

10 - 12 Whitworth Street West

Access and Servicing Strategy



Introduction

Inhabit is an investor, developer and manager of Private Rented Sector (PRS) residential accommodation. Street West is to demolish the existing building and construct a new 36 storey residential tower for letting.

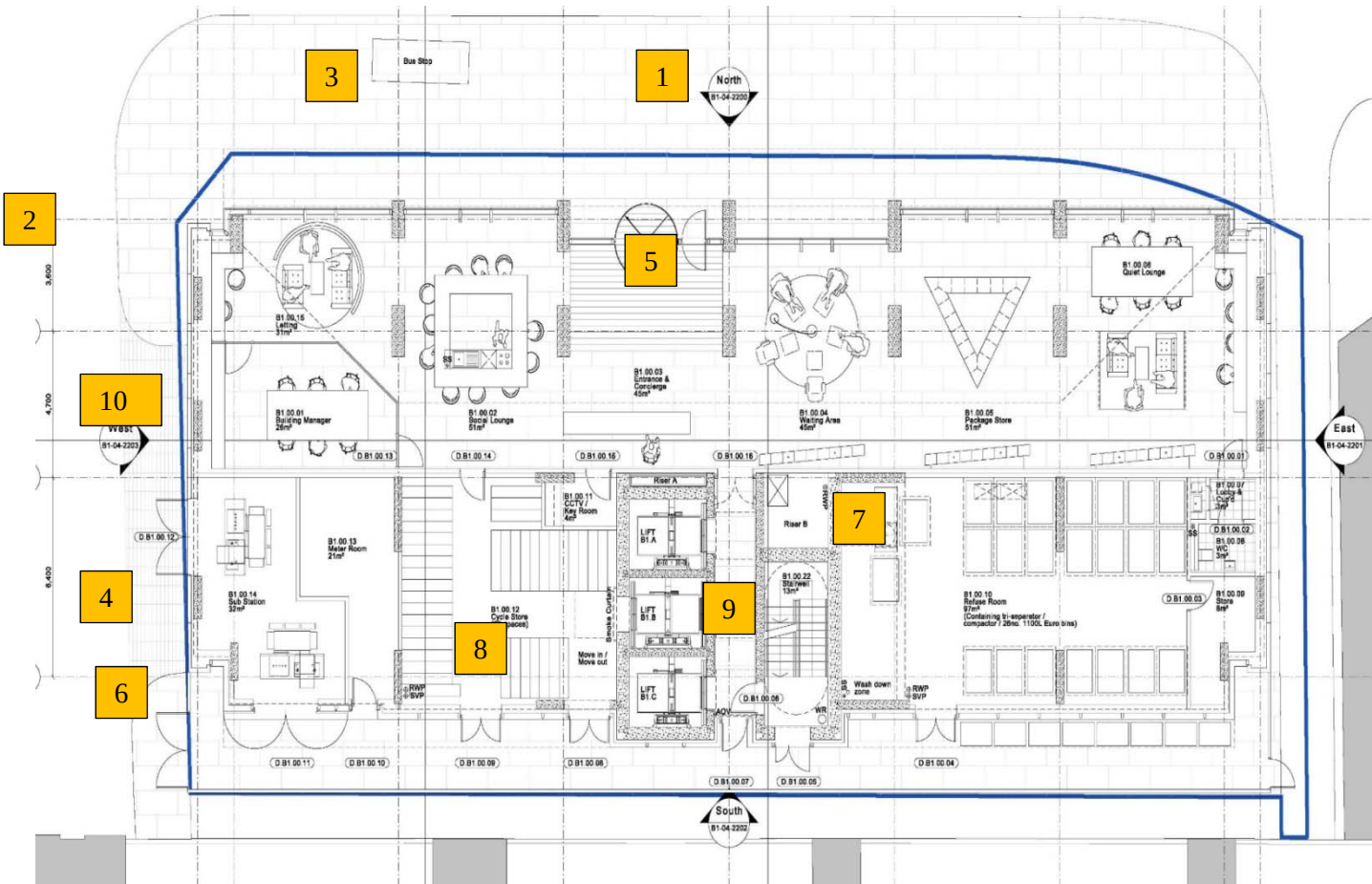
This document is intended to outline the servicing strategy for the new building and to discharge planning condition 8 of Planning Permission 111003/FO/2016/C1. The development hereby approved shall not commence unless and until a servicing strategy, including a schedule of loading and unloading locations and times, has been submitted to and agreed in writing by the City Council as local planning authority. Servicing shall thereafter take place in accordance with the approved strategy. Please note that the servicing strategy may change as the design develops and the work progresses as well as following the operation of the building to implement and develop best practice measures. In addition, as Inhabit speak to various suppliers and maintenance contractors and employ on-site staff, the servicing details may change. If and when they do, Inhabit will submit revised proposals to Manchester City Council for approval.

