



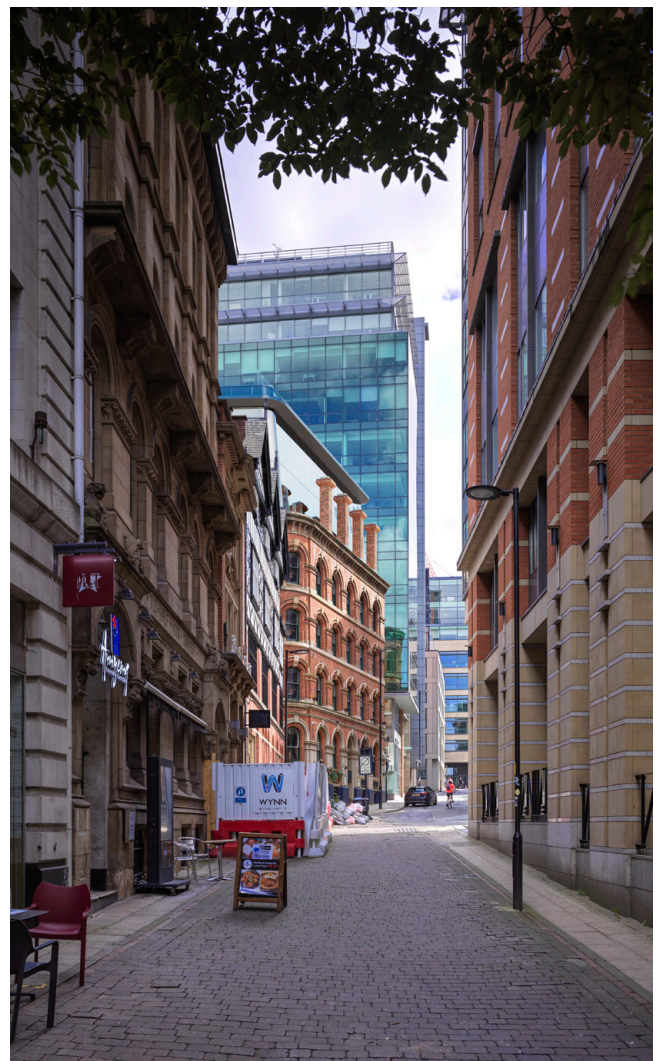
# Atelier Heritage

Chapel Walks (Cavendish House)  
Heritage Statement Addendum

March 2021  
Job 1814

## Heritage Addendum Revisions

| Rev. | Date       | Status         |
|------|------------|----------------|
| -    | 08-03-2021 | Planning Issue |



## Introduction

Following Planning Permission and Listed Building Consent for the refurbishment of Cavendish House, Manchester (126422/FO/2020 and 126423/LO/2020) a limited number of changes are proposed to approved plans.

This document is an addendum to the existing Heritage Statement and has been produced in March 2021..

## Description of Proposals

Cavendish House is a Grade II listed former warehouse/ office building on Chapel Walks, within Manchester city centre. A full history is contained within the existing Heritage Statement.

Revisions are limited to:

- 2 no. new columns to be placed along the existing structural grid (central line) on each floor of the original building.
- Addition of ground floor cycle storage and shower facilities. Walls to be formed from lightweight metal stud partitions.

## Impact Assessment

### Additional columns

Two additional columns are proposed on each floor. These are positioned in line with existing columns, on each side of the central pair. Their form is similar in shape and size to those which exist.

There is a minor impact upon historic fabric and spatial dimensions, however, this is considered to be limited within the context of the of the individual floors and the building as a whole, the layout of the floors having already been much altered over time. Positioning is such the new additions will be viewed as part of a row of four similar members (two new, two existing) at lower ground floor and on upper floors the columns will be close to new walls, limiting their intrusion within spaces. All columns will remain exposed.

The Design and Access Statement contains the rationale for the new interventions with input from the Structural Engineer stating the columns will allow a reduction in the size of new steel beams, which will in turn limit any potential issues with weight upon historic structure and the possible risks with the movement of such large and weighty elements during construction.

It is considered that any degree of harm, which at most is deemed less than substantial, is outweighed by the benefit of protecting the existing historic fabric from potential damage. This change is, in heritage terms, considered to be justified on this basis.

### Ground floor

The addition of these facilities will have limited impact upon the heritage value of the ground floor space, being placed within a space which has previously been re-fitted in a contemporary style. There is no damage to historic fabric and the impact is considered to be neutral, representing no level of harm to the significance of the listed building.

## Conclusion

The proposed amendments amount to very limited harm to the significance of the listed building and in balance, the additions are considered to be justified as mitigation against potential damage to historic fabric.

The proposals are deemed to meet the criteria set out in National Planning Policy Framework (updated 2019),

**193.** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

**196.** Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.