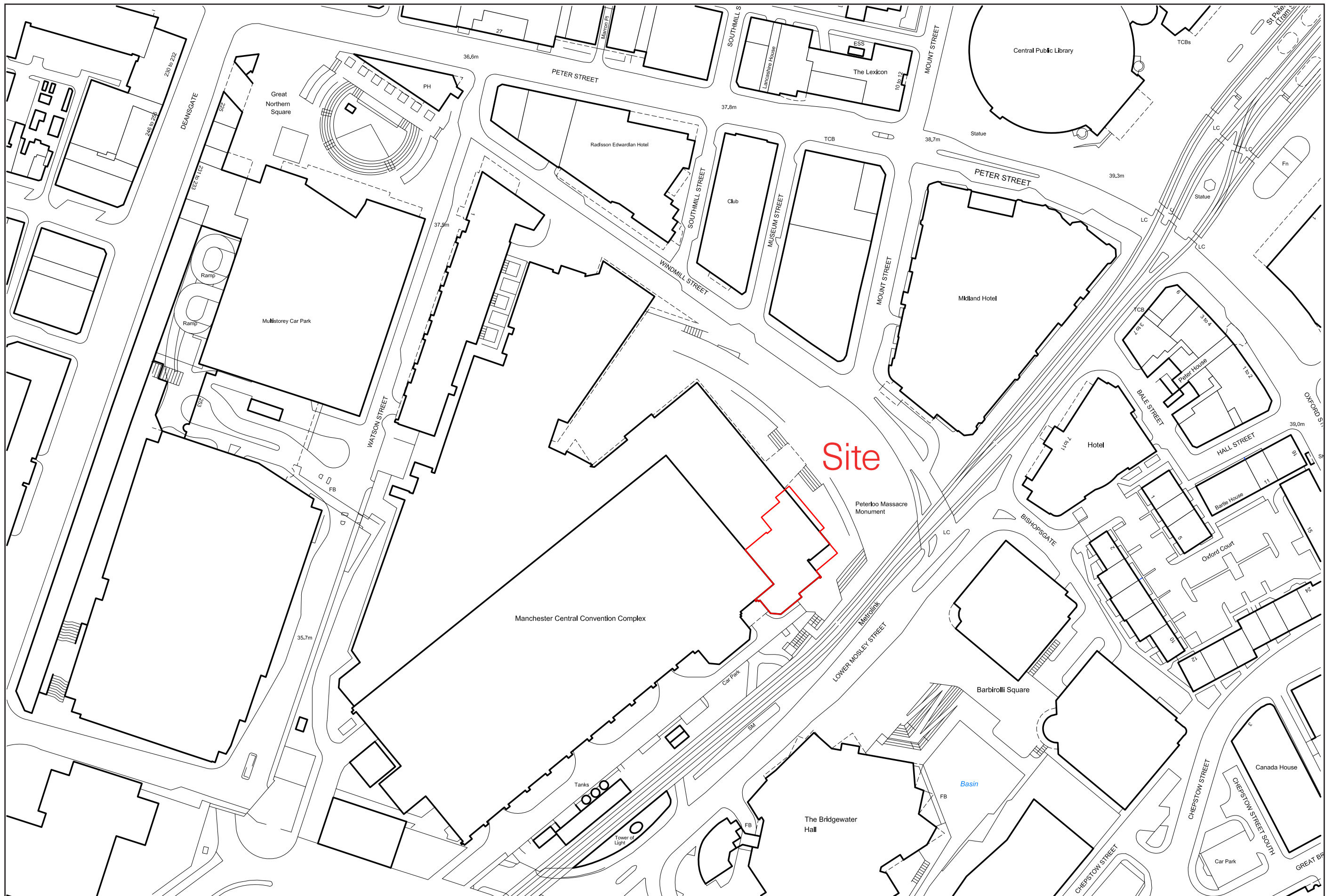


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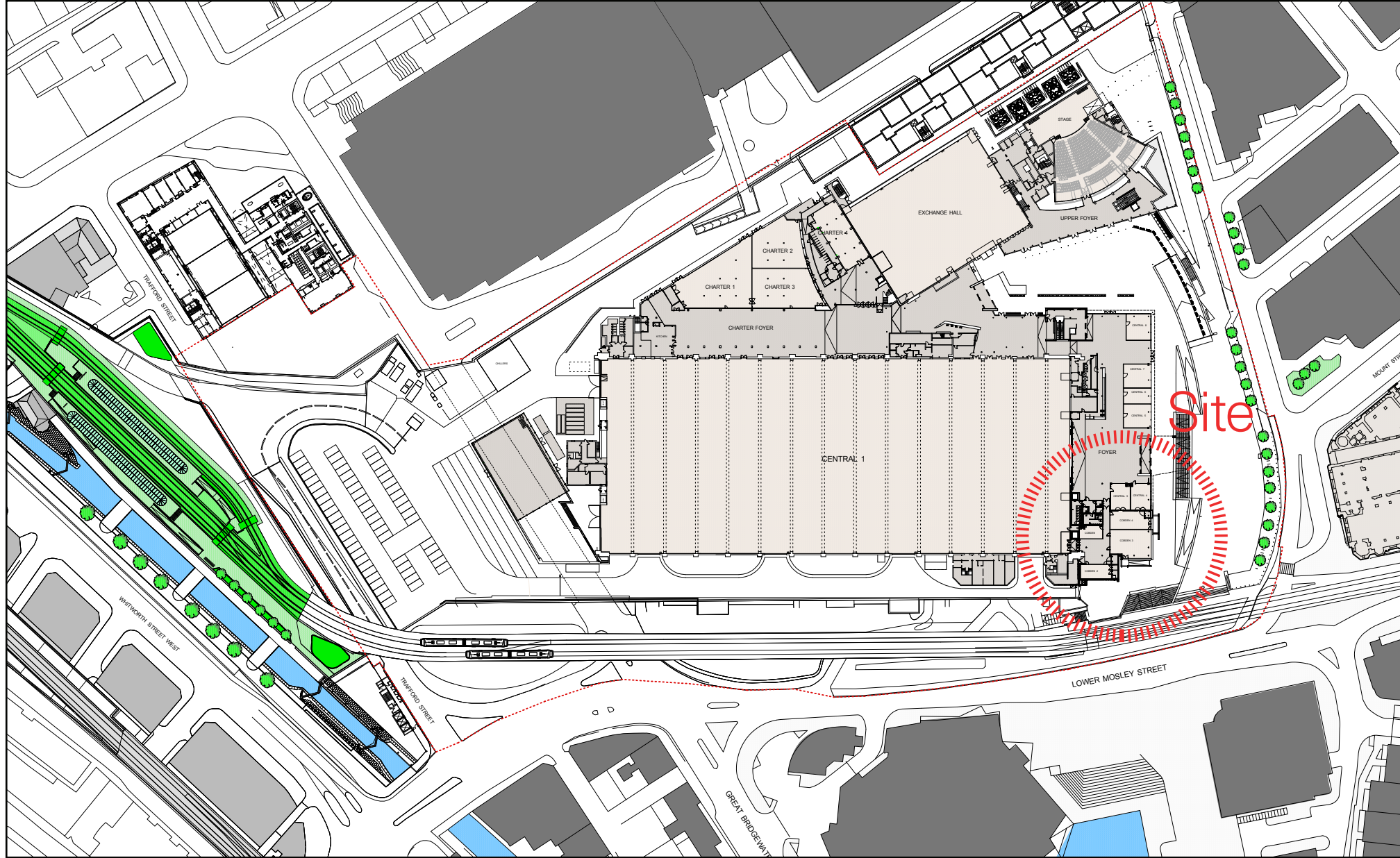
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Aerial view showing site



Excerpt from Google maps showing position of the site in the context of Manchester Central. The site occupies part of the venue that was created 2007-2010



Plan of the Manchester Central wider estate

1.2 Context

1.2.1 The Manchester Central Estate

The Manchester Central estate occupies an area of 53.77Ha, which, including car-parking facilities, is located over 4 levels. 15,495sqm of conference and breakout facilities are primarily located on a single 'upper ground floor' podium level [14,555sqm], with a further 940sqm being provided at first floor.