Refuse & Recycling

The building will have a central refuse chute accessed off the corridor at each floor level for the use of all tenants. The chute falls to a bin store at ground floor level. From there the refuse will be sorted into waste and recycling material and put into bins which will be taken out to Cameron Street for collection twice a week.

There will be a full time, 24 hour on-site building management team so there will always be someone on hand to manage the bins. It will be in the client's interests as long-term owner and manager of the building post occupation to make sure the refuse and recycling strategy is successful.

For more information on refuse and recycling please refer to 5plus's Storage and Refuse Disposal Report submitted to discharge planning condition 13 which contains details including the size and frequency of refuse vehicles.



KEY	
1	Whitworth Street West
2	Cameron Street
3	Bus Stop
4	Bin drop off & collection point
5	Main Entrance
6	Service Entrance
7	Refuse Chute
8	Bike Store
9	3 x 17 person lifts
10	Lay-by/drop-off

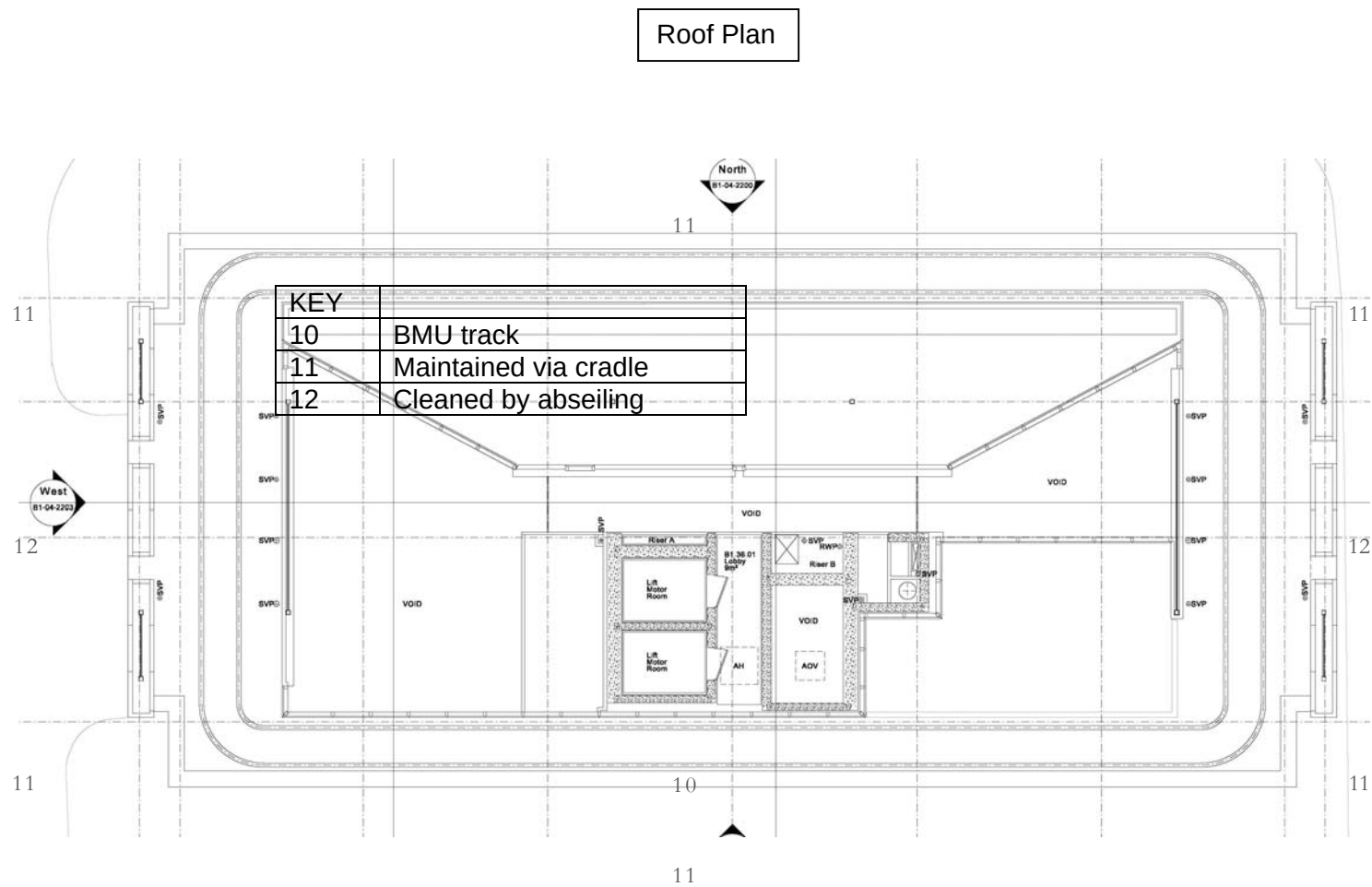
A transport statement was submitted with the application prepared by Aecom (transport consultant) following consultation with Highways in support of the planning application and describes how car parking will be provided off site in nearby car parks and will include a number of disabled spaces.

