

7. The building is located within the Castlefield Conservation Area, please provide a Heritage Statement.

HERITAGE STATEMENT

Regarding

Base
12 Arundel Street
Manchester
M15 4JP

November 2020

DC/HC/P10041

Prepared for:

Base Management Services Ltd
C/O Clearwater Facilities Management
Lower Ground Floor
South Suite
Delphian House,
Riverside
New Bailey Street
Manchester
M3 5FS

Prepared by:

Easton Bevins

Unit 26, Osprey Court
Hawkfield Way
Bristol
BS14 0BB
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1. Context

- 1.1. Base Apartments is an apartment block consisting of 104 flats. The Base Apartment block is not a listed property under the National Heritage List for England, but it is in the Castlefield Conservation Area.
- 1.2. The proposed works seek to rectify defective timber cladding as part of the External Wall Fire Review (EWS1).

The works include:

- The removal of combustible timber cladding.
 - The installation of a non-combustible A2 rated Hardie Plank, which matches the colour and texture of the existing material.
- 1.3. The works are required to ensure Base Apartments complies with Approved Document B 2019, Regulation 7, wherein buildings 18 meters or higher may no longer contain combustible materials in their external wall system.
 - 1.4. Easton Bevin Chartered Building Surveyors have been appointed by the management company of Base Apartments, to inspect the building, and specify the remedial works.

2. Assessment of Heritage Significance

- 2.1. Base apartments has Listed Buildings in its vicinity, including Grade II listed St Georges Church (1208640), and Grade II listed Churchyard walls, gate piers and gates at the Church of St George (1197789), both of which are opposite the apartment block.

3. Heritage Impact Assessment

- 3.1. The proposed alterations will have a minor impact on the visual appearance of Base Apartments, but will ensure compliance with Approved Document B, and ensure the safety of the residents.
- 3.2. The proposed work will not impact the heritage significance of the adjacent properties or their surroundings, as the proposed works seek to remediate changes for a like for like material appearance.

4. Justification

- 4.1. A detailed intrusive investigation of the property identified the timber as non-compliant with Approved Document B Regulation 7. The existing timber cladding poses a risk to health and safety due to its combustible properties.
- 4.2. The effect on the visual amenity of the area and listed structures is negligible, and the appearance, colour and texture of the proposed material is in-line with the original architects design, and original approved design.

5. Conclusion

- 5.1. The proposed work involves the replacement of a combustible timber cladding system.
- 5.2. The works are sympathetic to the building and surrounding environment and will have no detrimental impact on the heritage significance of Base Apartments or nearby listed structures.
- 5.3. The works will help to reduce the risk to the health and safety of occupants and members of the public. The proposed works will aid in minimising the spread of fire should one occur.