



OUR TOWN HALL  
MANCHESTER CITY COUNCIL  
Condition 11n - Staircase Removal  
Clarification and Justification  
December 2021

OTH-LLC-TH-XX-RPT-W-0238

Issue Details

| DOCUMENT TITLE           | DOCUMENT REVISION | ISSUED FOR  | ISSUED DATE | REVIEWED BY |
|--------------------------|-------------------|-------------|-------------|-------------|
| OTH-LLC-TH-XX-RPT-W-0238 | -                 | INFORMATION | 15/09/2021  | LPA TEAM    |
| OTH-LLC-TH-XX-RPT-W-0238 | 01                | INFORMATION | 20/12/2021  | LPA TEAM    |

Introduction

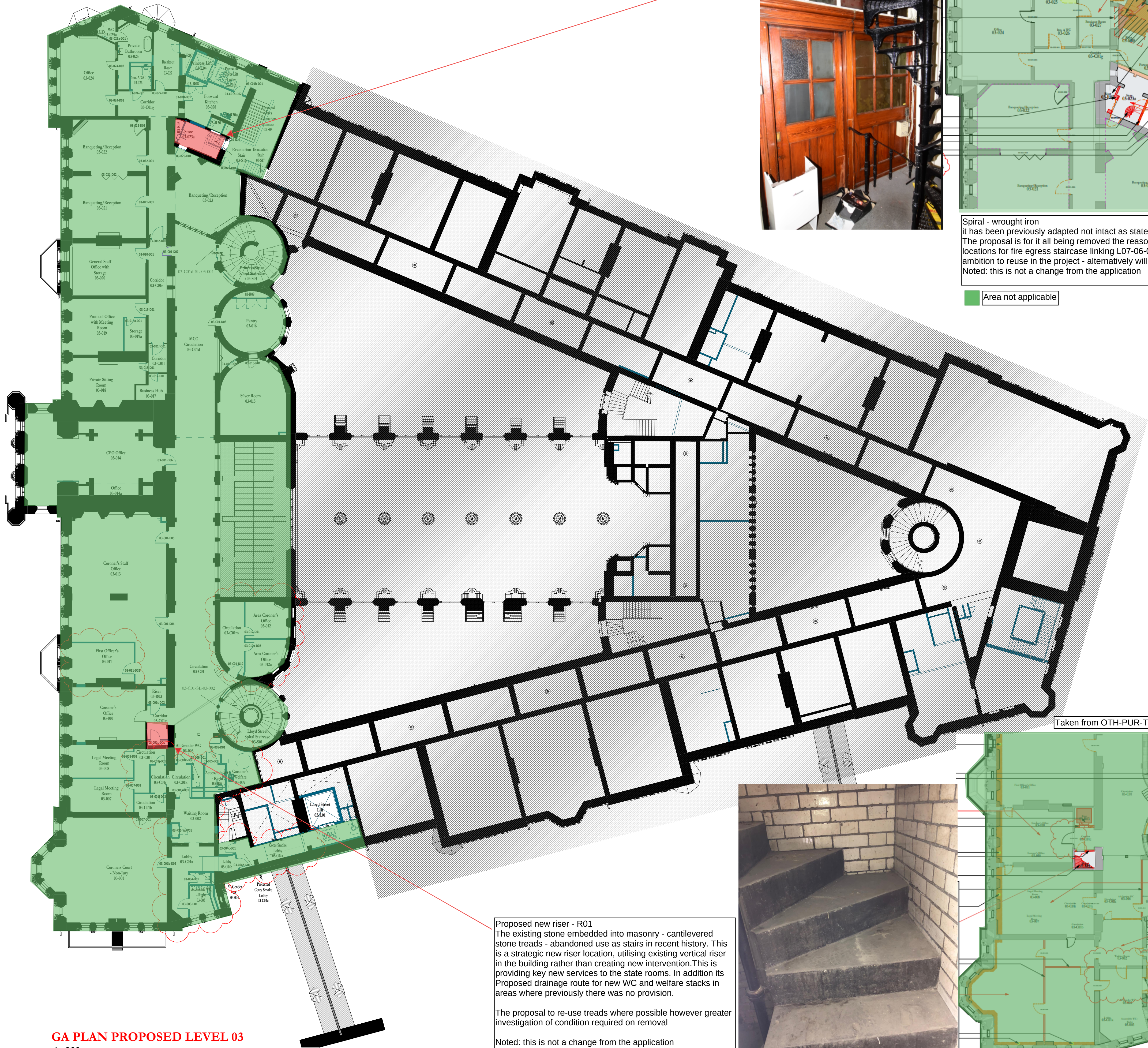
This document has been prepared by the internal LPA team including:

