Design & Access Statement

In support of
Listed Building Consent
Application

at

University Of Manchester
Sackville Street Building
Granby Row
Manchester
M1 3BU

Prepared for:
Manchester City Council
Planning Department

March 2013

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Gas Tank House Demolition at
University of Manchester, Sackville Building

March 2013

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Gas Tank House Demolition at
University of Manchester, Sackville Building

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1.00 INTRODUCTION

1.01 This statement is to accompany the listed building consent application submitted on behalf of the applicant, University of Manchester, to demolish a redundant, single storey gas tank house within the curtilage of Sackville Street Building, a Grade II listed building.

2.00 GAS TANK HOUSE

2.01 The gas tank house is made from brick with an asphalt roof. It is located at basement level of the Sackville Street Building and is not immediately in sight from the adjacent road.

2.02 The University have no future use for the building, which is in poor condition and requires extensive maintenance works.

2.03 The proposal is for demolition of the gas tank house and the internal floor level footprint to be infilled with concrete.

3.00 DRY RISER

3.01 There is currently a dry riser protruding through the roof of the gas tank house. The location of the dry riser poses a health and safety risk as access to it involves climbing over the wall alongside the footpath onto the roof, which has no edge protection. This would be particularly dangerous in adverse weather conditions.

3.02 The proposal involves relocating the dry riser to a position that is easier to access to eradicate any health and safety issues and allow for safe use of the dry riser if required.

4.00 SACKVILLE STREET BUILDING

4.01 This proposal does not include any alterations or modifications to the existing Sackville Street Building and all means of access will remain as existing.