



14th December 2020

Heritage Statement

NOMA – New Century Hall and House, Manchester – Basement Storage Alterations DRAFT

1.0 Introduction

- i. New Century Hall (grade II listed with New Century House under List Entry Number: 1255052) gained listed building consent for internal and external works associated with the building's change of use (application no. 124349/LO/2019). Since the consent was granted, the building owners' agent has been developing proposals to accommodate potential new tenants alongside the project's team of consultants.
- ii. The new prospective tenant requires storage capacity, which has been identified within the back of house area of New Century Hall. The area of the building is an ancillary space of low significance to the buildings architectural and artistic interest, however the area does reflect the original design intent of the building's original design and original fabric survives, albeit in poor condition.
- iii. In order to accommodate the storage space, minor alterations are required to provide adequate mechanical and electrical services, ensure the spaces have adequate fire protection, and also provide a security line between the storage space and the rest of New Century House, whilst maintaining fire escape routes.
- iv. This Heritage Statement outlines the scope of the proposed alterations, assesses their impact to the building's significance and provides an appropriate and proportionate consideration of the direct heritage impact of the proposed works to New Century Hall to enable Manchester City Council (MCC) to make an evidence based judgement.
- v. Reference should be made to the following documents to place this Heritage Statement in context:
 - a. All design documents referenced in LBC application no. 124349/LO/2019
 - b. New Century Hall, NOMA, Manchester - Heritage Statement: Significance & Impact. 25th July 2019
 - c. New Century Hall, NOMA, Manchester - Heritage Statement: Significance & Impact ADDENDUM – heritage value of the link bridge. 11th October 2019.

2.0 Proposed Works

- i. The proposed works include:
 - a. Removal of 5no. of doors and replacement with new like for like doors with a 60 minute fire rating.
 - b. Walls are to re-decorated.
 - c. Redundant M&E openings will be closed up and new openings are to be formed to accommodate mechanical and electrical equipment.

- d. Installation of new sprinkler system.
- e. Installation of new ventilation ductwork.
- f. Installation of ceiling level power and lighting distribution.
- g. Installation of fire alarm system.
- ii. Reference should be made to the following documents and drawings for a comprehensive understanding of the proposals:
 - a. Shepherd Robson existing and proposed drawing packages.
 - b. Shepherd Robson Design and Access Statement.
 - c. CWC Proposed Mechanical and Electrical installation.

3.0 Significance of the areas impacted

- i. The below is a summary of the significance attributed to the areas and fabric impacted in the proposed works and is consistent with the previously issued Heritage Statements:
 - a. The areas as ancillary and back of house areas are of low significance.
 - b. Original partitions and doors provide a contribution to the building's original design intent and plan form and are therefore of high significance.
 - c. The interior fabric in this area, such as wall, floor and ceiling finishes, as well as doors, were designed to be consistent with the rest of the building's interior design, however they are of a more modest and simple nature; the elements are therefore of low significance in regard to architectural interest.

4.0 Heritage Impact Assessment

- i. The below heritage impact assessment utilises the same methodology identified in the July 2019 Heritage Statement to assess the heritage impact to the heritage asset and is presented in a tabulated format for ease of reference to the impact of each proposed works.

Item	Proposed works	Impact
5no. low significance basement doors.	The doors are to be removed and replaced on a like for like basis with new doors that meet a 60 minute fire rating.	The proposed works will have a negligible adverse impact with the loss of low significant fabric from the building, this impact is balanced by ensuring the area of the building can be brought back into use.
Wall Finishes	All wall finishes are to be re-decorated.	The proposal will have a negligible beneficial impact to the area through renewing wall finishes.

Walls generally	Redundant M&E openings are to be closed up and new openings are to be formed to accommodate mechanical and electrical equipment.	The proposal will have a negligible adverse impact in removing historic fabric.
Ceilings and walls	Installation of new sprinkler system.	The proposed installation will have a negligible adverse impact on building fabric, whilst the additional fire protection has a beneficial impact in safeguarding the building from fire risk.
Ceilings and walls	Installation of new ventilation ductwork.	The proposal will have a neutral impact as you expect to see high level exposed plant in this back of house area.
Ceilings and walls	Installation of ceiling level power and lighting distribution.	The proposal will have a neutral impact as you expect to see high level exposed plant in this back of house area.
Ceilings and walls	Installation of fire alarm system.	The proposed installation will have a negligible adverse impact on building fabric, whilst the additional fire protection has a beneficial impact in safeguarding the building from fire risk.

- ii. In conclusion, the proposed works have **an overall negligible adverse heritage impact** on the significance of the heritage asset. The proposed works results in negligible direct impact of the designated heritage asset which results in the removal of a minor, original fabric component, **but avoids diminishing its character and its special architectural or historic interest.**

4.0 Conclusion

- i. An overview of the proposed works has been provided which has allowed for the completion of a heritage impact assessment of the proposed works.
- ii. The proposed works will have a negligible adverse impact on the significance of the heritage asset.

- iii. Mitigation for the adverse impacts are provided by the fact that the proposed works will enable the ancillary space to be put back into active use with minor alterations to historic fabric. The proposals also provide additional fire protection to a high risk area of the building which will help safeguard the building from potential fire risk.
If you have any queries regarding the above, please do not hesitate to contact us directly.

Yours sincerely,



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