Jamie Coath Partner , *Technical and Conservation Expert (Purcell)*  
Rebecca Stone Associate *(Purcell)*  
Mark Clifford Senior *Heritage Consultant (Purcell)*  
Liam Bentley Assistant *Design Manager (Lendlease)*

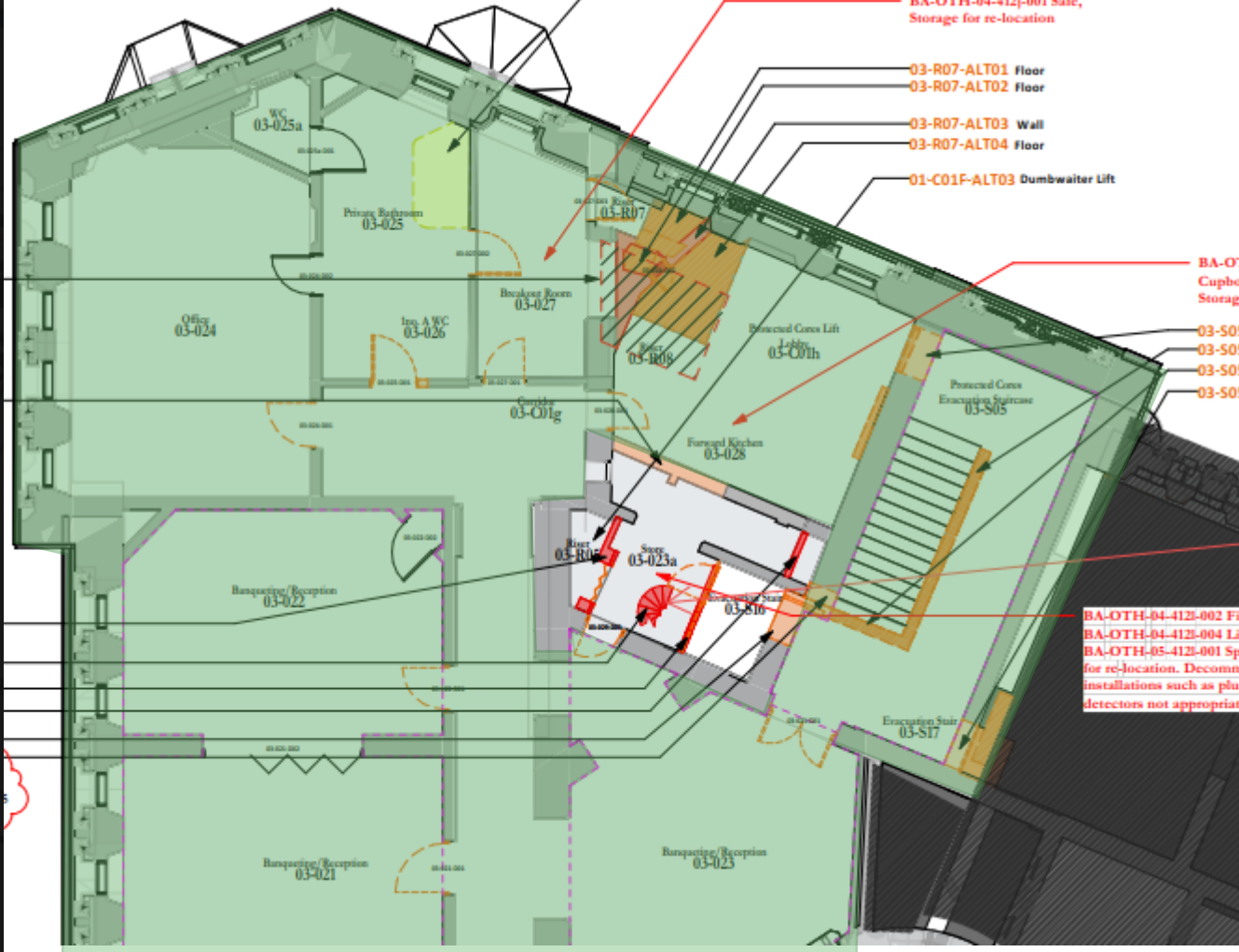
To provide an assessment for the significance of the or the removal of any staircase including smaller staircases on upper levels throughout the Town Hall. This is to fulfil the listed building consent *Condition 11n - Staircase Removal.*

*Full detailed justification for the removal of any staircase including smaller staircases on upper levels.*



