

SUBSTATION GATES

Supporting information in relation to Condition 31 / 6

Substation Gates

In relation to Discharge of Condition 31 / 6

31	6	Full details of works relating to newly formed entrances or modifications to existing entrances in the ground floor including hotel, substation and bin/service entrance including method statements for terracotta.	Prior to comm of works to entrances	Purcell, Heritage Architect ure	Decision notice relating to LBC received 23/9/21, ref CDN/21/0308 – partial discharge subject to substation entrance redesign Decision notice relating to FUL received 24/9/21, ref CDN/21/0307 – partial discharge subject to substation entrance redesign	Partial discharge
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Figure 1 – Details of Condition. Extract from Zerum Planning Tracker.

The consent for the creation of the substation gates and bin store has previously been approved in relation to the alterations to the existing façade on Minshull St South through the replacement of the existing sliding timber doors. This amendment to the facade was noted to have a negligible adverse heritage impact on the building as the proposed changes which avoided diminishing the character of the building.

In addition, the modification of the existing window opening to create a new gate and level access threshold for the new bin store area was noted to have a minor adverse heritage impact due to the cutting through of the terracotta cills and elevation, which was noted as a minor compromise of the elevation, though on the least prominent of the buildings elevations.

See below the consented proposal and site photographs for reference.



Figure 2 – Substation Gates Elevation Existing and Proposed

Since this time, extensive consultation has taken place with the Conservation Officer and Local Planning Authority with regards to the design, form and material for the proposed gates.

Additional detail and decorative elements have been added to the upper and lower portions of the proposed gates to provide a contextual reference to other prominent examples of decorative metalwork that can be found across the Whitworth Street Conservation Area. See image below.



Figure 3 – Decorative Metal Gateway between Lancaster House and India House on Whitworth Street.

The submitted drawing includes details of these additional metal decorative features and signage as well as functional revisions following review with the utility supplier in terms of free area requirement and locking mechanism.

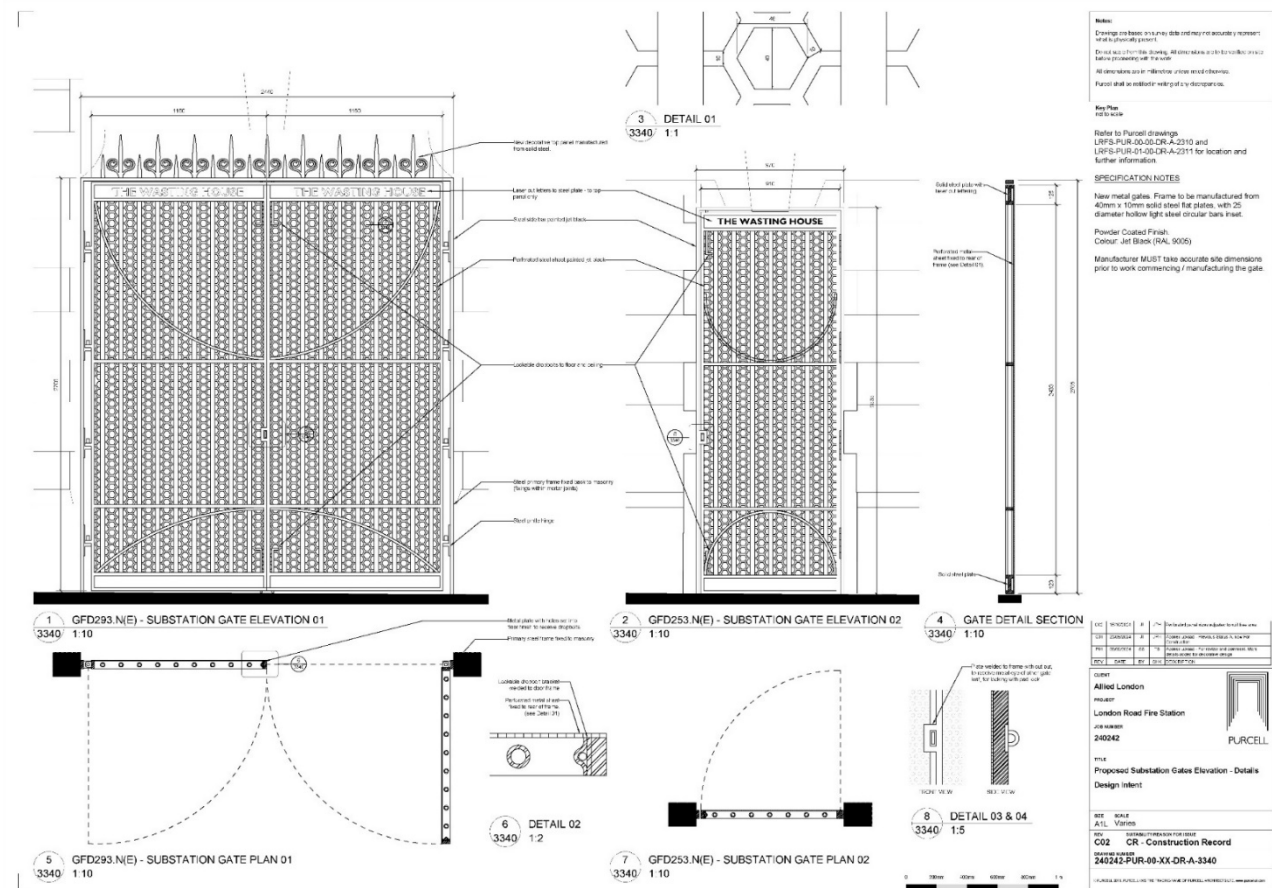


Figure 4 – Final submitted details of substation door gate and bin store gate including detail of free area requirement.

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