



OUR TOWN HALL
MANCHESTER CITY COUNCIL

Condition 6q – ‘The extent of the replacement of floorboards within the lower ground floor’:
Heritage Impact Assessment
May 2020
OTH-PUR-TH-LG-RPT-A-0123

Mark Clifford

Project Office, Rm 308, Town Hall, Manchester, M60 2LA

Mark.Clifford@purcelluk.com

+44 (0)7583670499

www.purcelluk.com

All rights in this work are reserved. No part of this work may be reproduced, stored or transmitted in any form or by any means (including without limitation by photocopying or placing on a website) without the prior permission in writing of Purcell except in accordance with the provisions of the Copyright, Designs and Patents Act 1988. Applications for permission to reproduce any part of this work should be addressed to Purcell at info@purcelluk.com.

Undertaking any unauthorised act in relation to this work may result in a civil claim for damages and/or criminal prosecution. Any materials used in this work which are subject to third party copyright have been reproduced under licence from the copyright owner except in the case of works of unknown authorship as defined by the Copyright, Designs and Patents Act 1988. Any person wishing to assert rights in relation to works which have been reproduced as works of unknown authorship should contact Purcell at info@purcelluk.com.

Purcell asserts its moral rights to be identified as the author of this work under the Copyright, Designs and Patents Act 1988.

Purcell® is the trading name of Purcell Architecture Ltd.

© Purcell 2020

Issue Details

DOCUMENT TITLE	DOCUMENT REVISION	ISSUED FOR	ISSUE DATE	REVIEWD BY
OTH-PUR-TH-LG-RPT-A-0123		FT, PM review	15 May 2020	JC, RB

Introduction

At its heart, the 'Our Town Hall' project is a heritage-led project which seeks to achieve the following principal objectives outlined in document OTH-PUR-XX-XX-RPT-0007;

- To secure the long-term future of Manchester Town Hall, its civic role and its external setting
- To retain and enhance the building as a functioning and efficient Town Hall
- Restore and celebrate this significant heritage asset for Manchester
- To enhance the use of the building, as a visitor destination and increase access to Mancunians
- To transform users' and visitors' experiences
- To reduce carbon footprint and energy costs

- To maximise commercial opportunities and offset costs to the public purse
- To deliver economic and social value for Manchester

Manchester Town Hall is Grade I Listed and sits within the Albert Square Conservation Area. The significance of Manchester Town Hall was explored in detail for the Listed Building Consent for the main body of work and this is not replicated in full here.

This document relates to the condition 6q of the Listed Building Consent application 125553/LO/2019

6q - The extent of the replacement of floorboards within the lower ground floor of the building. As many original and historic floor boards shall be retained as possible. Removal and replacement with an alternative material shall be fully justified and affect as minimal areas as possible.

Alterations to level LG have been driven principally by the need for the provision of necessary plant and other service facilities. This level was chosen to accommodate such needs as an area identified as having a higher capacity for change and as this is in keeping with its simpler and more functional historic character. Many of the proposed works fall under those associated with the provision of plant, and are therefore detailed in the Heritage Impact Assessment for 'Mechanical, Engineering and Plant' which should be read in conjunction with the below.

A key driver for these works has been to accommodate plant facilities associated with the sustainable use of the building, this is fundamental to the ongoing public and civic use of the building.

The proposals outlined in the attached drawings: OTH-PUR-TH-LG-DWG-A-5697; OTH-PUR-TH-LG-DWG-A-5698; OTH-PUR-TH-LG-DWG-A-5699; OTH-PUR-TH-LG-DWG-A-5700 demonstrate

that the current schemes offers a reduction in the removal of historic floorboards than initially proposed at LBC stage due to the rationalising of MEP and plant meaning the level of intervention and harm has been reduced.

Justification

The removal of historic floorboards has been kept to the minimum required to achieve the objectives outlined above. Principally their removal is required for the installation of the plant and high load storage rooms. The equipment proposed cannot be installed on the existing timber floors due to weight restrictions and due to the new drainage systems proposed.