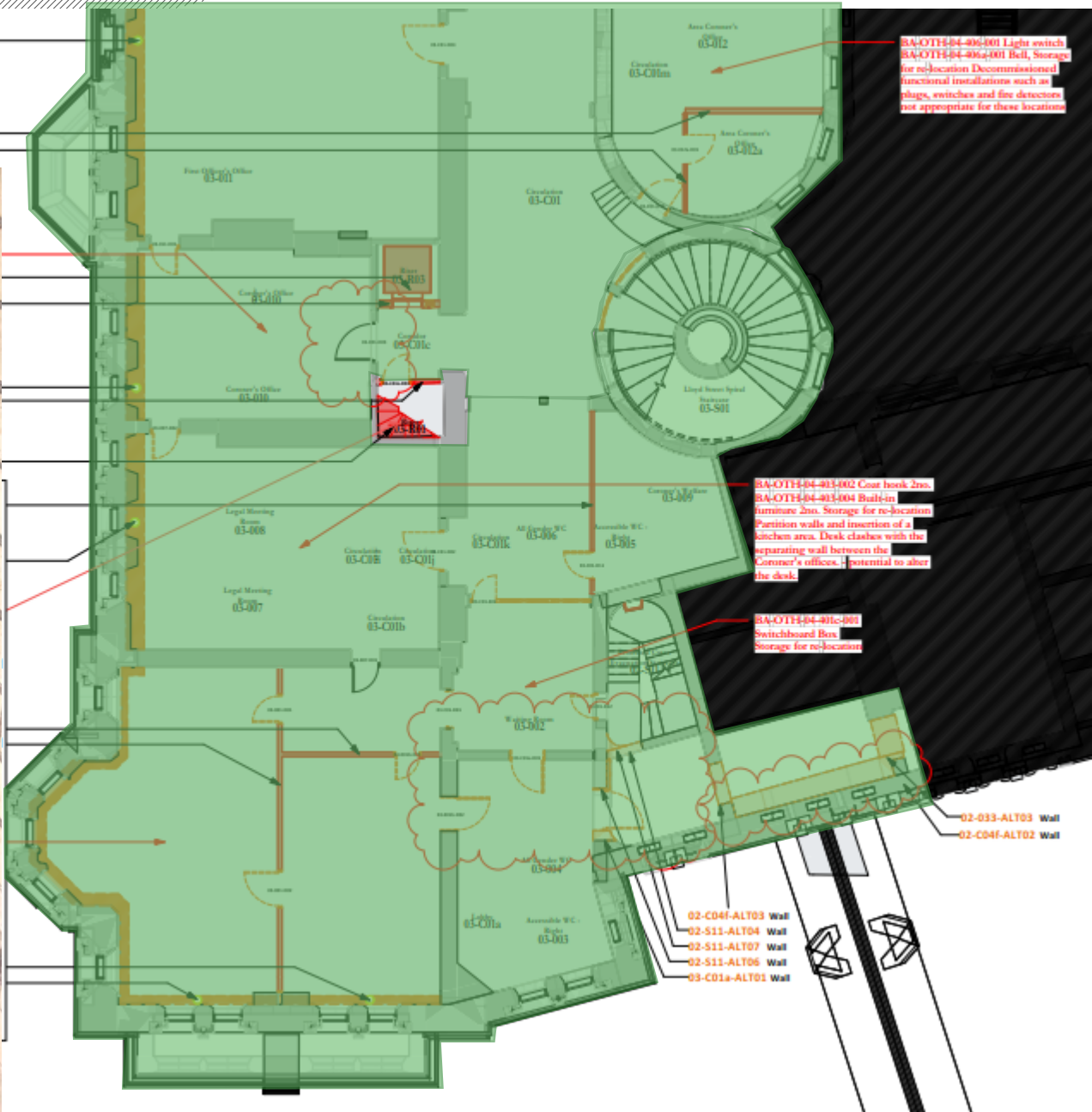


GA PLAN PROPOSED LEVEL 03  
1 : 200



Spiral - wrought iron  
It has been previously adapted not intact as stated by Purcell  
The proposal is for it all being removed the reason for the removal is this is a strategic locations for fire egress staircase linking L07-06-05-04-03 , this hasn't changed  
ambition to reuse in the project - alternatively will go through the BAWG  
Noted: this is not a change from the application

