

RADCLIFFEE LIBRARY, STAND LANE, RADCLIFFE

PLANNING PORTAL REFERENCE : PP12000234

ROOF ACCESS & RAILING - PLUS SIGNAGE

ADDITIONAL PLANNING SUPPORT STATEMENT

DATE : 17 March,2023



Further to the above application submission on the 10/03/23 which covers two sections of work at the property namely :-

ROOF ACCESS & RAILINGS: The local authority library (Andrew Carnegie type & funded) built in 1907 is typical of a design across the country, in having a first floor dome (underneath the stairwell to the first floor) with a dual pitched slate roof to the higher section (now occupied by NHS district Nursing team) along with a lower flat roof section to the ground floor library underneath, which is accessed from a door in the first floor corridor. The higher first floor roof (pitches & dome areas) have a 350 mm high stone parapet detail to the edges. Located in the gable end wall of the first floor is a access door into the loft space which contains the main water tank, there is no access from the first floor ceiling (high dome structure over 4 m high) into the loft space and would pose a significant H & S risk even if there was a ladder.

There is no accessible way to the upper roof from the lower roof. Very tall mature trees (although crown raised several times) to the front and car park elevations cause blocking of the rainwater system when they shed leaves particularly in Autumn but at other times. Currently, there is no way of accessing and maintaining the gutter detailing because of the H & S risk to operatives in having no edge protection - along with getting to the water loft access door and across to the same pitched gutter detailing to the rear elevation (only pitched roof parapet detail). The lower outrigger roof has a timber ladder and platform (see photo 5) to access the above loft door but is dangerous unless there has been a very period of dry weather because of slim to it caused by rain.

Currently because of the age of the front elevation pitch slate section water ingress from the main roof (no underfelt) and lead parapet detailing is causing water plaster damage internally that is of a concern to the occupants. Previously the rear elevation was reroofed (2007) and the dome had a liquid application applied after the lead was stolen (2018 see photos 4 & 5) It is proposed to re-roof (re-using existing slate) the front elevation in early May 2023 but being the project principal designer under CDM Regulations I need to look at eliminating or reducing the H & S risk to operatives in the future maintenance of the buildings. To this end I am proposing to put a 850 mm (50 mm dia) handrail to the front edge of the first floor parapet to bring it up to the regulation 1100 mm height that has been put in place in the past to the rear elevation. Also, a roof access staircase along with walkway to connect the front with the rear elevation but providing access to the loft door described above. This would give the necessary edge protection to operatives to enable maintenance and cleaning jobs to be carried out safely.

The new proposed spiral staircase would be largely hidden from view by the rear dome wall, from the front elevation but from the side Milltown Street elevation would be seen for a short section along with the walkway - but you would need to be in the middle of the road. The large adjacent Church site masks the library elevations to a certain extent. Possibly, more ornate railings (see

attached drawing KB – 05R) - in keeping with the building could be employed if the standard circular, railings, powder coated, tube is not acceptable. The design shown on the drawing is of a simpler but practical solution to be in keeping with the building but efficient to provide edge protection to the roof for operatives The railings (steep pitched section to the left of the photo) to the top of Holy Cross College in Bury below -could be an example of other railings that could be employed to the prominent front elevation.



OR This example in the Radcliffe town centre of parapet railings to Kelsalls Plumbing (Dale Street) building possibly of a similar age to the library but are very elaborate and today would be incredibly expensive to reproduce.



The cost of a cherry picker hire would be around £400.00 /day but would need two (one to operate the machine& one to act as banksman for H & S reasons) operatives (at £300 /day) to maintain the front elevation because the access is fairly good but the rear elevation would prove more difficult. It would possibly need undertaking twice during Autumn time making possibly £1000.00 every year which would not be cost effective particularly in these difficult days of financial restraint in Council services.



PHOTO 1 : FRONT ELEVATION – Showing Pitched roof and low brick with stone coping parapet detail & lead lined flashing that steps down towards each end to wall outlets. It is proposed to replace in a felt detail taken up the wall (like photo 2) to form a better seal and out onto the top of the coping.



PHOTO 2 : Is a smaller big width section to the roof that has had a felt



PHOTOS 3 & 4 : Taken when the liquid roofing system had been applied after ever section of code 5 lead had been stripped by thieves.



PHOTO 5: Showing mono-pitch out-rigger to the first floor along with old timber roof ladders (very dangerous in /after wet weather) to access the loft hatch door to the ceiling of the first floor. It is proposed to put a access platform across this elevation in order that operatives can cross from the front elevation to the rear after gaining access vis a spiral stair.



PHOTO 6 : Looking towards the wall in the last picture – you can see the amount of leaves to the lower roof that build-up but the situation is worse at roof level because of the narrow parapet detail

TO BE SUBMITTED UNDER A SEPARATE APPLICATION

SIGNAGE : Shortly after refurbishment of the library in 2020 Libraries decided to change their external signage to replace the previous that had the old corporate logo on it plus type face. It is unsure if the original signage had planning approval. They were unaware that the replacement required LA planning approval so this application is to re-address this issue. Also, at the same time an old “hoop” sign was brought from the closed Whitefield Branch and located to the corner of Stand Lane / Milltown Street (see photo 9) with obviously a new board. The only original signage still in place is to the car park gable elevation (see photo 12) which because of the adjacent trees is hard to see. Several smaller signs were also replaced (see photos 10 & 11) indicating ramp / wheelchair access /opening times etc.



PHOTO 7 : Showing the original Library sign, type face and logo to the front of the building 2020.



PHOTO 8 : Showing the same elevation in 2023 (date stamp is set wrong!) with replacement sign



PHOTO 9 : Showing new "Hoop " sign to Milltown Street / strand lane corner junction which was brought from the closed Whitefield branch.



PHOTO 10 : Showing smaller replacement signage to the side ramp entrance.



PHOTO 11: Showing front elevation view from the front door & library opening times sign



PHOTO 12 : Showing the only original sign (old corporate logo) still in place to the car park gable elevation wall.