- + Deansgate Castlefield tram stop which is located opposite the development and has step free access,
- + Deansgate train station which has level access from Whitworth Street West
- + Local bus services along Whitworth Street West (with a bus stop right outside the building!)

The floor plan is a detailed architectural drawing of a building, likely a school or office, showing various rooms, corridors, and outdoor areas. The plan is oriented with North at the top and South at the bottom. A grid system is used for reference, with letters A, B, C, and D running vertically and numbers 01 through 09 running horizontally. The building's footprint is outlined in blue. Key rooms and areas include:

- Staffing Manager** (B1.00.01, 32m²)
- Quiet Lounge** (B1.00.02, 21m²)
- Waiting Area** (B1.00.04, 45m²)
- Reception Store** (B1.00.05, 91m²)
- Water Room** (B1.00.13, 21m²)
- Cycle Store** (B1.00.12, 67m²)
- Staff Room** (B1.00.14, 33m²)
- Store Room** (B1.00.15, 91m²)
- Wash down zone** (B1.00.16, 13m²)
- Reception** (B1.00.17, 13m²)
- Reception area** (B1.00.18, 13m²)
- Reception Store** (B1.00.19, 13m²)
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- Reception** (B1.00.100, 13m²)

Access & Servicing Strategy



Servicing and loading

All deliveries will be made via a service bay on Cameron Street.

The service bay will become the drop-off bay for the new building and will be utilized for the delivery of food orders, parcels and furniture etc. From the drop-off bay, food and parcels will be taken around to the main entrance whilst furniture will be taken to the Service Entrance at the rear of Cameron Street and then along the rear alleyway and into the building from the rear.

The existing service zone will be upgraded from tarmac and finished in hard paving/ sett.

Drop off and pick up by car and taxi will take place in Cameron Street and will be available to tenants 24 hours a day.

All vehicles can access Cameron Street in forward gear and can exit in forward gear under the arch to the rail viaduct into Hewitt Street.

It is envisaged that regular deliveries of goods will take place early morning (between the hours of 7am – 9am) and early afternoon (between the hours of 1pm – 4pm) Monday - Saturday. Ad hoc deliveries of goods and parcels will be scheduled where possible during early morning or early afternoon but, in any case, between the hours of 7am – 6pm. Approximately 15 deliveries will take place in the morning and 10 in the afternoon.

Cycle parking

A secure cycle store is proposed which will be accessed from the rear alley. Only

cyclists and staff will have fobs to access the rear alley from the street and access the cycle store itself. The entrances to the rear alley, the alley itself and the entrance to the cycle store will be well lit.

160 spaces have been provided for resident's cycles on the ground and 1st floor. Cycle storage will be provided by an easy to use two tier bike rack system. 2 additional spaces have been provided for staff within the main cycle store. A dedicated shower and changing room for staff has been located adjacent to the cycle store. It is envisaged that residents will use shower facilities in their apartments rather than communal showers therefore this facility will only be accessible for staff.

Maintenance

The maintenance strategy requires the windows and metal panels of the north and south elevations to be cleaned via a cleaning and maintenance cradle or building maintenance unit (BMU) which runs on a track around the perimeter of the roof. The cradle is then lowered to within an 800mm operating zone from the face of the building to the required height.

The pre cast concrete cladding panels on the east and west facades will be self-cleaning. The windows in these elevations will be cleaned via abseiling from the roof.

The curtain walling to Whitworth Street West will be cleaned via a pole from street level.