



4th November 2020

Viadux NMA Application: Heritage Considerations Technical Note – Heritage Architecture Ltd.

This Note has been prepared by Heritage Architecture Ltd in relation to the planning permission for Viadux as approved by the LPA on 7 May 2020 (Application Reference: 126868/JO/2020) in light of the proposed non-material amendment (NMA) by the Applicant. The following Technical Note relates to heritage considerations only.

At the time of writing, the Government does not provide a statutory definition of 'non-material'. Consequently, it is down to the Local Planning Authority (LPA) to be satisfied that any amendments sought are 'non-material' in order to be eligible. The following Technical Note aims to provide a clear evidence base for the LPA to come to such conclusions with regard to the potential physical impact on the Grade II listed Castlefield Viaduct.

The revised proposals seek to introduce a well-being and spa area, including a swimming pool and jacuzzi provision. These changes are presented within the revised floorplans as supplied by Simpson Haugh Architects and indicative visuals as supplied by Lister + Lister.

- Simpson Haugh, Proposed Ground Floor Plan Ref: 10053-MP-A-B5D9-G200-SK-001
- Lister + Lister Ref: Interior Design, Viadux Manchester 23rd Oct 2020

The floorplans and indicative visuals of the swimming pool area indicate the proposals would **not result in any additional loss of historic fabric**. That is, the pool would be physically segregated from the listed structure. It should also be noted that at present, the floor within the arches currently retains no historic fabric following the discharge of Condition 9.

The proposals will however, result in demonstrable change, principally to the ground disturbance within the arches and to the general humidity conditions / chlorinated environment. The visuals indicate protective sheeting is to be fixed around the brick piers. Although this will require a degree of intervention (i.e. fixing into mortar); it is considered this will result in **no material change** to existing fabric, taking into consideration the extant application has already proposed to rake out and reinstate mortar as part of the redevelopment of the Viadux Site.

In light of the proposed NMA to the consented application, Heritage Architecture Ltd has liaised with both Renaissance Associates Ltd (CARE accredited Structural Engineers) and Ridge and Partners LLP to advise on any potential impact upon the listed structure. It is understood that whilst any ground disturbance would need careful attention structurally, Renaissance are comfortable this can be

undertaken in a safe and sensitive manner. It should be noted that any ground disturbance is largely covered by the existing conditions attached to the consented application.

The mitigation measures proposed by Ridge demonstrate an appropriate ventilation method to ensure the environment will remain stable and humidity levels will remain consistent through the use of appropriate M&E installations (see Technical Note as provided by Ridge).

The note provided by Ridge states that *“the ventilation system will be designed to maintain the pool hall at a constant temperature of 1deg C above the pool water temperature and have a relative humidity of between 55 – 65%.”* Whilst this satisfies the requirement for a consistent condition, which would minimise any potential for the brickwork to be adversely impacted cumulatively over time; it is recommended that surveys are undertaken to understand the baseline humidity conditions to ensure an optimal environment for the brickwork.

It is understood all M&E will be fixed to modern fabric and thus avoid any potential direct impact upon the original brickwork. It should be noted that detailed method statements for any M&E works are to be submitted in order to satisfy Condition 4 of the consented LBC Application.

There is, however, some outstanding concerns with regards to the potential cumulative impact on the brickwork behind the protective sheeting. As there is scope for the intervention to result in trapped moisture and subsequent erosion of the brickwork. This will require a detailed method statement and monitoring (annual basis recommended) to avoid any long term impact. Reference should also be made to the Conservation Strategy as issued by Heritage Architecture Ltd (26.08.2020) and the visual structural condition survey as supplied by Renaissance (Ref: VIA-REN-B-XX-RP-S-00010), which provide a coherent evidence base from which to understand the baseline conditions.

In summary, the nature of the changes will not cause any additional significant effects upon the listed historic fabric and will ensure the listed structure is preserved for future generations. Whilst the proposals will result in some minor beneficial indirect (i.e. visual) impact, Heritage Architecture is satisfied that the proposed change will not result in any significant direct (i.e. physical) impact on historic fabric. Consequently, the proposed change to introduce a new well-being and spa area satisfy the criteria for an NMA.

This Note should be read in conjunction with the Covering Letter prepared by Deloitte and its enclosures submitted as part of this application.

Yours sincerely,

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