

4.0

THE PROPOSAL

4.4

USE AND AMOUNT

4.4.1 Area Schedule

Powerhouse									REV 05 18.02.15
Use Class	Café A1-A5		Main Hall Flexible Use		Energy Centre		Total		
Level	GIA m2	GEA m2	GIA m2	GEA m2	GIA m2	GEA m2	GIA m2	GEA m2	
B1			100	119			100	119	
00	75	82	493	560	371	398	939	1,040	
01	16	82	49	560	90	344	155	986	
Total	91	164	642	1,239	461	742	1,194	2,145	
Illustrative Scheme	108	111	540	557	922	950	1,570	1,618	
Maximum Floor Areas		4,000		4,700		950			
Note: Voids have been included in GEA but not in GIA The Water Tower area was only considered in L00.									



- General vehicle access
- General service and refuse vehicle access
- Building entrance
- Bin store
- Refuse vehicle collection area
- Collapsible / Rising bollards to control access

4.5 PARKING AND SERVICING

One wheelchair accessible space for The Powerhouse will be provided on the Powerhouse Lane.

A temporary parking area (up to 12 spaces) will be provided, south of the Powerhouse, next to the Boiler House temporary parking.

General vehicle access, as well as general service and refuse vehicle access, will be done from Blyth Road and through Powerhouse Lane. The Groove will have controlled vehicle access, for servicing, with the use of rising bollards. The main refuse vehicle collection area will be located on the west side of the existing building, close to the bin store.

THE OLD VINYL FACTORY THE POWER HOUSE	
FIGURE 1 ACCESS AND PARKING PROPOSALS	
1615/121	
JANUARY 2015	Alan Baxter

Left: Plan showing parking and servicing strategies (Not to scale)

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4.6 BUILDING MAINTENANCE STRATEGY

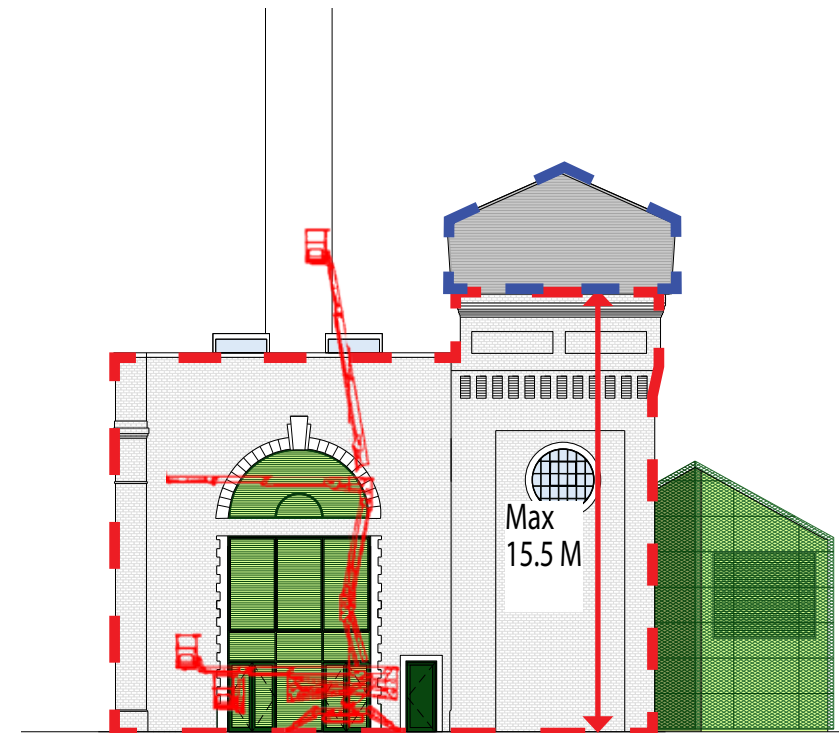
The height of the existing building does not make it possible to propose strategies which avoid the need to work at height. Therefore the maintenance strategy prioritise safety by selecting methods of work that reduce the risk of a fall or personal injury to an acceptable level.