The facilities have been expanded and refurbished incrementally since 1978. GMEX opened in 1986, with facilities organised primarily around the central train hall. The Manchester International Convention Centre was added in 2001, comprising an 805 seat auditorium and the Great Northern Hall [now Exchange Hall].

The most recent expansion program ran from 2007 to 2010, providing a new foyer at the front and along the North flank of central hall, with new and refurbished exhibition spaces created at ground and first floor level. Most of the smoked glass clad structure, dating from the GMEX era [1986-1995] was removed, though a small portion still remains and is currently used as office space. Part of this most recent expansion forms the site for these proposals - the 'Cobden Rooms'.

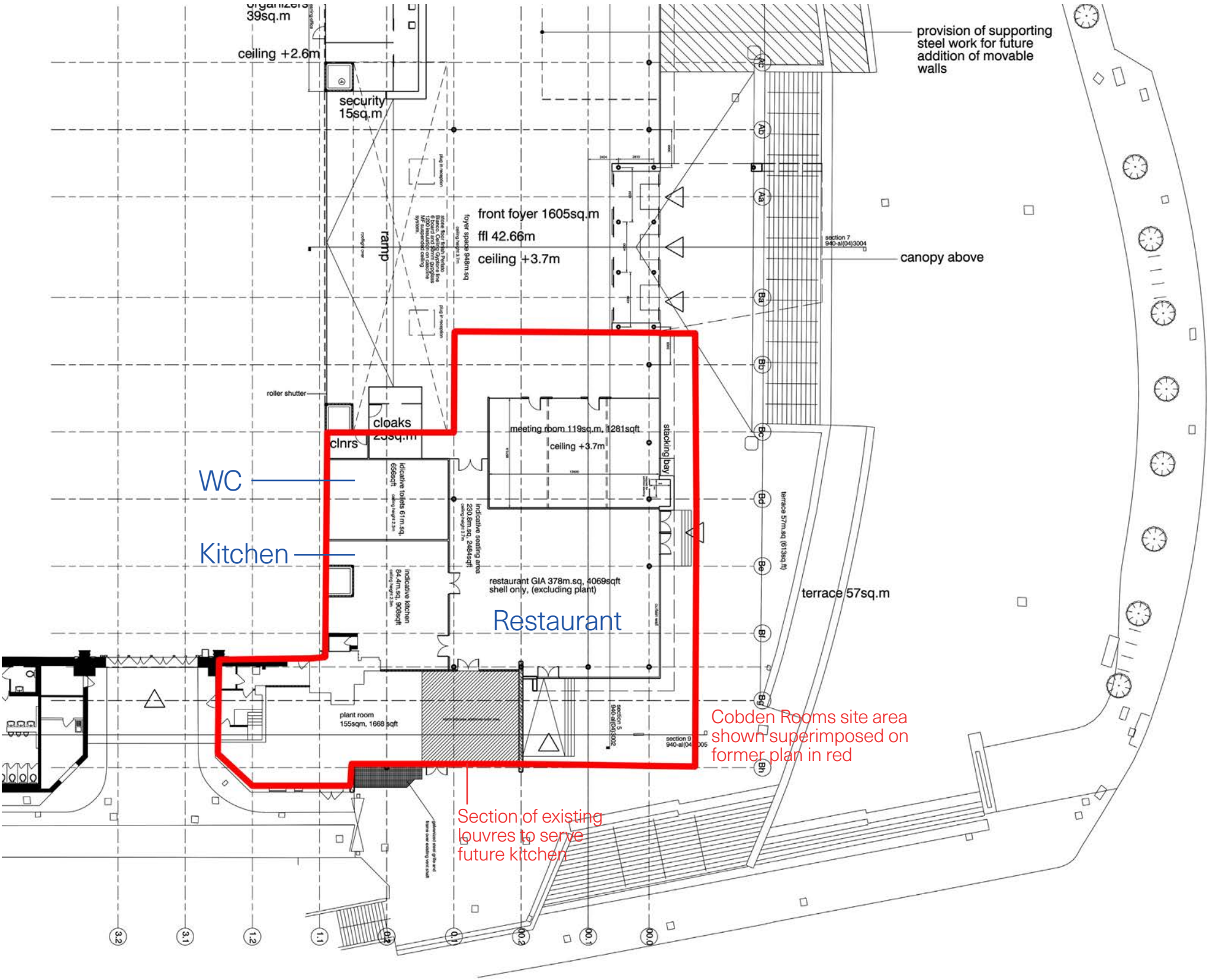
1.2.2 Planning context

The Draft City Centre strategic plan referred to Manchester Central as:

"A key asset of the Civic Quarter. The facility has established itself as a leading convention centre, recognised as a premier venue for political and other major conferences. There is more potential to be exploited by Manchester Central –there is significant land to the rear which in time can support new commercial space and / or a hotel."



The Cobden rooms (in the foreground) were added in 2007



1.3 Precedent

1.3.1 2007 Consented scheme

The original plan for the now constructed Stephenson Bell expansion scheme of 2007 - 2010 is shown opposite.

This was application ref. 085051/FO/2007/C3
Part of this phase now forms the site for the current proposal.

1.3.2 Kitchen and exiting louvres

The consented plan (opposite) shows that the part of the area now occupied by the Cobden rooms, was originally proposed as a restaurant. The facility was supported by a commercial kitchen and WC areas (also indicated on the plan).

There is, in the existing condition of the site, a small 'prep' kitchen in the vicinity of the Cobden Rooms. As can also be seen on the plan, there is a large section of ventilation louvre panels to accommodate the requirements of a future commercial kitchen and associated extraction.

1.3.3 Entrance

The restaurant is marked on the plan as having its own 'separate' entrance.

1.4 Site photographs



View of the existing building, with the site extent indicated in red

1.4 Site photographs



Close up of main entrance to venue with Cobden Rooms site to the left.



Close up view of steps, ramp and 'solid' wall arrangement in vicinity of existing fire escape to the South East