Area not applicable



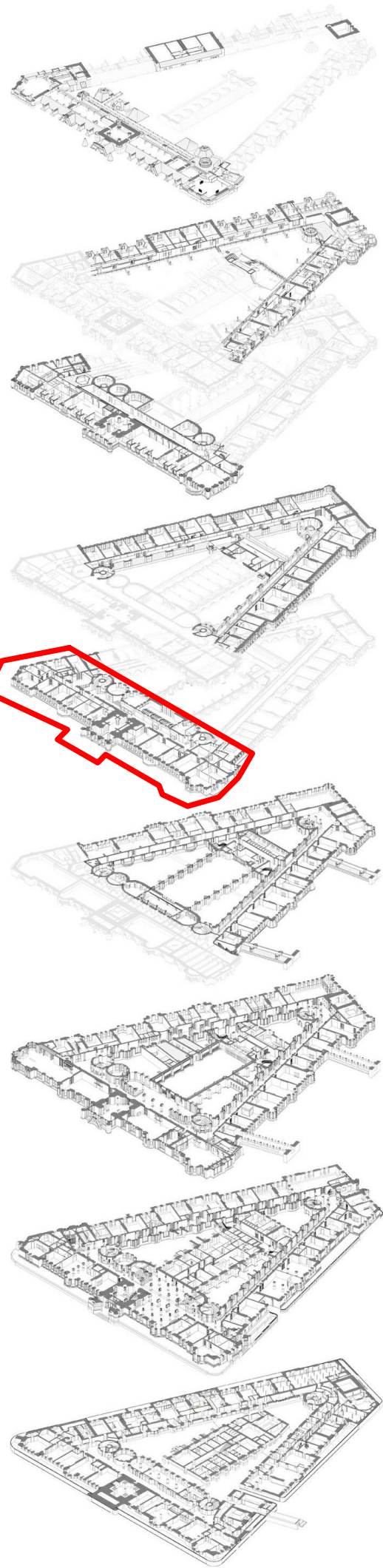
Proposed new riser - R01  
The existing stone embedded into masonry - cantilevered stone treads - abandoned use as stairs in recent history. This is a strategic new riser location, utilising existing vertical riser in the building rather than creating new intervention. This is providing key new services to the state rooms. In addition its Proposed drainage route for new WC and welfare stacks in areas where previously there was no provision.  
The proposal to re-use treads where possible however greater investigation of condition required on removal  
Noted: this is not a change from the application

Scale Bars to be used as guidance only - refer to sheet size below

|        |    |      |      |      |      |      |      |      |      |
|--------|----|------|------|------|------|------|------|------|------|
| 1:100  | mm | 1000 | 2000 | 3000 | 4000 | 5000 | 6000 | 7000 | 8000 |
| 1:200  | mm | 1000 | 2000 | 3000 | 4000 | 5000 | 6000 | 7000 | 8000 |
| 1:500  | M  | 5    | 10   | 15   | 20   | 25   | 30   | 35   | 40   |
| 1:1250 | M  | 10   | 20   | 30   | 40   | 50   | 60   | 70   | 80   |

Notes:  
Drawings are based on survey data and may not accurately represent what is physically present.  
Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.  
All dimensions are in millimeters unless noted otherwise.  
Purcell shall be notified in writing of any discrepancies.

Key Plan



|       |            |          |       |                                                                               |
|-------|------------|----------|-------|-------------------------------------------------------------------------------|
| 03    | 13/08/2021 | RM       | AH    | Updated following changes to Coroner's Court redesign. Refer to revision note |
| 02    | 31/03/2021 | NH       | MP    | Issued for information                                                        |
| 01    | 29/07/2020 | RS       | MP    | Issued for Tender (RTA)                                                       |
| -     | 30/08/2019 | DH       | AF    | Issued for LBC/ Planning                                                      |
| ISSUE | DATE       | APPROVED | DRAWN | DESCRIPTION                                                                   |

