

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136253/LO/2023

Date registered valid: 6 March 2023

Proposal: Listed Building Consent for works to provide safe access to the roof void above the Grand Hall at the Whitworth Gallery, to enable maintenance of the fire alarm system. ,

Address: Whitworth Institute , Oxford Road, Manchester, M15 6ER

Ward(s): Ardwick Ward

Applicant: Mrs Jo Wavish University of Manchester

Agent (if any): Mrs Jo Wavish University of Manchester

Case officer: David Brettell
Tel: 0161 234 4556
Email: dave.brettell@manchester.gov.uk

Recommendation: Approve

Date of recommendation:

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 15 March 2023 Expired: 5 April 2023

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: Expired:

Press advert

Published: 21 March 2023 Expired: 11 April 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Listed building consent is sought to provide safe access to the roof void above the Grand Hall. Safe access is required in order to maintain the fire alarm system, as there are smoke heads located within the roof void which require a six-monthly inspection.

The existing access to the roof void is from internal plant space (area outlined in red on drawing 031AA-8504-A001), via a ladder through a square hatch. This arrangement poses a risk of an individual falling when stepping from the ladder to the hatch, and at best means that access is awkward.

A simple solution for safe access would be via a ladder fixed to the wall, however the presence of mechanical plant beneath the access hatch means that this is not possible. Spatial restrictions in the area mean that it is not possible to install a set of steps to the hatch.

It is therefore proposed to install an access platform over the ducting, with edge protection to prevent falling from height. A ladder will give access from the floor to the platform, and a second ladder fixed to the wall will give access from the platform to the hatch. Two grab rails either side of the hatch will facilitate access through it.

The two ladders will be constructed from aluminium, and the platform, handrails and grab rails will be constructed from galvanised steel. These materials are in keeping with the existing plantroom environment. The access platform will be self-supporting on adjustable rubber feet to prevent damage to the parquet floor. It will be fixed to the brickwork wall using sleeve anchor bolts with 10mm diameter holes. The ladder from the floor to the platform will be fixed to the access platform only, to prevent damage to the floor. The ladder from the platform to the hatch will be fixed to the brickwork wall using sleeve anchor bolts with 10mm diameter holes.

Consultations & Notification Responses

Site Notice / Press notice – no comments received.

Urban Design and Conservation – site visit made. “The proposals are required to gain safe access to the roofspace. The impact is very minimal and will not cause harm to the significance of the heritage asset. Whilst the access platform is functional, it is located in a back of house area which is a plant room. The visual impact is negligible and the impact on fabric minimal where some fixings are required into the brickwork. I would ask that fixings are secured into the joints rather than the face of the bricks.

I've no objection to the proposals on heritage grounds.”

Issues

Assessment of Impact and Mitigation.

The proposed works - ladders, platform and grab rails, are standard means of access within plant areas, and the proposed materials are in keeping with the plantroom environment. The plantroom itself is not publicly accessible, used only by the maintenance team and Gallery staff. The proposed works do not impact on the original features of the building and only seek to provide safe access for maintenance of life safety equipment within the building. The proposed works are confined to the plant room and there are no proposals to change the access to, or circulation within, the building. The works will provide safe maintenance access to the roof void.

It is therefore considered that the benefits of providing access to maintain a fire alarm system outweigh the minimal harm caused to the fabric of the building.

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality

Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Drawing 031AA-8504-A201

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: CENTRAL