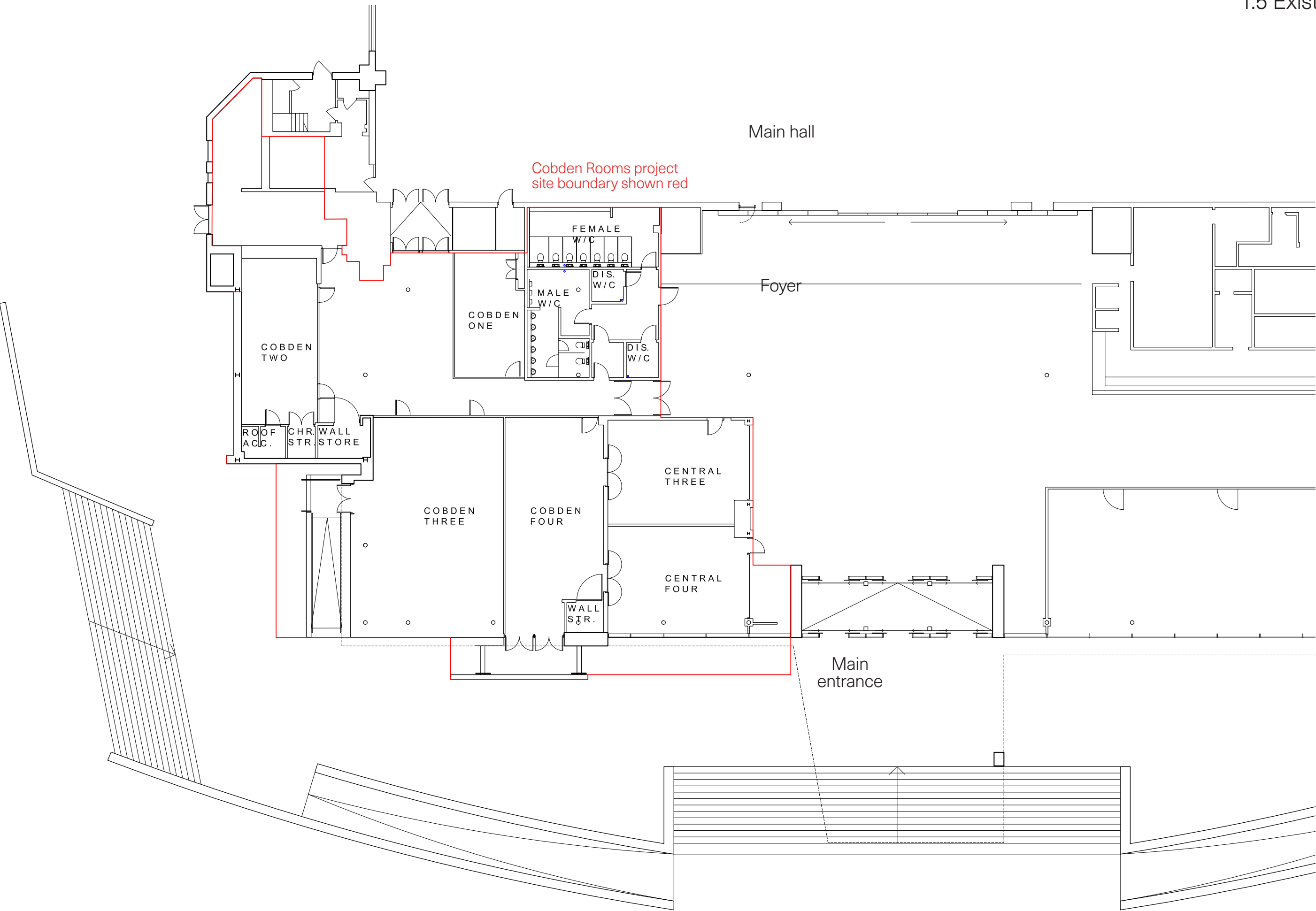


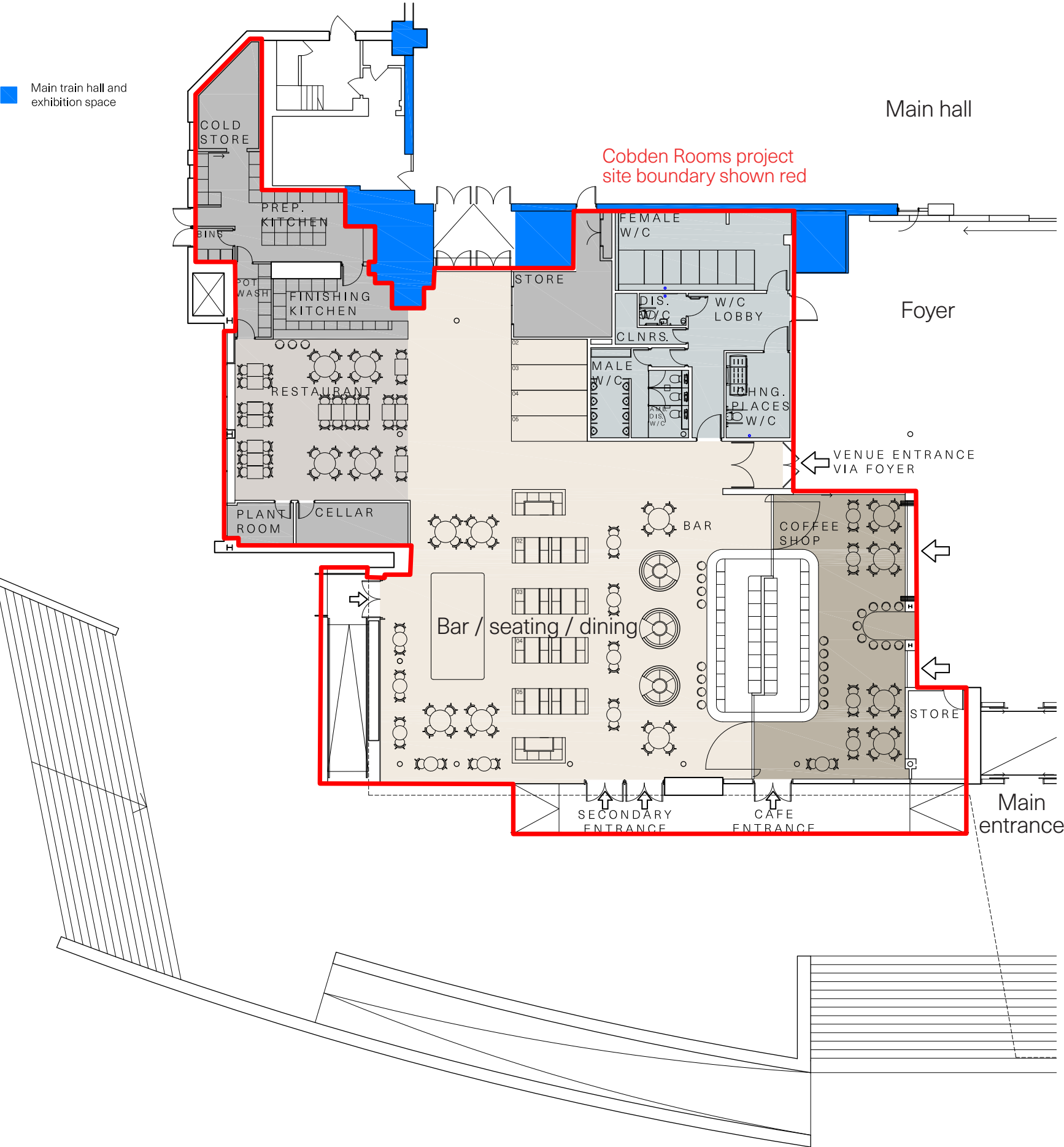
View of site from vicinity of Metrolink tracks to the south. A solid panel of louvres intended to serve a future commercial kitchen for a restaurant can be seen on the left hand side.



Close up view of existing step and ramp arrangement leading to a fire escape, directly adjacent to the main entrance to the venue.

1.5 Existing plan





2.0 Proposals

2.1 A new space - a new offer for the venue

The Cobden Rooms occupy a section of the existing venue that is currently considered to be under-utilised. The brief calls for a cosmetic and internal reconfiguration of the space to provide a new type of spatial provision more aligned with current requirements for a contemporary venue such as Manchester Central. This amendment has necessitated some relatively minor external alterations which are set out in this application.

Small traditional conference spaces are replaced with a more open and adaptable 'large format' space. This can be considered to be more akin to a large co-working space that may be supported by a bar and kitchen. A good point of reference might be the ground floor of Ducie Street Warehouse, near Piccadilly train station, which is a space largely used for co-working and meetings, supported by a bar and kitchen with discrete external space.

2.2 A new 'Coffee Shop' and 'activation' of the foyer

One requirement of the proposals is the provision of a small 'coffee shop' which can operate both from within the venue, (activating the the foyer) and also be open to the public and accesible from 'outside'. In this regard, it can be partitioned off from the main space via sliding and lockable screens, to allow it to operate as an 'outward facing' facility.

