

# Protecting theatres for everyone



Ref.: TC/1863

20 July 2022

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**Application:** 133918/LO/2022

**Site:** Opera House Quay Street Manchester M3 3HP

**Proposal:** Proposed work to repair the rendered facade of the listed building. Introduction of a lead detail to projecting sections and inspections and localised repair of cast iron rainwater goods to Byrom Street and Quay Street elevations.

## **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 this application for listed building consent at Manchester Opera House in relation to repairs to its façade and cast iron rainwater goods.

The applicant has provided a written report with photographic evidence of cracking and flaking of render to its front Quay Street elevation, particularly around the junction to Byrom Street and along some of the front columns and decorative features. These are visible on Streetview images taken in 2020. There are also other parts of the Quay Street and Byrom Street elevations that would benefit from repair and maintenance, as well as general cleaning and redecoration.

These works are largely cosmetic, with the accompanying inspection report noting the building appears fine structurally, with the canopy and signage also being in good order, subject to some further investigation which can take place as part of these works. Render will be removed and replaced to match the existing scheme, with more appropriate paint to better protect from issues

## **Theatres Trust**

22 Charing Cross Road, London WC2H 0QL  
T 020 7836 8591 E [info@theatrestrust.org.uk](mailto:info@theatrestrust.org.uk) W [theatrestrust.org.uk](http://theatrestrust.org.uk)

**Chair** Dave Moutrey **Director** Jon Morgan

**Trustees** Paul Cartwright, James Dacre, Suba Das, Stephanie Hall, Annie Hampson, Richard Johnston, Gary Kemp, Lucy Osborne, Jane Spiers, Truda Spruyt, Katie Town

The National Advisory Public Body for Theatres

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including water ingress leading to the existing deterioration. All other repairs will be on a like-for-like basis.

We are supportive of these works, and welcome investment being made into the maintenance and upkeep of this theatre to help conserve it as a valued cultural and heritage asset into the future. We consider the approach to be appropriate. Therefore we recommend the granting of listed building consent.

Please continue to consult with the Trust should further permissions be required as these works progress, and contact us should you wish to discuss these comments in more detail.

A handwritten signature in black ink that reads "T Clarke".

Tom Clarke MRTPI  
National Planning Adviser

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