

Ref.: TC/1863

08 February 2021

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Planning
Strategic Development Directorate
Manchester City Council
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By e-mail: planning@manchester.gov.uk

Application: 129125/FO/2021 & 129126/LO/2021

Site: Opera House Quay Street Manchester M3 3HP

Proposal: Replacement of existing corroded steels above an existing light well wall opening and above an existing gated entrance. Installation of new concrete pavement lights on Byrom Street; &
LISTED BUILDING CONSENT for replacement of existing corroded steels above an existing light well wall opening and above an existing gated entrance. Installation of new concrete pavement lights on Byrom Street.

Remit:

The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.

Comment:

Thank you for consulting Theatres Trust regarding these applications for planning permission and listed building consent at Manchester Opera House in relation to the replacement of corroded steels within the theatre's stalls bar and gated entrance to the Quay Street elevation and the installation of concrete pavement lights along Byrom Street.

The Opera House is a statutory Grade II listed cultural and heritage asset, and plays a significant role as part of Manchester's renowned arts and cultural offer being a large theatre which hosts major touring productions. The current safety curtain contains asbestos and it is proposed this is replaced with a new curtain which meets more modern standards of safety and production.

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

T 020 7836 8591 **E** info@theatrestrust.org.uk **W** theatrestrust.org.uk

Chair Tim Eyles **Director** Jon Morgan

Trustees Richard Baldwin, Paul Cartwright, Paddy Dillon, Annie Hampson, Richard Johnston, Gary Kemp, Jane Spiers, Truda Spruyt, Katie Town

The National Advisory Public Body for Theatres

The Theatres Trust Charitable Fund co-operates with the Theatres Trust, has the same Trustees and is registered as a charity under number 274697

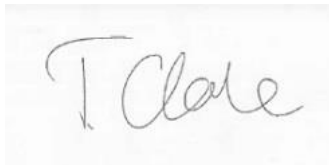
The applicant has provided clear evidence and justification of need for replacement of the steel beams within the stalls bar area, photographic evidence clearly showing their deterioration. Their removal and replacement has been recommended by structural engineers. As such we are supportive of these works as they will ensure the building's safety and help preserve it as a cultural and heritage asset for the city.

Similarly, the steel beam to the gated entry on Quay Street has also corroded for which there is a temporary prop in place. Again, this is to be replaced and we are also supportive of this for the same reasons set out above.

To facilitate the stalls bar works the infill covering to its lightwell will be removed, therefore it is proposed that a replacement pavement light is installed which will reinstate natural daylight into the bar and provide additional ventilation. Although this will be concrete rather than cast iron as would originally have been fitted, we have no objection to this as it represents an improvement compared to the current situation. Increased natural light will improve the audience experience and working conditions for staff. Ventilation will help address some of the issues which resulted in the deterioration of the existing beams.

Therefore we are supportive of the granting of planning permission and listed building consent.

Please contact us should you wish to discuss these comments in more detail.



Tom Clarke MRTPI
National Planning Adviser

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