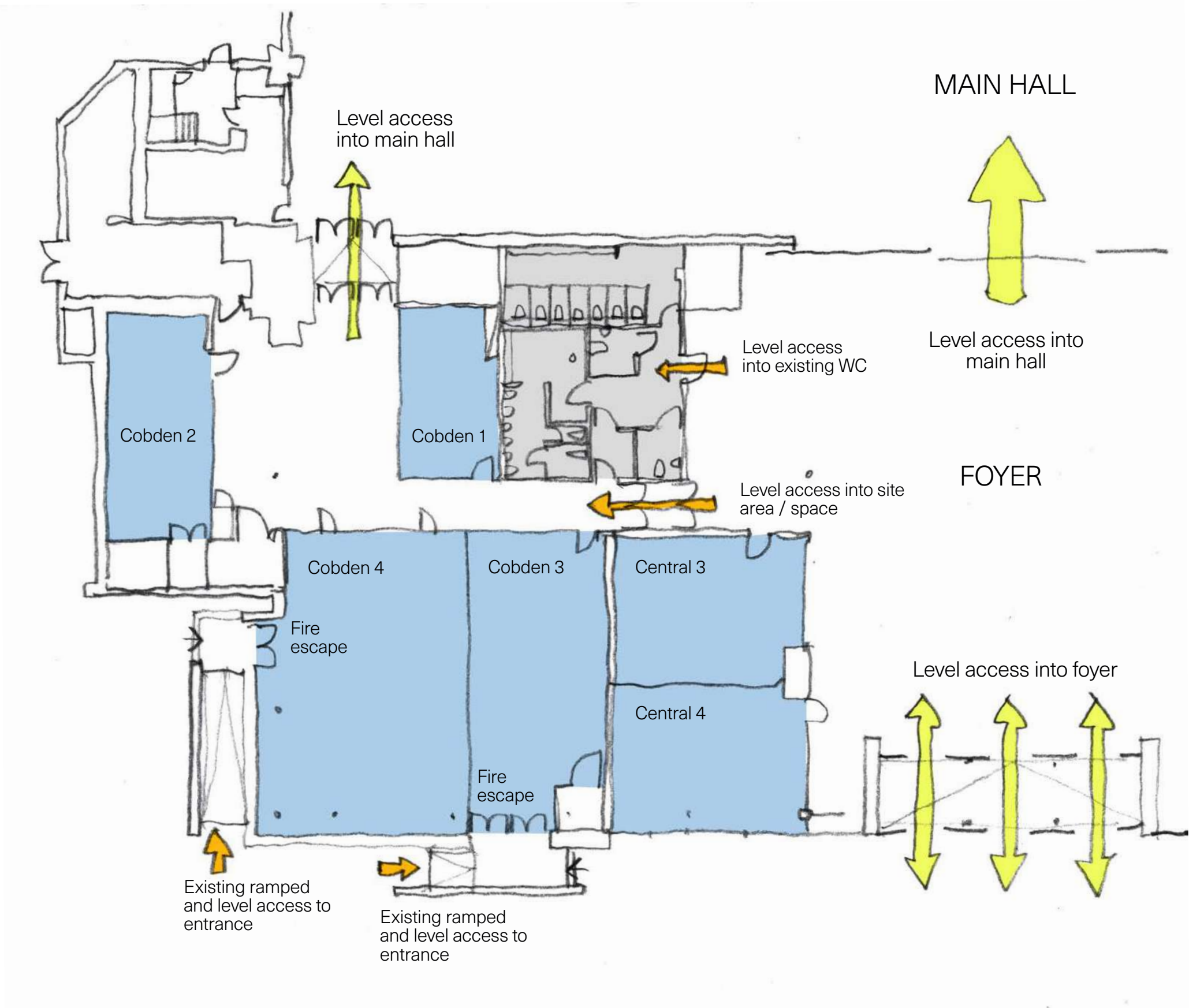
2.3 Flexibility

The brief requires that the newly reconfigured space provide an enhanced and high degree of flexibility. The space can operate in different configurations, ranging from the entire space being combined with an event in the main hall, to the venue being largely closed but with the coffee shop remaining open to external customers only.

2.4 A dining space and kitchen

A dedicated dining space can be created in proximity to the existing prep kitchen. This kitchen can be expanded to link to a 'finishing kitchen'. As indicated on page 6 of this report, this alludes to the original concept for the approved Cobden Rooms scheme of 2007.

Existing access diagram



2.5 Access

2.5.1 Existing access

Manchester Central provides level access throughout the site.

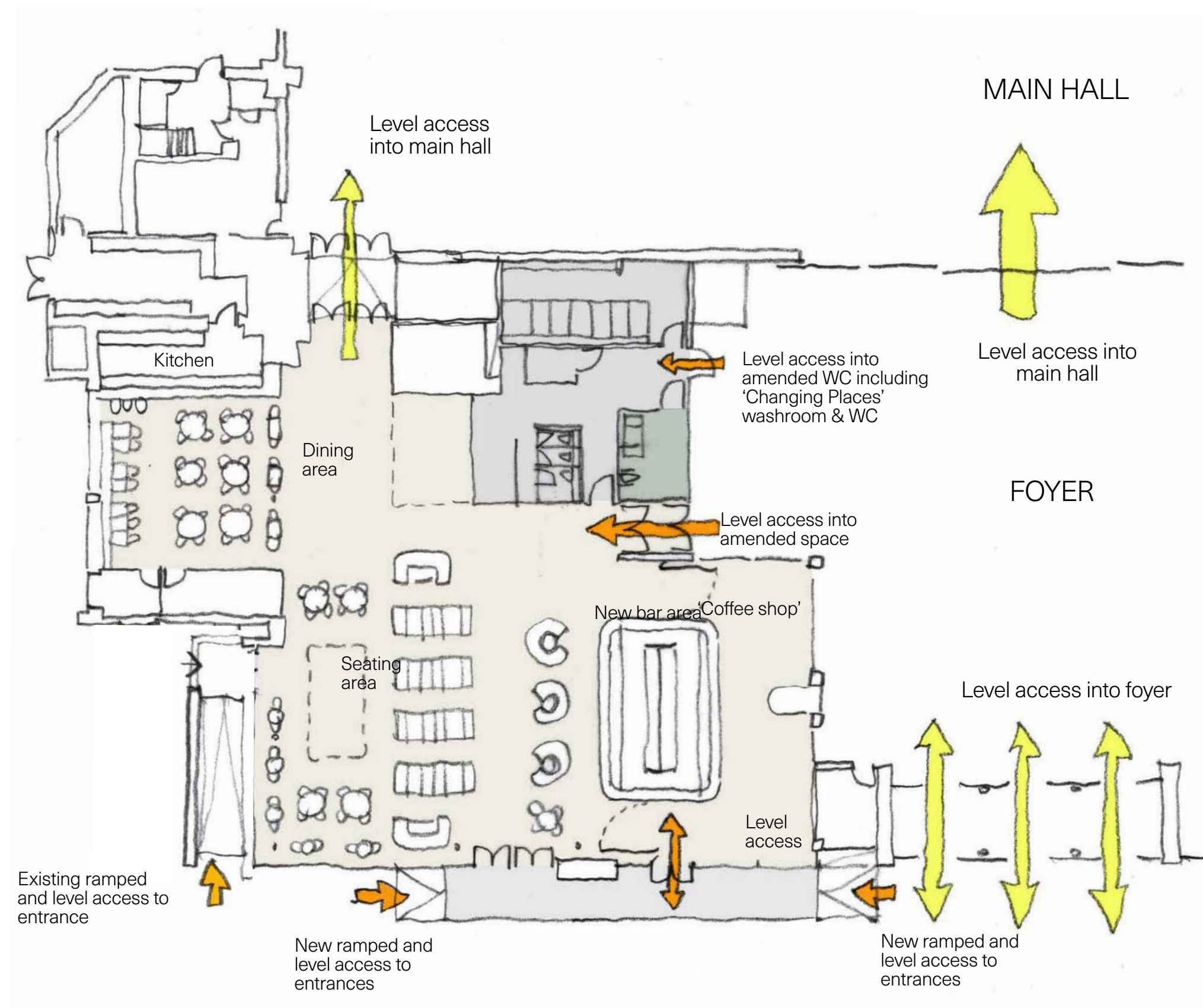
The adjacent diagram shows level access at the main entrance from outside into the main foyer. This leads to level access into the main hall and other areas. The 'Cobden Rooms' site (and associated WC area) has level access directly from the main foyer.

In addition to the main entrance sequence, there are two existing ramp and step arrangements leading into the site, via two existing fire escapes, as indicated on the adjacent diagram.

All areas of the Cobden Rooms site are therefore currently fully accesible.