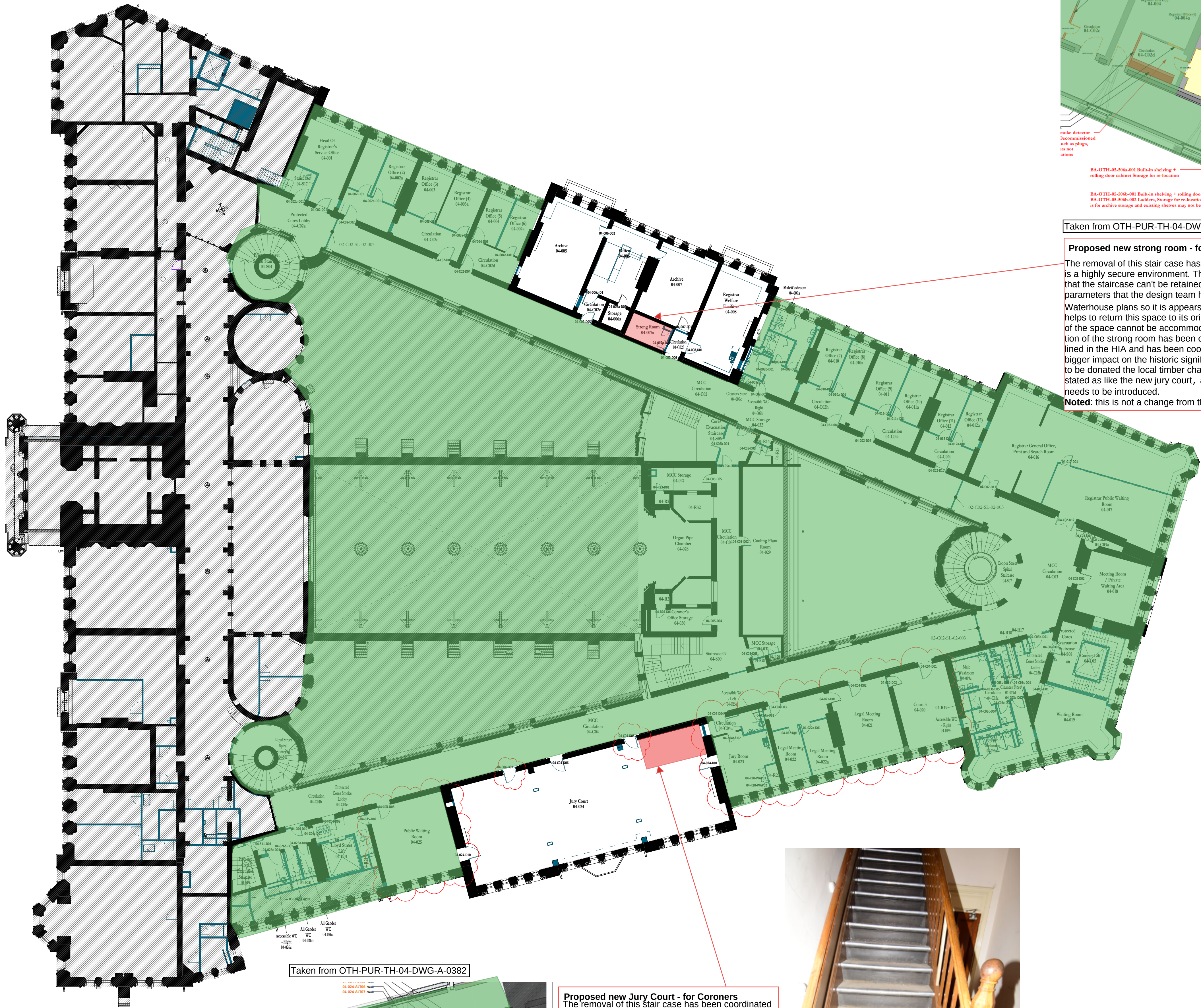


OUR  
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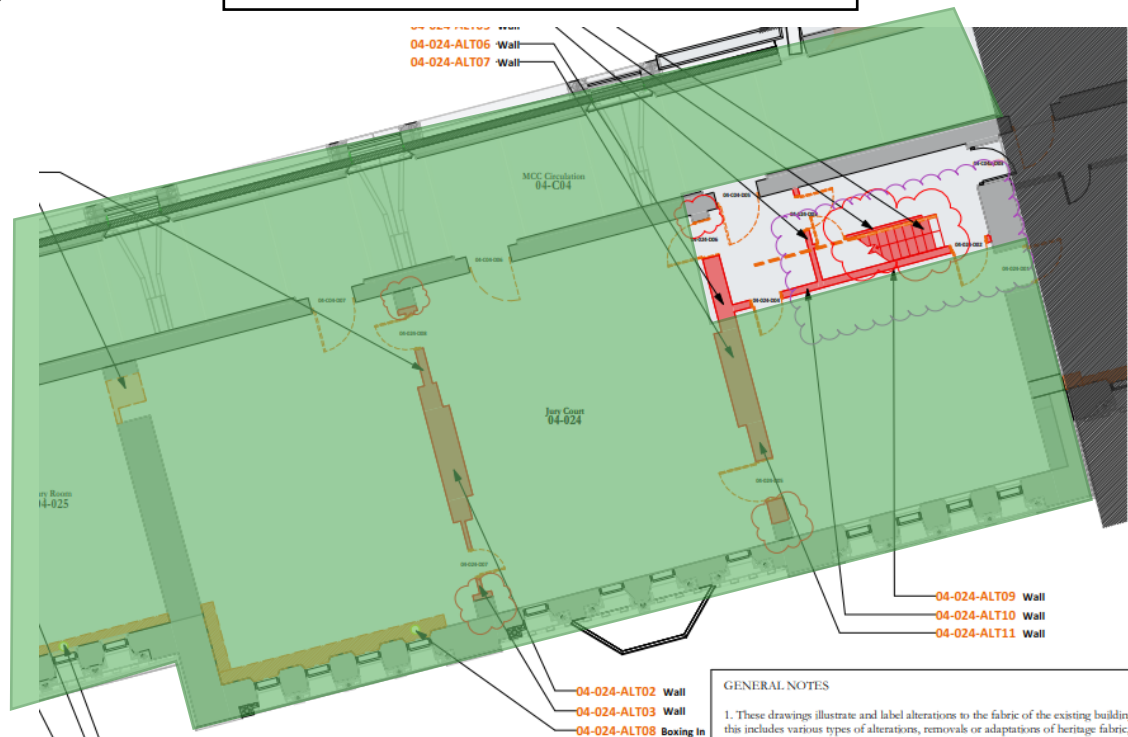


