

Design and Access Statement

Roof Access Edge Protection

Coupland 3 Building
University of Manchester

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Job Nr 2637

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1.0 Introduction

- 1.1 This Design Statement has been prepared to support the Planning and Listed Building Application for the upcoming necessary roof access safety improvements to the roof of Coupland 3 building, University of Manchester.
- 1.2 Coupland 3 building was constructed between 1874 and 1894 to designs by Alfred Waterhouse and his son Paul Waterhouse as the Former Medical School.
- 1.3 The building has a complicated roofline, with various styles of roof design and covering. In addition, many fully glazed rooflights are provided which provide natural light and ventilation to many of the top floor areas.



Fig 1. Coupland 3 Roofs (Courtesy of Google)

- 1.4 The design of the roof is such that regular maintenance is required to undertake such tasks as window cleaning and gutter clearance which means personnel accessing the roof from various roof access points.
- 1.5 Currently some edge protection is provided however this only provides safe access to the high-level flat roof areas.

2.0 Site and Building Analysis

- 2.1 Coupland 3 was constructed in three main phases between 1874 and 1894 to designs by Alfred Waterhouse, with contributions from his son, Paul Waterhouse.
- 2.2 Coupland 3 is listed Grade II with Group Value. This designation is a statutory recognition of the national architectural and/or historical importance of heritage assets and their immediate curtilage.



Fig 2. South Elevation – as existing



Fig 3. North Elevation – as existing

- 2.3 Listed buildings are protected by the Planning (Listed Buildings and Conservation Areas Act) 1990. Any proposals to change or alter the building will require Listed Building Consent (LBC) from Manchester City Council.
- 2.4 Coupland 3 building does not lie within a Conservation Area. However, its setting and context includes several substantial university buildings, many of which are listed. Any changes to Coupland 3 therefore has the potential to not only have an impact on the significance of this building, but also those that surround it.

3.0 Design Principles / Proposed Works

- 3.1 The University has recently undertaken a risk assessment of existing University building roofs currently without edge protection.
- 3.2 Coupland 3 building was highlighted as urgently needing edge protection to protect maintenance operatives. These proposed works comprise:
 - a. New access ladder to the valley gutter to the west side of the roof (Enlarged Plan A) providing access for maintenance, window cleaning and gutter clearance.
 - b. New access ladder to the atrium with walkway to the east side (Enlarged Plan B) providing safe access for maintenance, window cleaning and gutter clearance.

- c. New guardrail and "D" end to south side of roof at end of valley gutter protecting the fall risk in this location.
- 3.3 These alterations are further detailed on SDA design drawings ref. 2637_SDA_P_01 – 04 and Surpro drawing ref. IDS-300-N1094.
- 3.4 The listed status of the Coupland 3 building was at the forefront of the University's design philosophy. The University wanted to strike a balance between providing safe access to the roof for personnel yet keeping the visual impact down to a minimum.



Fig 4. East Elevation – Location of proposed guardrails



Fig 5. North Elevation – Location of proposed ladder & guardrails

- 3.5 Several meetings on site were held between the University and the roof access specialists Surpro and a design was agreed which limited impact of the alterations when viewed from ground level.
- 3.6 Heights, materials and fixing details are shown on Surpro drawing ref. IDS-300-N1094.

4.0 Access

- 4.1 The proposals aim to provide access to areas of the roof which are currently not safely accessible. Undertaking these works will enable safe access to the roofs and will ensure the building can be safely maintained and will not fall into disrepair.

5.0 Conclusion

- 5.1 The installation of a new roof access system is essential to ensure the safety for those personnel who need to access the roof for maintenance purposes.
- 5.2 Without this provision, it results in unacceptable Health and Safety risks for those personnel.
- 5.3 With this provision, the roofs can be safely accessed and maintained to ensure the building does not fall into disrepair due the maintenance issues in these areas.