The option to introduce 'steel rafts' suspended above the existing timber floors to retain the existing historic fabric beneath was explored, however, the structural weight loading of the steelwork would need careful

consideration as they could not transfer their weight directly onto the existing timber floors. Although a steel raft could be installed above the existing floor and potentially transfer its weight by opening additional pockets for joists in the walls the excessive load placed upon them for these spaces would still make this option unviable. Any floor suspended above the existing would also create an undesirable change in levels hindering the use of the space, therefore this option is not considered a viable solution.

Mitigation of harm

Harm to the overall significance of the Town Hall has been minimised through the following:

- The extent of floorboards for removal has already been reduced from application stage;
- Floorboards proposed for removal shall be carefully

removed and stored for re-use on site;

- The MEP has been identified by applying the reasonable minimum requirement for facilities;
- THE MEP proposed is located in a level which was designed to be functional and one identified as having a higher capacity for change.
- The areas proposed for intervention were identified as being of lower relative significance than the remainder of the LG level.
- The level of timber floors to be repaired far outweighs those for removal.

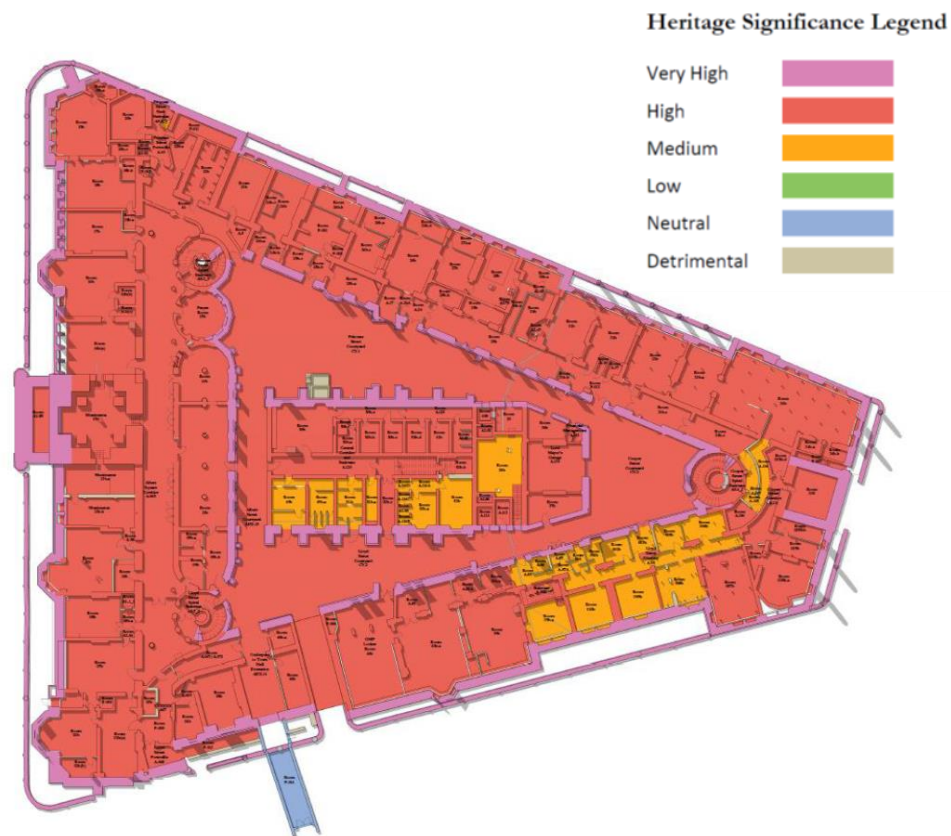


Figure 1 LG level significance plan

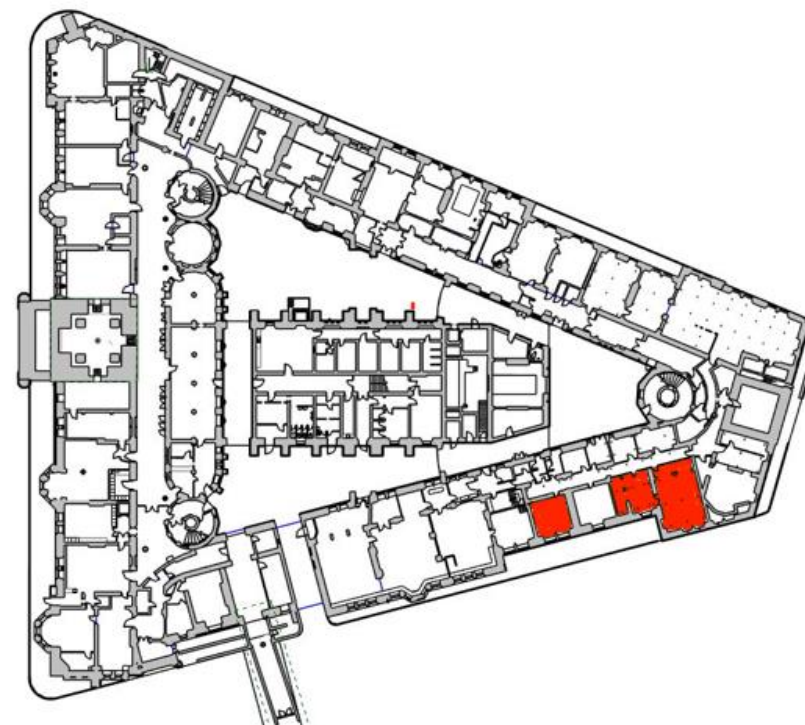


Figure 2 the area of floorboard removal (for detailed information see attached drawings)

Summary

The heritage and wider public benefits of the proposals are considerable in their contribution to the sustainability of the building as Manchester's Town Hall. Great care has gone into minimising this harm as much as possible through both MEP compromise and detailed design.

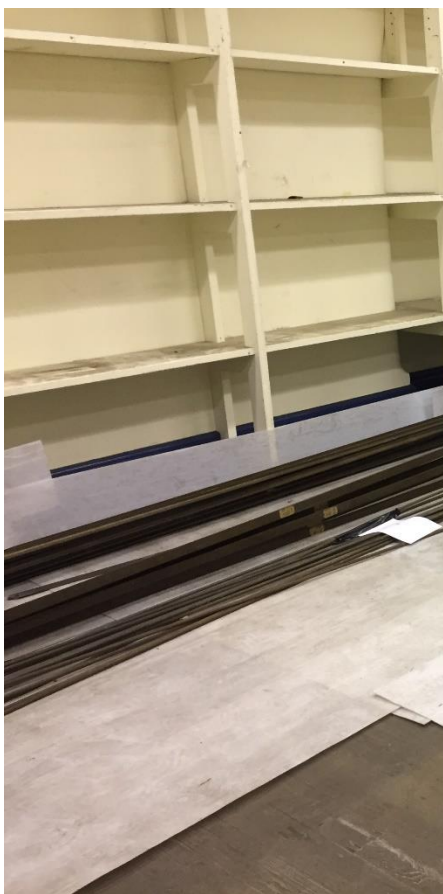
The remaining harm in heritage terms is outweighed by the fundamental benefit of keeping the Town Hall in its optimum viable use.

Wider public benefits include the provision of reasonable services to facilitate public enjoyment of the building, as well as health benefits associated with providing a sufficiently serviced space.

The district heating system, as well as minimising harm in heritage terms, is also more environmentally sustainable and poses notable public benefit in this

regard. The extent of floorboards for removal has been reduced and the amount of retention and repair far outweighs this number.

Appendices



*Example of the exposed timber floor on
the Lower Ground Floor of the Albert
Square Range*

Condition 6q - The extent of the replacement of floorboards
within the lower ground floor:
Heritage Impact Assessment

OTH-PUR-TH-LG-RPT-A-0123