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07th October 2022

To whom it may concern,

Manchester Museum Oxford Road Entrance Discharge condition application

This letter provides information related to Condition 23 associated with Planning Application 130016/JO/2021 and Condition 10 associated with Listed Building Consents 130084/JO/2021, 130085/JO/2021, 130086/JO/2021. We are seeking the full discharge of these conditions.

Description of Condition to be discharged

Before the works to the main entrance hereby granted by this planning permission are commenced full details of any cleaning, repairs or making good works to the original building fabric and features of the listed buildings shall be submitted to and approved in writing by the City Council as local planning authority. The details shall be implemented within three months of the completion of the development and shall be carried out only in accordance with the approved details.

Reason

In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy 19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

Supporting Information

There are no repairs, cleaning or making good of the original fabric. We are making alterations to the existing fabric through the formation of the new entrance and associated approach, but these proposals are approved under the main planning and listed building consent applications. Below is a brief description of the alterations for clarity

- The existing metal handrail and stone coping will be amended to form the new opening. This will involve removal of sections of the existing handrail, some of which will be reused to form a return back to the building as per the existing detail. The coping stone will amend to match the existing detail as per drawing '6137-PUR-ORE-XX-DR-A-1207 Stone Coping Detail', attached to this application for reference.
- The window and surrounding stonework will be removed to form the new opening. Cut stone will be dressed back to provide a finished face to match the existing.
- The moat floor will remain intact in-situ below the ramp but will be sealed over with the new sloped pavement and steps. The zinc skirt will be chased into the existing stone façade within the stone coursing to conceal the waterproofing membrane.

- Structural intervention to support the new doorway, inclined pavement and steps as per detail drawing – '6137-BHE-ORE-ZZ-DR-S-0003 - Structural Design', attached to this application for reference.

I trust that the above information together with the application form and supporting documents provide enough information to fully discharge this condition.

Yours sincerely,



Jenny Bedford

Architect

On behalf of Purcell

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