Within the existing WC area, there are currently 2 no. accesible WC's.

Proposed access diagram



2.5.2 Proposed access

Within the proposals, the accessibility of Manchester Central and the Cobden Rooms site area will remain unaffected.

Level access into the main foyer is retained, which gives level access into the main hall and other areas. The 'Cobden Rooms' site (and associated WC area) will also retain full level access directly from the main foyer.

- External ramp amendments

The existing ramp and step arrangement leading to the new coffee shop entrance will be modified as indicated on the proposed elevations. The other existing ramp and steps leading into the venue as well as the mid-level external wall will stay unaltered.

The existing section of the 'solid' mid-level external wall by the new ramp will be replaced with lightweight glazed screens and metal handrails. This has the effect of further increasing visibility into the venue and reducing visual mass.

All amended ramped arrangements will ensure both fire escapes and entrances to the amended venue remain fully accessible.

- Coffee Shop

The new 'coffee shop' area has level access from both within the foyer, but also directly from outside - allowing it to operate semi-independantly of the rest of the venue. Internal partition systems allow the coffee shop area to be partitioned off from the remainder of the 'Cobden Rooms' site.

- New 'Changing Places' washroom and WC

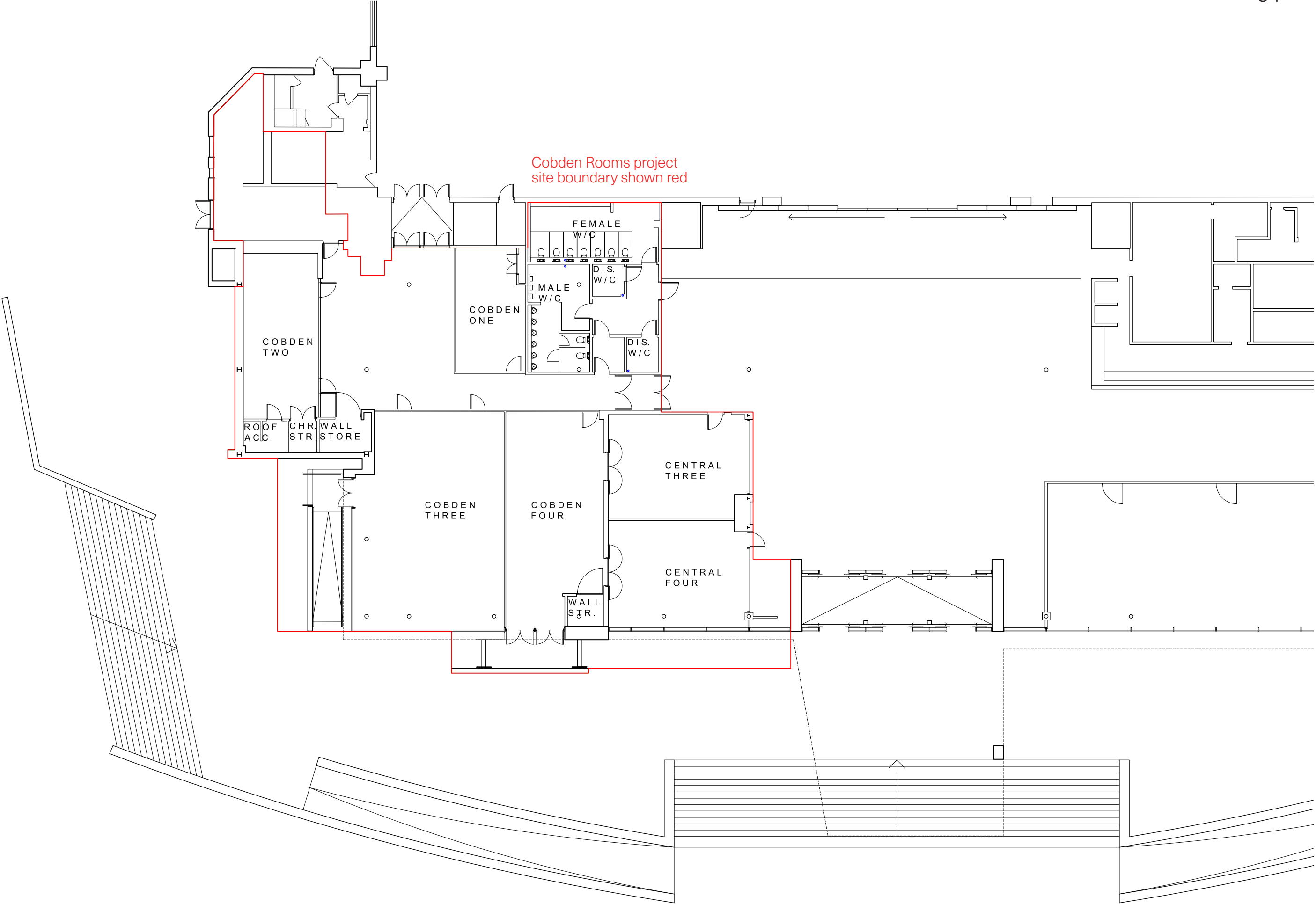
The proposals include the provision of a new 'Changing Places' wash room and WC. One of the existing disabled WC's is expanded to form this facility.

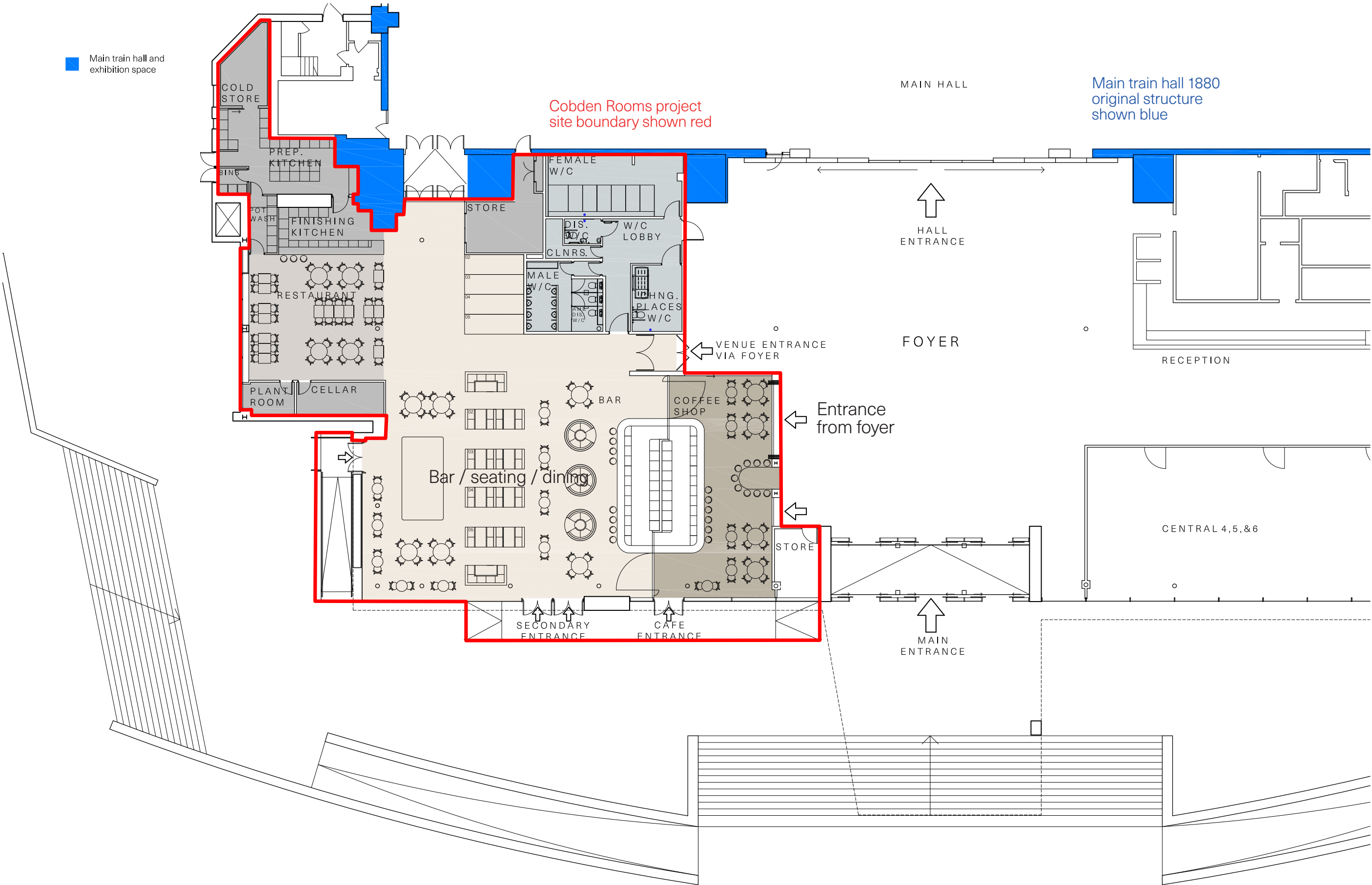
Changing Places statement:

