

Minutes

Project: Our Town Hall

Meeting Title: OTH Project – Age Friendly Audit Public Realm Street Furniture

Meeting Date: 21st September 2022

Meeting Location: Site Cabins



Attendees	Title	Initial
Lorraine Ward	MCC Access Officer	LW
Joan Rutherford	Chair, Older People's Housing Champions	JR
	Greater Manchester Coalition of Disabled People	
	Manchester Disabled People's Access Group	
	Treasurer, High Peak Access	
	TfGM Disability Design Reference Group	
	Manchester Age-friendly Design Group	
	Manchester Women's Design Group	
Trevor Ashworth	Joan's Team	TA
Anne Tober	Joan's Team	AT
Dr Morag Rose	Joan's Team	MR
Maggie Griffiths	Joan's Team	MG
Jane Simpson	OTH Project – Access Consultant	JS
Jamie Coath	OTH Project Principal Architect - Purcell	JC
Matt Stirton	OTH Project Landscape Architect - Planit	MS
Louise Darlington	OTH Project – Lendlease	LD
Liam Brady	OTH Project Senior Client PM	LB
Apologies		
Brian Hilton	Joan's Team	BH
Liam Bentley	Lendlease Assistant Design Manager	LBe

Circulation

All present

Apologies

Anthony Mitchell	Local Planning Authority (LPA)	AM
Emily Booth	LPA	EB
Dave Thorley	Age Friendly Manchester	DT

Item	Note/Action	Owner/When
1.0	Introduction / Purpose of meeting - LB thanked all the attendees for sharing their time, knowledge and expertise today to help contribute to the Age Friendly Audit of Public Realm street furniture. - LB informed that prior to the Age Friendly Presentation, Jamie Coath would take this opportunity to share with the team the fantastic work being undertaken on site to improve accessibility within Manchester Town Hall	Info'
2.0	Overview of accessibility in Our Town Hall	
2.1	JC's presentation initially focused on creating 4 accessible entrances on: - Albert Square – main entrance for public. - Cooper St – Entrance will be a busy entrance as facing St Peter's Square and Metrolink stop. - Princess St – Primarily used for fire evacuation however will be used for public access in special circumstances. - Lloyd St Entrance – Controlled entrance used for staff. Observations from JC and the team included: - Installing Lloyd St ramp in 1985 was a massive achievement for the accessibility community and suggest this entrance is for use for folk attending meetings within the Town Hall.	Info' LB/MCC

2.2	- The OTH Project Team will consider including a commemorative plaque on the ramp in recognition of the 1985 achievements. JC's presentation then focused on the internal vertical circulation including: 3 lift cores in each corner of the building (Lloyd St, Cooper St and Princess St, these lifts will give access to the upper floors and will also act as fire evacuation lifts. - There is a goods lift directly off Lloyd St that will provide access for services and goods between Lower Ground Floor, Ground Floor and Level 1 State Rooms. - Large visitors lift near the main entrance on Albert Square that will provide access to events on level 1 State Rooms. - There is a large through platform lift in the main entrance on Albert Square that will give direct access into the Sculpture Hall Café. - There is a smaller through platform lift in the Cooper St entrance, however there is also level access to the Cooper St lift if this is required. - There is also a platform lift to provide direct onto the Stage in the Great Hall, which was welcomed by Dr Morag Rose. Observations from JC and the team included: - Concerns with the reliability of Platform Lifts - LB confirmed that there will be a Planned Preventative Maintenance Strategy for all the lifts in the building which will also include a service level agreement to ensure any breakdowns are responded to efficiently. - LB confirmed that the lifts had been locally sourced (Manchester based company) and JR requested the team to consider holding a stock of key spare parts and ancillary equipment, LB confirmed that there is an allowance for this in the project and LB thanked JR for this suggestion that will be acted upon.	LB/JC LB/MCC																																							
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		managed like cycling groups. Respectful shared use of space.	encourage skate boarding and similar designs are being considered for the monuments in Albert Square.	LB/MS
	Cycling	The team encourage engagement with Deliveroo type companies as well as Cycle Groups/Forums.	This is planned for.	
	Cycle Stands	Will need a colour contrast	The design includes colour contrast, a tapping rail and are located on the perimeter of the Square to avoid creating clutter.	
	Bollards	Will they all be rise and fall bollards	No just the ones providing access / egress onto and off the Albert Square and Cooper St.	
	Bollards	What is the space between the bollards	Bollards are installed at 1200mm centres (in compliance with the Hostile Mitigation Vehicle Regulations) the sleeves over the bollards will reduce this width slightly.	
	Light Totem Columns	Will lighting levels improve in Albert Square	MS confirmed that the lighting level across Albert Square will be 20 lux across the space which is a considerable improvement. MS confirmed that the street lighting in Lloyd St will be upgraded with LED lighting.	
4.0	Other Public Realm observations and comments made in the meeting			
	- MS confirmed that all the hard landscaping in Albert Square be a flat surface. - MS confirmed that uplighters have been included on the trees and monuments and have been sensitively designed to avoid glare. - MS/LB confirmed that braille maps are being considered as part of the wayfinding design (which is work in progress). - To accommodate future events in Albert Square 12 in ground Building Service Modules have been designed in to create much less clutter when events are on-going. - MCC LPA have created a condition for an Events Management Strategy to be produced prior to the first event being held on Albert Square, it was suggested that JS provides a narrative to the authors of the Events Management Strategy on accessibility requirements (similar to the 2 pager on external dining table and chairs accessibility requirements that JS produced). - Lloyd St kerb design has been subject to close scrutiny working with JS, design team and MCC key stakeholders (a photo of the agreed sample will be shared with the group). - Locations of 2 taxi ranks were identified one on Central St and one on Clarence St. - Additional disabled parking bays have been included on Lloyd St, Clarence St and drop off point on Mount St. - LB confirmed that the Highway works on the surrounding streets to Albert Square are light touch and have all been subject to agreement with MCC Highways Engineers. - LW informed that the Highways Access Group was formed 12 months ago.			Info'
				JS
				MS
				Info'
5.0	Meeting ended 4pm			All