The small nature of this building makes permanent safety systems such as a fixed BMU un-viable. Therefore we have proposed a strategy that utilises an number of different temporary solutions.

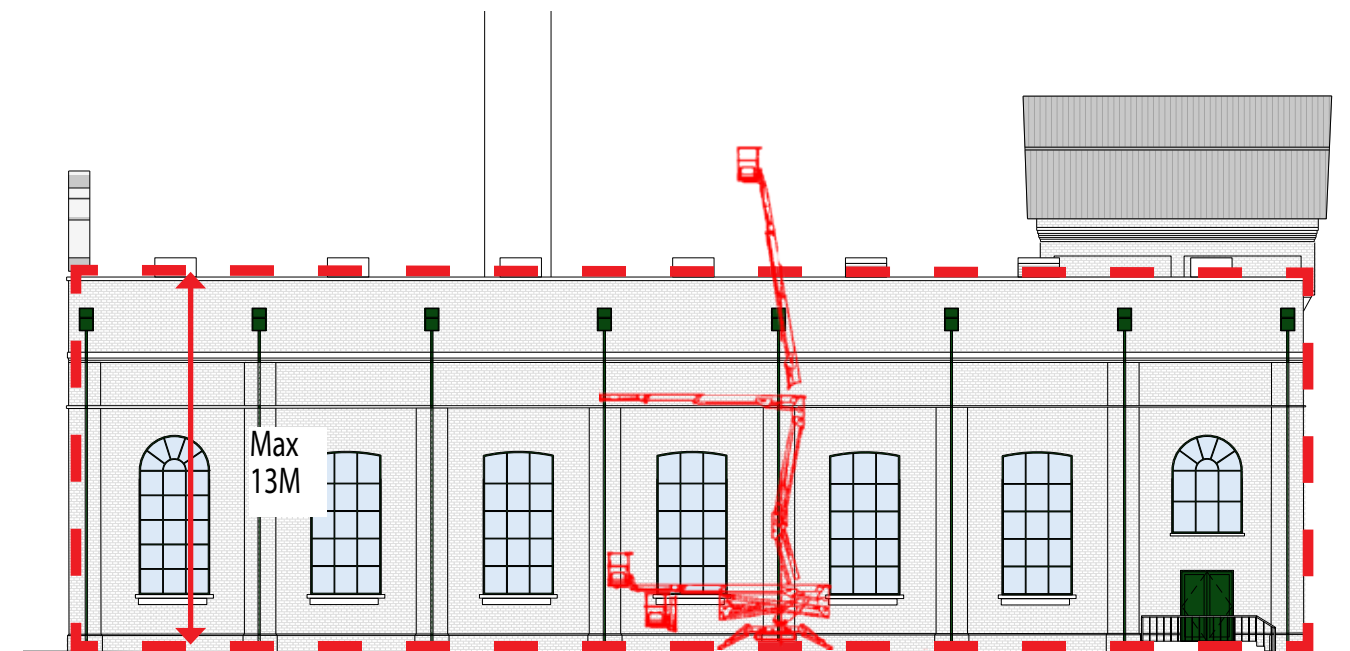
4.6.1 Window Cleaning

The most frequent maintenance required will be the cleaning of the windows. Given the maximum height of the glazed areas it will be possible to clean the using a water fed window cleaning pole from the ground.