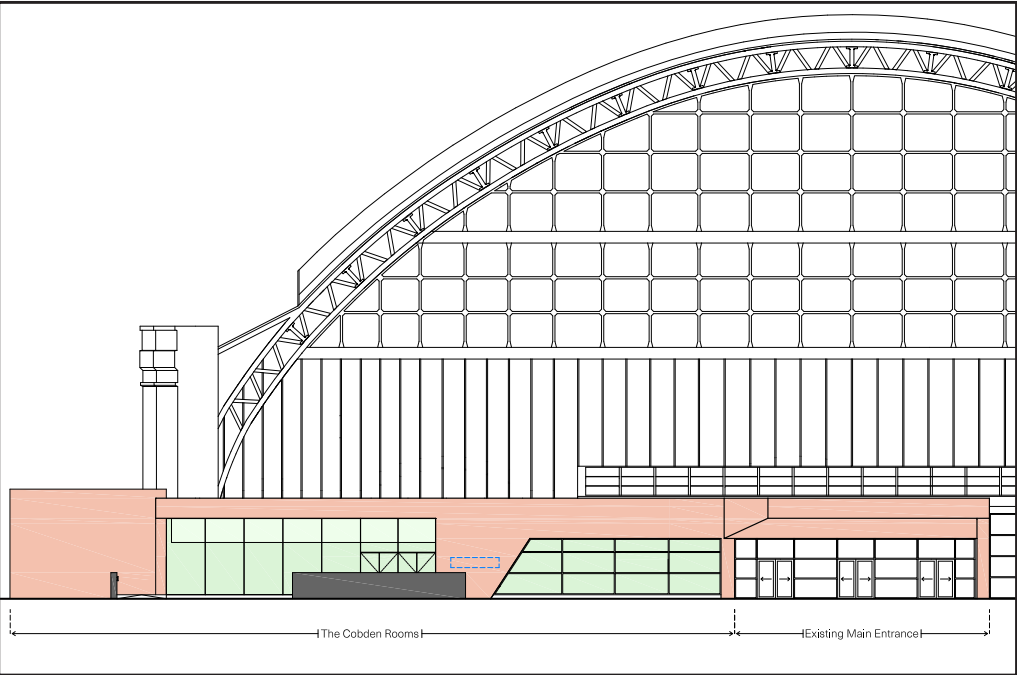
"Over 250,000 people in the UK need personal assistance to use the toilet or change continence pads, including people with profound and multiple learning disabilities, spinal injuries and people living with stroke. Without appropriate facilities, carers are forced to change continence pads on public toilet floors or wait until they go home. This is unhygienic, undignified and unacceptable. Changing Places toilets offer a solution. They are larger facilities that have the right equipment, including a changing bench and a hoist, designed to support disabled people who need assistance."

This will be the first such facility within Manchester Central.