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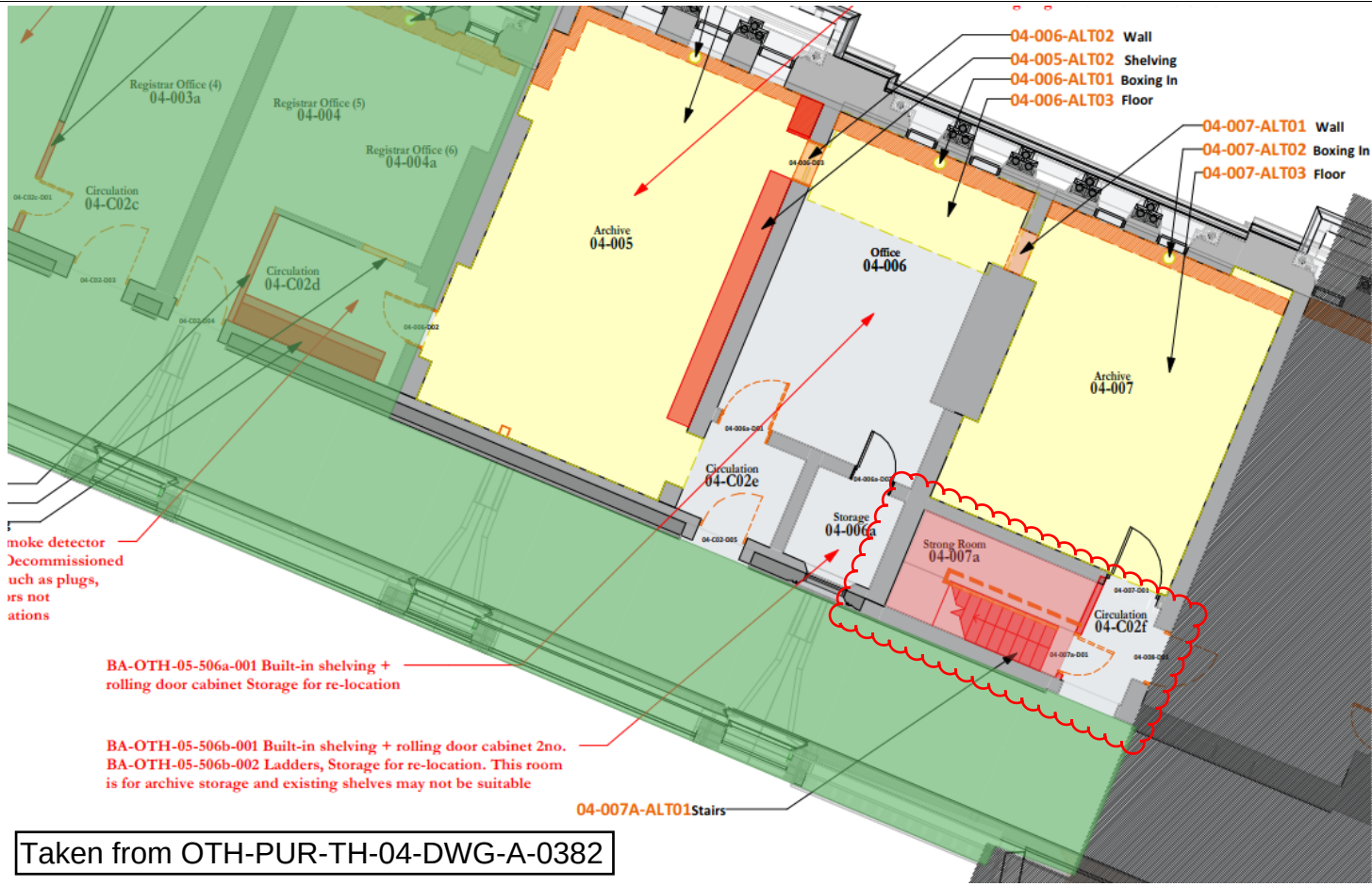


GA PLAN PROPOSED LEVEL 04  
1 : 200



**Proposed new Jury Court - for Coroners**  
The removal of this stair case has been coordinated with the project and the coroners. The current proposal is that L04 to L06 staircase will be removed. Its noted that the staircase can't be retained in-situ due to the requirements of the jury court. The location of the Jury Court has been coordinated with the coroners and the OTH project, this is outlined in the HIA. The proposal for this staircase once removed is for it either to be donated the local timber charity that the project are working closely with or for parts to be reinstated(L06).  
**Noted:** this is not a change from the application