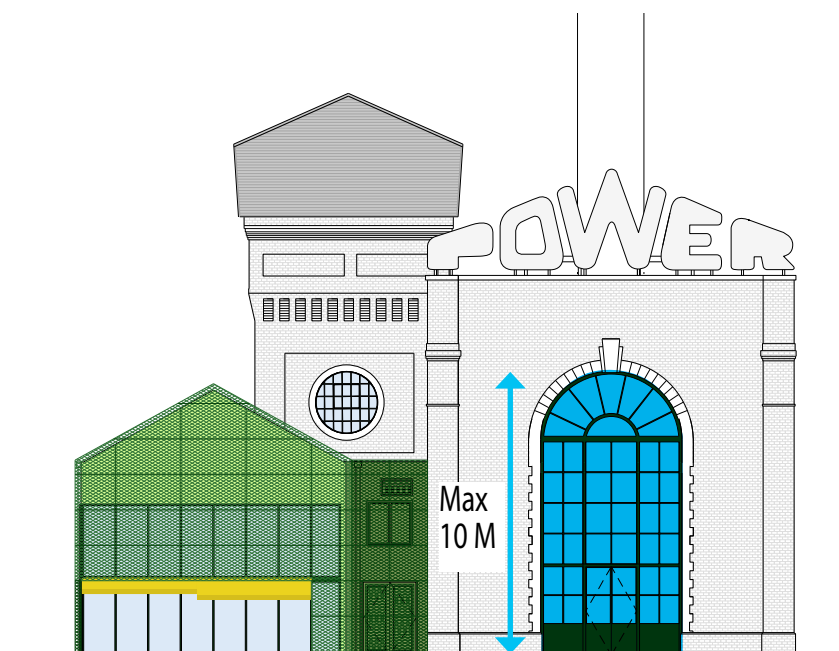
This method is both safe and cost effective for a building of this scale.