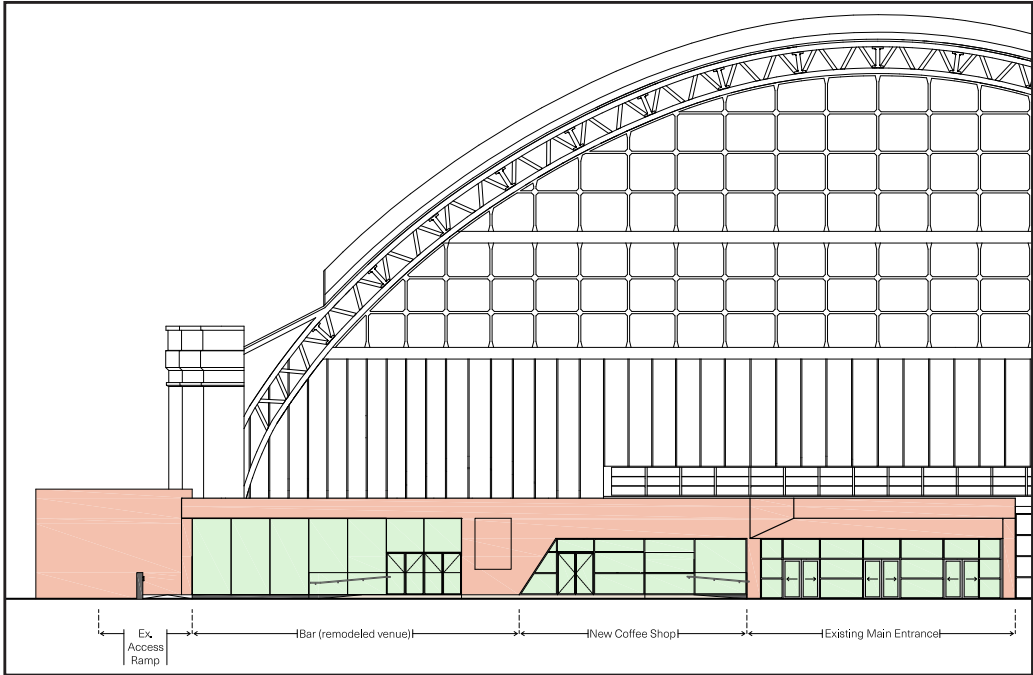
Existing plan



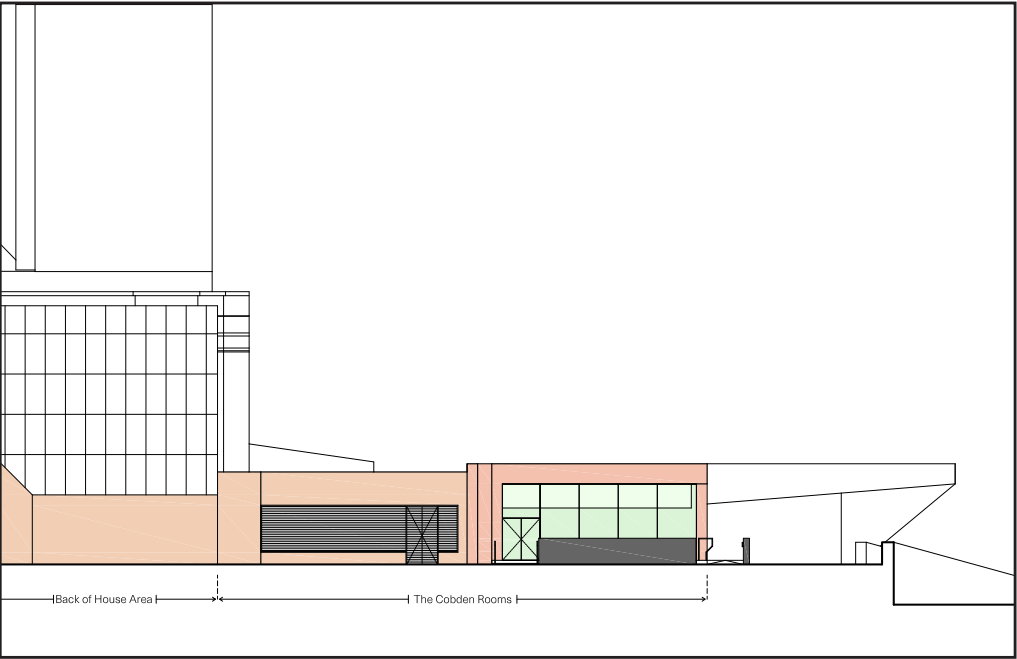




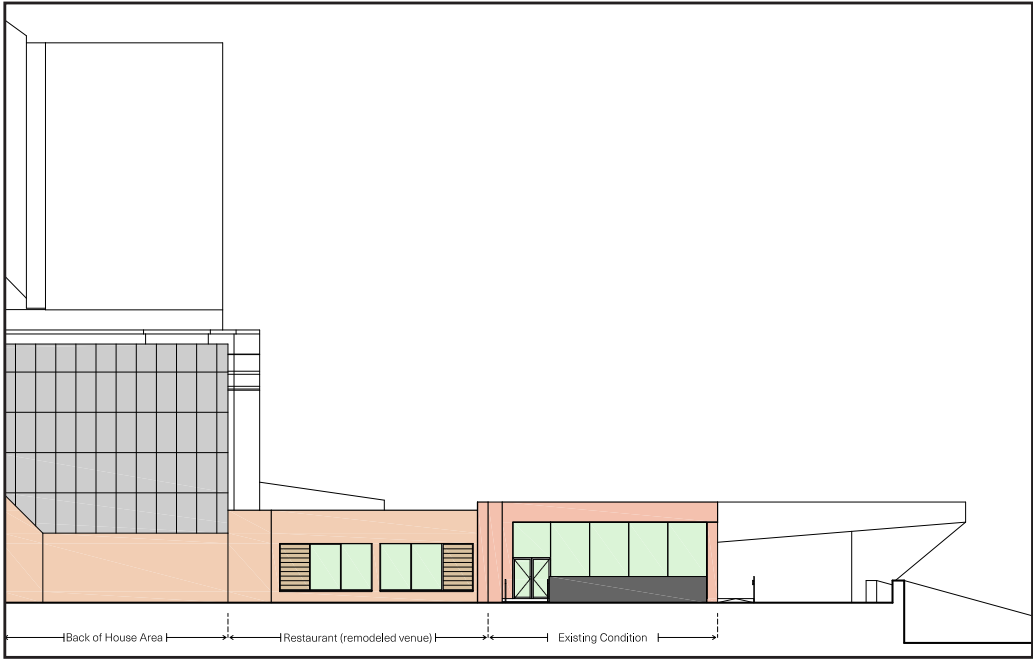
Existing front (NE) elevation



Proposed front (NE) elevation



Existing side (SE) elevation



Proposed side (SE) elevation

2.6 External and elevational amendments

2.6.1 A new entrance to the coffee shop

A new external glazed 'double door' is proposed to the existing elevation, serving the new coffee shop. This allows the space to be accessed directly from outside. This door provides level access, being served by a ramped access arrangement.

The coffee shop is not exclusively accessed from outside - it also has access into the foyer and the remainder of the Cobden Rooms site, as described in the 'flexibility' section of this report (item 2.3)

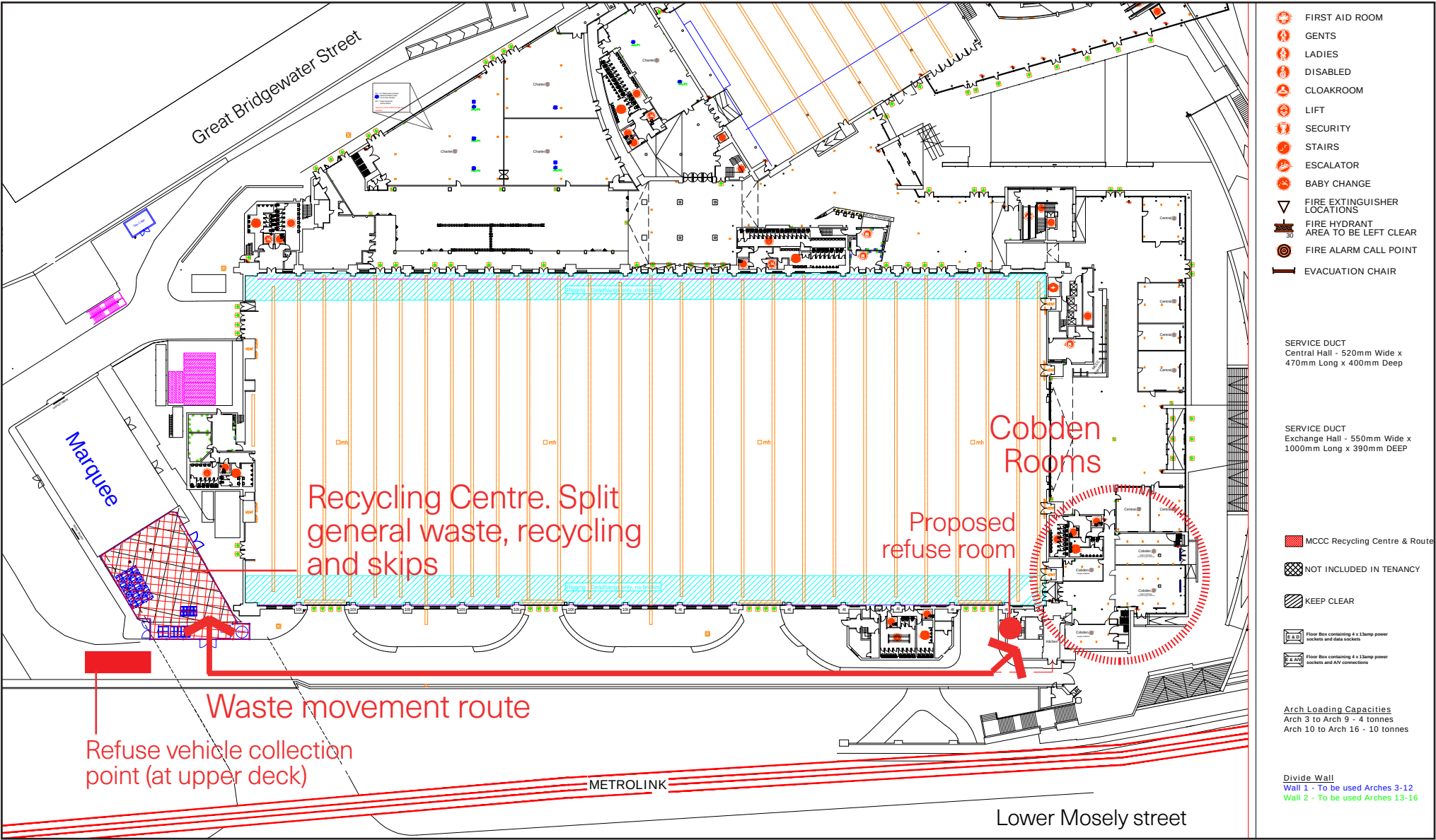
The new door is shown on the adjacent drawings, but is to match the existing window system and colour.

2.6.2 A new window to the 'dining area'

The area occupied by the existing kitchen has an existing large format, and currently unused, 'dummy louvre' panel.

Only a small part of this existing area of louvre will be required for extraction within the proposed scheme. We are therefore proposing a new window be provided in part of the existing louvre zone, to increase natural light within the space. This reduces demand on artificial light and gives views out from the dining space.

As small section of the louvre is retained . All penetrations and amendments are contained within the zone of the the existing opening.



3.0 Refuse strategy

3.1 Refuse storage and movement

The new proposals include for the provision of a dedicated refuse area. Within this space, waste from the kitchen will be separated in line with the Manchester Central existing refuse and waste strategy. This dedicated space can be seen on the proposed plan as part of the kitchen back of house spaces.

