Planning Policy Guidance Note 15

Statement for the Proposed Roof Access

for the Safe clearance of the Atrium gutters

at William Kay House, Oxford Road, Manchester

Project 5298

Introduction

The proposed works is to form a permanent access and roof light into an existing slate covered roof , at William Kay House, Oxford Road , Manchester . This building is a Grade 11 Listed Building.

The original brief for the works was to provide a safe and unobtrusive access to the atrium, so as to enable the clearing out of the gutters and to allow the regular maintenance of the roof and surrounding areas.

The proposed access and roof light panel would be positioned on the pitched roof which over looks the internal Atrium. This would mean that the roof light would not be visible from the ground.

Scope of the Works

Please find below a brief description of the works, although not exhaustive it will identify those works which are relevant to PPC 15 paragraph 3 . 4
It is also worth noting at this point that the proposals intend to have no impact on the buildings architectural or historical character.

Alterations

The following items are a guide to our proposals

To increase the size and modify the ceiling access hatch, to enable the patent roof panel to be safely moved into position for fixing.

The provision of a permanent retractable loft ladder and integral hatch cover.

The installation of a permanent working platform to allow safe access across the ceiling void.

The provision of a Listed Building recommended access and roof panel into an existing slate roof.