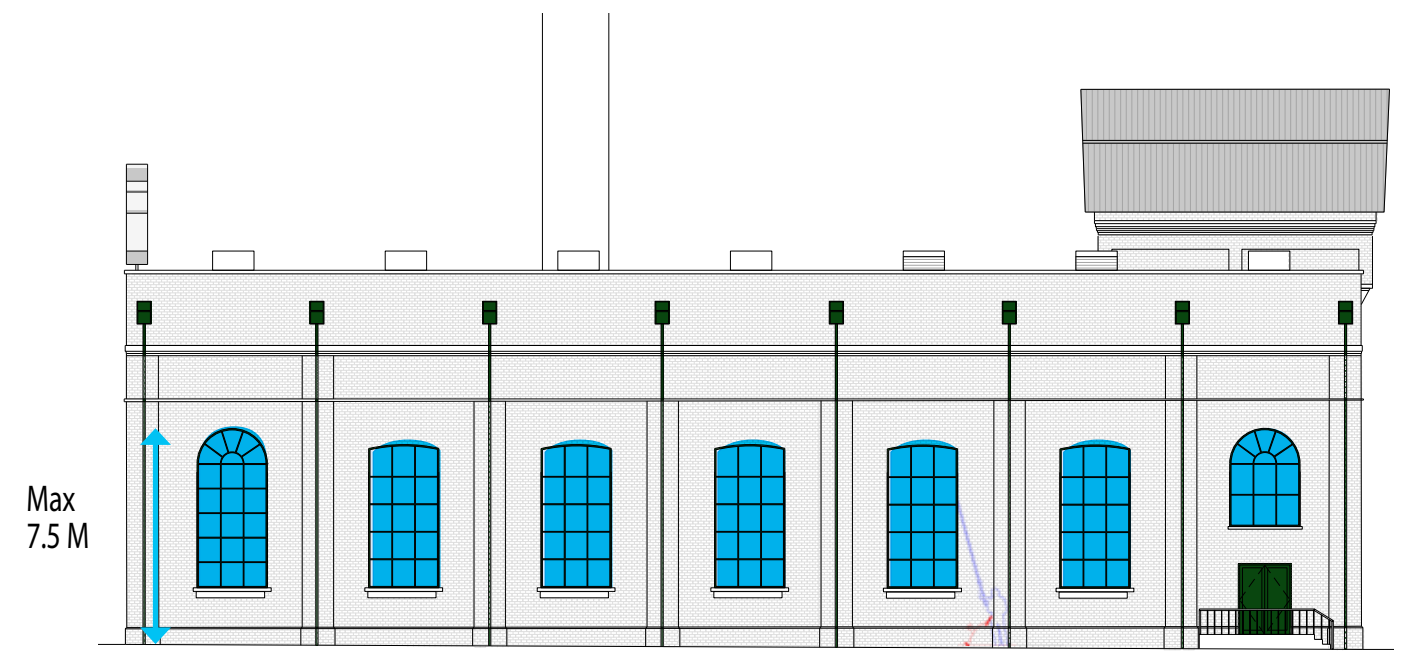
West Elevation



North Elevation

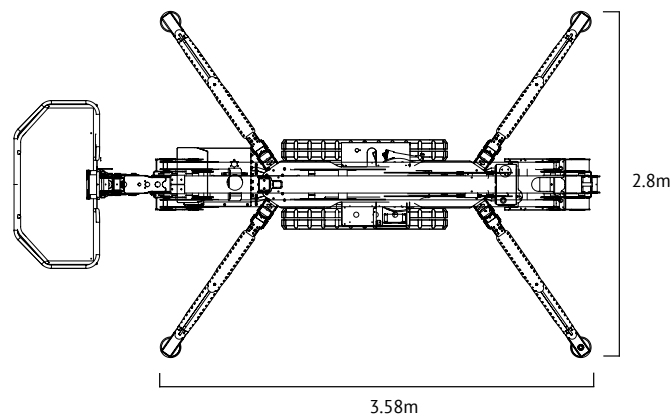


East Elevation

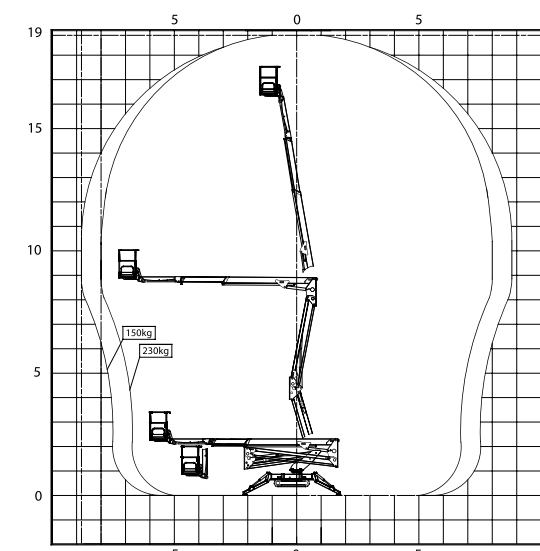


North Elevation

Right: Building elevations illustrating window cleaning strategy (Not to scale)



Performance	Measurements
Max working height	18.8m
Max horizontal outreach	8.8m
Max basket capacity	230kg
Jib movement	90°
Turret rotation	356°
Max slope to stabilise	9%
Max travel slope	36%
Max approach angle	19%
Max side slope to travel	10%
Max travel speed	1.1km/h
Dimensions	Measurements
Total length (without basket)	4.48m
Total length (with basket)	5.12m
Height in travel position	1.97m
Width with basket removed	0.78m
Basket dimensions (HxLxW)	1.1 x 1.4 x 0.7m
Ground clearance	0.23m
Stabiliser base width x length	2.8 x 3.58m
Stabiliser foot diameter	0.18m
Weights	Measurements
Gross weight with Honda	2500kg
Gross weight with Kubota	2500kg
Max pressure on stabiliser foot	6.34kg/cm2
Max pressure on tracks	0.87kg/cm2
Traffic load in travel position	313kg/m2
Traffic load in working position	205kg/m2



4.6.2 Facade Maintenance

The external facade has been designed to minimise the need for maintenance. The steel windows will be replaced with powder coated steel framed windows which require less frequent maintenance than the existing painted steel windows. The brickwork will be painted with a long lasting silicate paint.

However the need to maintain an old building such as this has been recognised and proposal allows for the continued maintenance and protection of the existing building.

The hard landscaping has been designed to allow a number of potential places for a spiderlift to park and access the building facade as shown on the plan.

The data sheet shows a spider lift which can access all of the existing brickwork, rain water hoppers and down pipes.