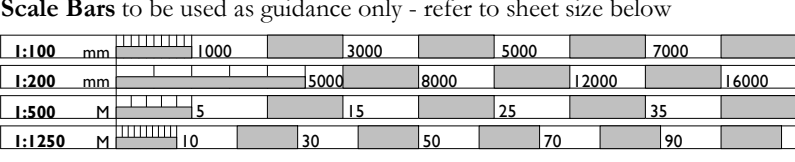
Area not applicable



**Proposed new strong room - for Registrars**  
The removal of this stair case has been coordinated with the project and the new archive store , this is a highly secure environment. The design is that L04 to L06 staircase will be removed. Its noted that the staircase can't be retained in-situ due to the shelving that the registrars use these are fixed parameters that the design team have had to work to , This staircase does not feature on the original Waterhouse plans so it is appears to be a later addition of relative lower significance and its removal helps to return this space to its original form. Retaining this staircase would mean the proposed use of the space cannot be accommodated and the store would need to be located elsewhere. The location of the strong room has been coordinated with the Registrar's and the OTH project, this is outlined in the HIA and has been coordinated within the building with the registrars this could have a bigger impact on the historic significance. The proposal for this staircase once removed is for it either to be donated the local timber charity that the project are working closely with or for parts to be reinstated as like the new jury court , all parts of the staircase need to be removed as a new fire line needs to be introduced.  
**Noted:** this is not a change from the application



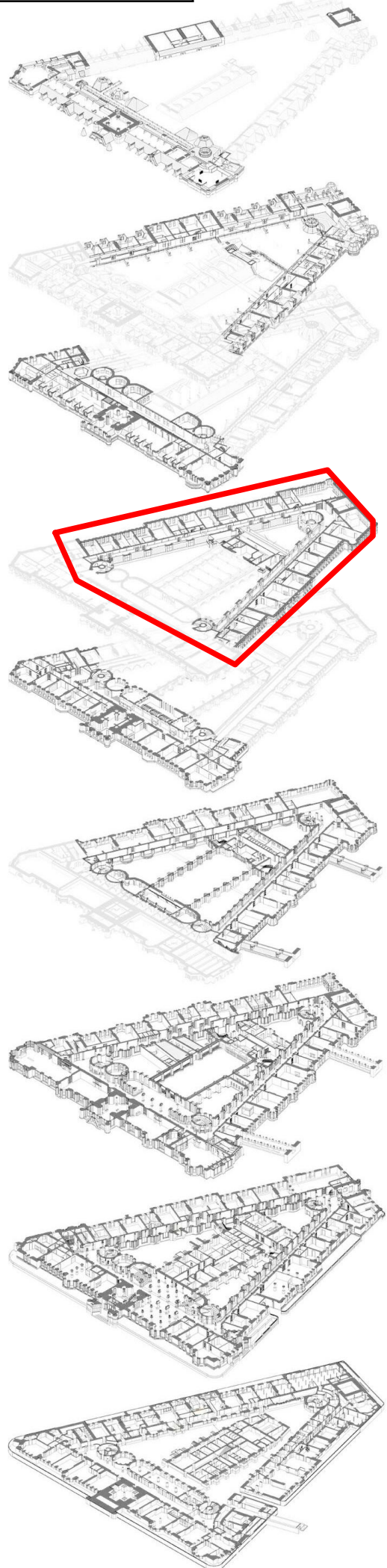
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Key Plan

Area not applicable



|    |            |    |    |                                                                               |
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| 04 | 13/08/2021 | RM | AH | Updated following changes to Coroner's Court redesign. Refer to revision note |
| 03 | 31/03/2021 | NH | MP | Issued for information                                                        |
| 02 | 22/12/2020 | NM | MP | Door references checked and added following coordination                      |

