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Our ref: jb/1045-db131113heritageimpactstatement.docx
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Re: Sevendale House - Proposed lift motor room annexe roof demolition -
Heritage Impact Statement

This Heritage Impact Statement is to accompany a Full Planning and Listed Building application to demolish a small extent of roof at Sevendale House, Dale Street Manchester. Sevendale House is a Grade 2 listed building occupying a full urban block surrounded by Dale Street, Lever Street, Spear Street and Stevenson Square. Sevendale House is currently undergoing a full office refurbishment to breathe new life into what was on the whole an under occupied, ageing building.

A full survey was undertaken of the building for the original planning application drawings and subsequently planning consent was received. The complex roof scape was plotted which formed the basis of the design detail drawings for the original planning application and listed building consent. As full access to the roof was not possible at that time due to the poor state of the roof and limited access to the roof itself, the survey information of highest part of the roof where the existing lift over run is located, did not identify a small section of annex monopitch roof which spans between the existing chimney flue and the lift over run enclosure.

As part of the planning approved scheme, the plant deck is currently being installed at roof level around the existing lift motor room over run enclosure. The lift motor room enclosure has always been an integral part of the plant deck layout and has been integrated into the plant deck layout of equipment. This strategy for roof top plant minimised the impact on the existing internal fabric of the building by not having to locate a plant area within the existing building. The new plant deck is required to fully service the building to meet the needs of a modern office in terms of heating, cooling and power.

Design of the plant deck was always the most difficult aspect of the planning approved scheme not only in terms of structurally supporting the plant deck but keeping it as low as possible behind a louvre screen and making provision for all of the mechanical and electrical plant. Every square foot of the plant deck is engineered to the minimum space required to accommodate equipment to fully service a building the size of Sevendale House.

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The narrow space between the lift motor room and the chimney flue was perceived as being clear to accommodate mechanical equipment. Works on site to the roof have now realised that the small annex of roof is taking up space needed for equipment. The servicing strategy relies completely on the plant deck arrangement as designed and cannot be changed.

The planning application for listed building consent to demolish this small section on annex roof identifies this as a timber frame, slate clad and slated lean to roof into the main pitch roof of the lift motor room itself. It serves no purpose as it is just a void and historically its purpose is unclear. This section of roof cannot be seen from any vantage point. This is further reinforced by the fact that as part of the planning consented scheme, a louvre screen will envelope all sides of the plant deck to screen all equipment, even from any elevated floor levels of adjacent buildings looking across towards Sevendale House and its plant deck. The small section of annex roof is 1556mm below the proposed louvre screen height at the roof annex's highest point therefore, even if it was to remain would be impossible to view from any view point.

This small section of roof has no visual or dominant significance to the existing fabric of Sevendale House, therefore the proposal to seek consent to demolish is seen as a minor delicate touch on the existing fabric. All slates will be reused for the making good to the side of the lift motor room where the roof will be removed to match the existing slate wall cladding. The space it occupies has to be freed up for the future progress of the refurbishment to bring Sevendale House back on to the letting market and to be commercially successful.