The route from the refuse room to the recycling centre serving the wider venue, together with the location of the recycling centre, is shown on the adjacent refuse plan. The refuse vehicle collection point is shown on the adjacent plan, and is directly adjacent to the recycling centre. This is also set at the 'upper deck' level of the venue. Refuse vehicles follow an existing route from Lower Mosely Street to reach this level via the existing ramp at the South West end of the estate.

3.2 Anticipated waste volumes

Waste will be segregated as per the current waste streams at Manchester Central. MCCC have the ability to weigh all waste products, our estimate would be as per the below:

General Waste (0.6 tonnes per month)
1 x 80L behind main bar/ cafe counter, 1 x 1100L commercial waste bin

Pulpable recycling (0.03 tonnes per month) – transported to cardboard bailer within MCCC waste centre. No bin required.

Mixed recycling, including glass (0.75 DMR tonnes per month, 0.5 glass per month)
1 x DMR & 1 x glass 80L behind main bar/cafe counter
1 x 1100L commercial waste bin located externally

Food waste (0.5 tonnes per month) 1 x 240L Main Kitchen

3.3 Venue 'waste streams' strategy statement

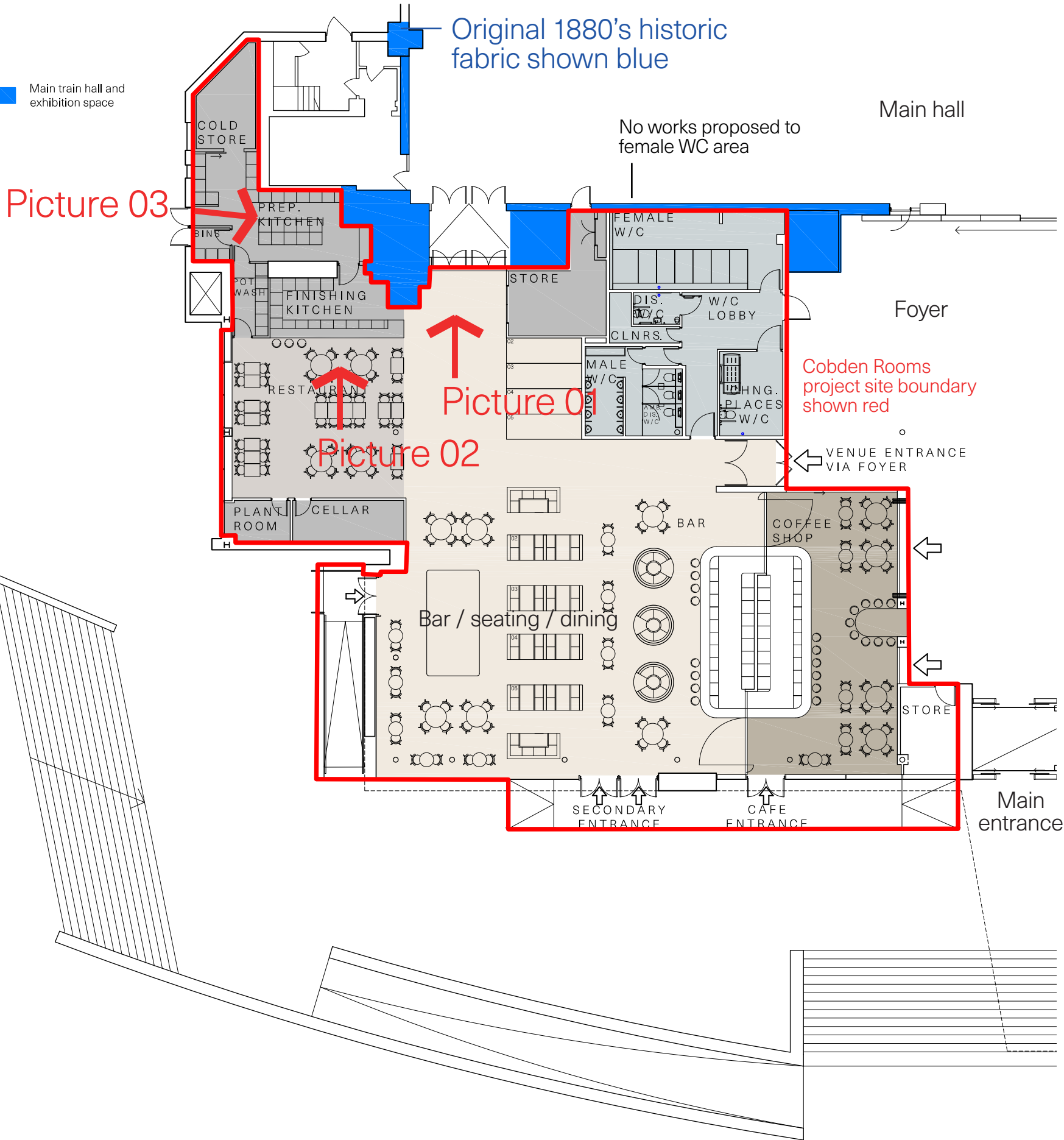
"Manchester Central is committed to reducing its impact on the environment. As a leading venue, our aim is to minimise the amount of waste we generate on site and increase the amount we recycle. Manchester Central has an on-site industry-leading waste management centre, enabling us to take responsibility for sorting and segregating waste onsite.

Manchester Central aims to divert all waste from landfill. After removing all recyclables from our waste, anything non-recyclable is compacted into bales and transported to a combined heat and power facility. Here, energy is harvested from the residual waste to produce electricity and also steam which produces thermal heating.

All kitchen and plate food waste including fruit and vegetable peelings and coffee grounds is sent to a process called Anaerobic Digestion (AD) which speeds up the natural breakdown of food inside a large, sealed tank. This process emits a methane-rich gas which is captured and used to generate electricity. Where possible, we work with local charities such as Eat Well Manchester, to donate any left-over, packaged food from events."



Images of existing Recycling centre to the West of the Manchester Central Estate, as shown on the above plan



4.0 Works near original historic fabric

4.1 Method statement

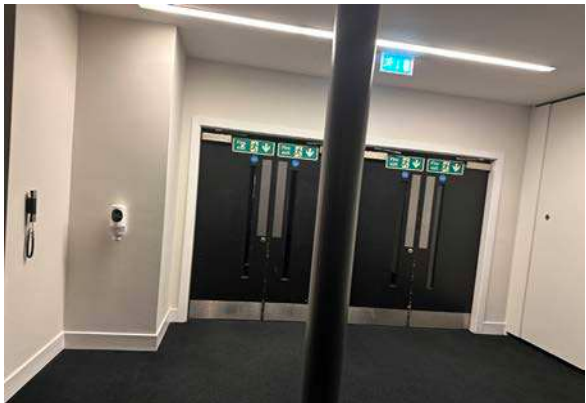
4.1.1 it should be noted that works within the Cobden Room proposals are not anticipated to affect original 1880's fabric.

4.1.2 The extent of the original train hall fabric is shown on the adjacent plan shaded blue. In this regard, it can be seen that the proposals 'flank' the original structure to a limited extent in the vicinity of the kitchen, prep kitchen, store and existing female WC

4.1.3 All existing surfaces to original 1880's historic fabric have, in their existing condition, already received finishes. There is additionally 1 no. door (to the prep kitchen) existing and the frame to this will remain unchanged. the photographs below show the existing conditions and provide a commentary on minor proposals

4.1.4 If any works take place in the vicinity of the original historic fabric, such surfaces will be fully 'boxed in' and protected with OSB board or 18mm plywood sheathing and hoarding. There will be no futher fixings into original fabric.

4.1.5 Picture 1



Existing door to main hall. All walls, reveals are 'dry lined', plastered and decorated in the existing condition. Redecoration and cosmetic finishes only

4.1.7 Picture 2



Existing door into kitchen
All plastered surfaces retained
Cosmetic finishes only

4.1.8 Picture 3



Door inside kitchen (retained)
All surfaces 'existing'
New finishes cosmetic only and room stays as a kitchen space