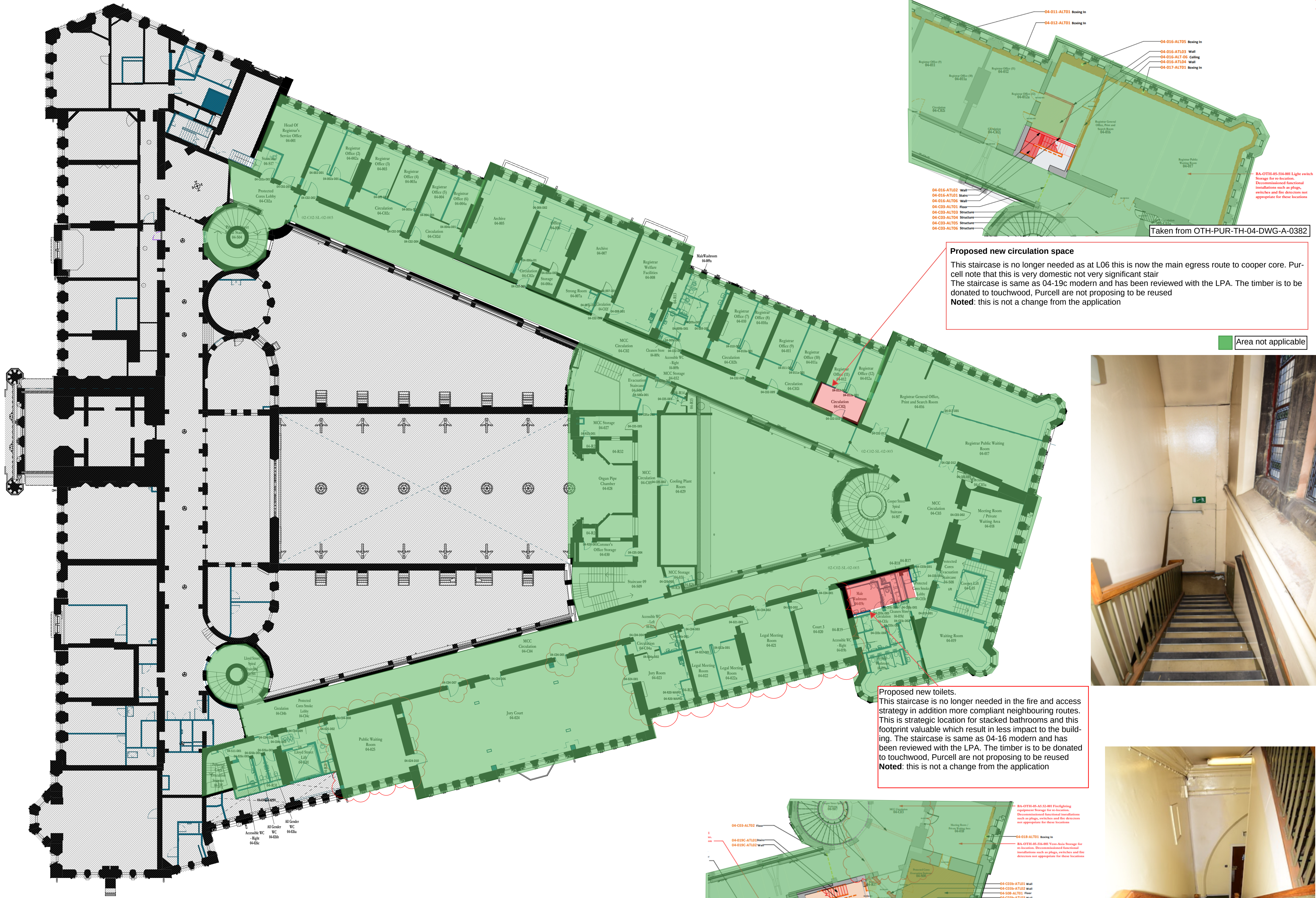
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20210915 - Condition 11n - Staircase removal details - Report

Drwn - LB

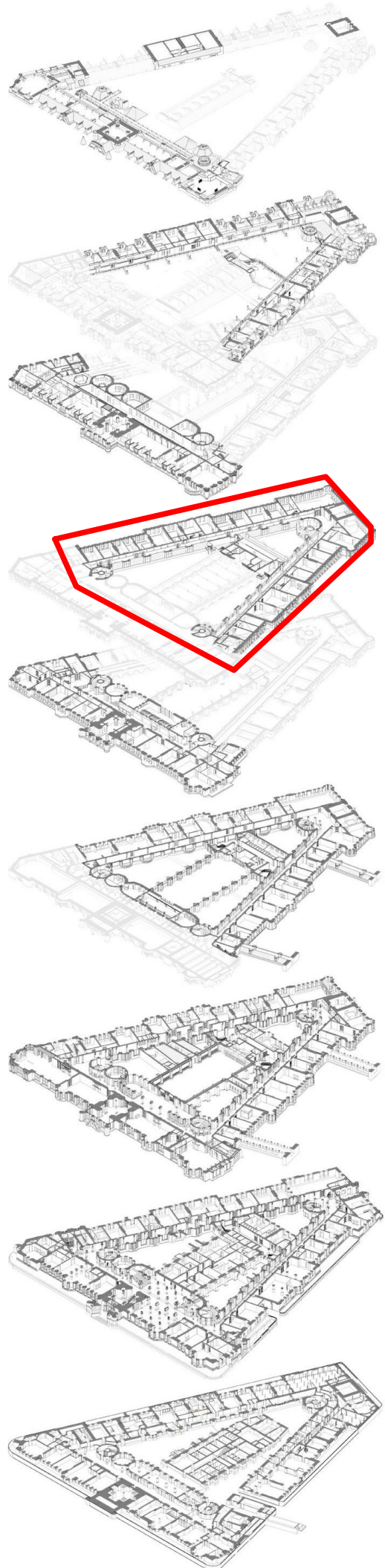


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| 1:500  | m  | 10   | 20   | 30   | 40   | 50   | 60   | 70   | 80   | 90   | 100   |
| 1:1250 | m  | 10   | 20   | 30   | 40   | 50   | 60   | 70   | 80   | 90   | 100   |

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