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Architecture | Planning | Design

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Our Ref: 1475/L-001

Friday 25th January 2024

Issued by via The Planning Portal

Planning, Growth and Development
Manchester City Council
P O Box 532
Manchester
M60 2LA

Dear Sir/Madam,

Re: Proposed External Rear Upper Floor Access at Job Centre Plus,95-97 Danesmoor Court, Palatine Road, West Didsbury, Manchester, M20 3JQ

This covering letter is to accompany our application seeking full planning permission in relation to the above project and is to be read in conjunction with the following drawings that have been supplied within the application:

- 1475/EX-101 - Existing Second Floor Plan and Southeast Elevation
- 1475/P-101 - Proposed Second Floor Plan and Southeast Elevation

The proposals comprise the creation of a new opening on the uppermost (second) floor of an existing government building functioning as a Job Centre Plus. Currently the second floor is used as a plant room and can only be accessed via a ladder from the floor below. We are proposing a new opening within the existing external wall to accommodate a new security door to provide an alternative access from outside into the plant room so it is feasible to enable large pieces of plant to be replaced if necessary in a safe and practical manner.

We are proposing to install metal railings in front of the new door in accordance with the Building Regulations however the guarding is to be openable, operated on a hinged mechanism but will be lockable on the outside as the new opening is only to be accessed from the exterior of the building via a cherry-picker or scaffolding when required. As an extra precaution the new access door is also to be lockable. The new door is not to contain any integral glazing and is only to be opened to provide access to the plant room when the existing access (via a ladder) is not sufficient, ergo there will be no impact upon the amenity of the existing neighbours should permission be granted.

We trust the above is satisfactory however, should you require any further information or clarification, please do not hesitate to contact us.

Yours faithfully,
HNA architects

D. Bramwell

Daniel Bramwell BSc (Hons) ACIAT
Architectural Technologist

HNA Architects Ltd is registered in England & Wales with Company Number 8662846
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