In addition to the spider lift some localised scaffolding may be required to access the roof of the water tank. Since this element will be re-built as part of this work it will have a low maintenance requirement. However hard landscaping has been provided around the base of the water tower to allow for the use of scaffolding if required.

Left: Plan and diagrams illustrating facade maintenance strategy (Not to scale)

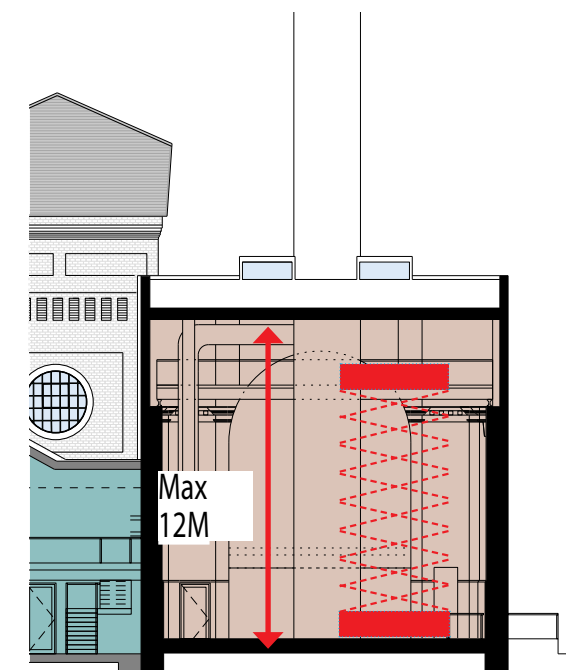
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4.6.3 Internal Maintenance

The high internal floor to ceiling light will make it difficult to access much of the existing building for maintenance. The requirement for maintenance at a height has been minimised with the use of wall mounted lights however if maintenance is required at height a compact internal scissor lift can be used.

The entrance doors have been designed to allow a compact scissor lift access the building to provide access when high level maintenance is required.



Right: Plan and cross section illustrating internal maintenance strategy (Not to scale)



Scissor Lift within the main hall

4069

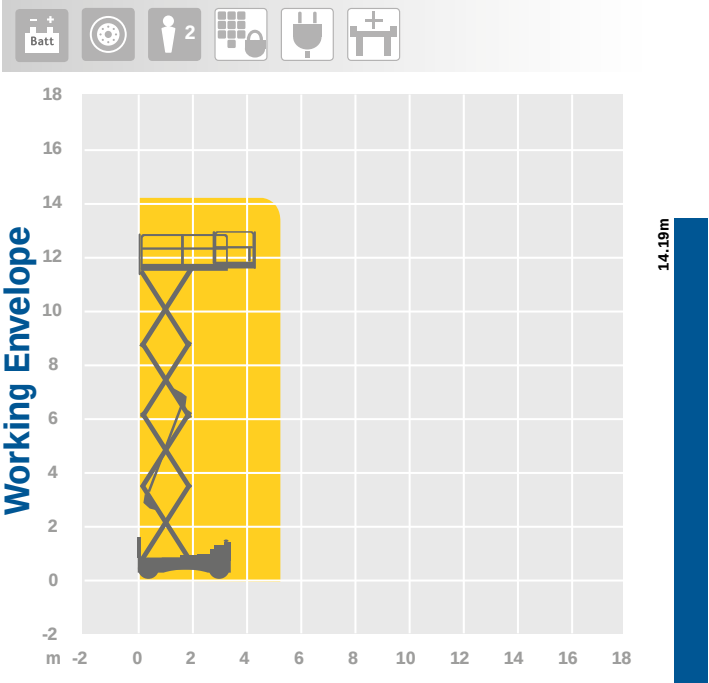
scissors

Working Height 14.19m

Closed Length	3.1m
Closed Height	2.83m
Stowed Height (guardrails lowered)	2.01m
Closed Width	1.75m
Platform Size	2.92m x 1.65m
Platform Length (deck extended)	3.83m
Max SWL	360kg
Weight	5300kg

Alternative machines

Product
M4069
M4069-O
8841E



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