



Queens Road Bus Depot, Cheetham Hill, Manchester

31st January 2025

Addendum to Heritage Statement

Stephen Levrant Heritage Architecture Ltd. ('SLHA') previously contributed to the December 2024 application for the refurbishment of the Queens Road Bus Depot to provide appropriate toilet, shower and canteen facilities within selected ground floor areas. The specific tasks of the commission included undertaking an objective heritage appraisal of the building and then testing the impact of emerging development proposals (see Heritage Statement submitted for Planning Application ref: 141748/LO/2024).

The Heritage Statement concluded that the Proposed Development would give rise to mostly **Neutral** impacts to the Grade II listed building, with two **Minor Adverse** impacts associated with concealing the roof trusses in select zones. These works were identified as being necessary to improve the environmental quality and functioning of the building and to meet acceptable standards for members of staff. The report also demonstrated that the proposed works to small, localised zones of the Grade II listed building would only result in minor instances of alteration, with the majority of fabric and spaces unaffected by the scheme of works.

After submission, Manchester City Council provided comments on the application. The purpose of the Addendum is to address the concerns raised within these comments, and to provide an assessment of the changes to the Proposed Development following feedback on the listed building application. These changes are presented within the revised drawings and Design and Access Statement supplied by MOJO Architects. The key changes include the retention of the original ceilings within the proposed office within the Drivers' Area, and the relocation of the toilet facilities in the proposed Accessible Toilet to the north wall, retaining the historic radiator on the south wall. It is SLHA's view that both of these amendments would result in a neutral impact on the ability to appreciate the building's architectural and historical interest and would maintain the current legibility of the building's historic character in these localised areas.

The primary entry points into the building enter the main open space where the historical and architectural interest of the building can be fully appreciated through the open nature of the roof

www.heritagearchitecture.co.uk info@heritagearchitecture.co.uk

London Office: 62 British Grove Chiswick W4 2NL Tel: 020 8748 5501

Manchester Office: Canada House, 3 Chepstow Street M1 5FW Tel: 0161 806 0410

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which displays the metal trusses, exposed brick walls, and utilitarian floors and workshop features. The overarching scale and sheer spatial quality of the building is readily appreciated upon entering the building, and ongoing activities related to the maintenance and servicing of vehicles demonstrates the building working in the function and use for which it was originally designed. Whilst it is acknowledged within the Heritage Statement that minor adverse impacts are derived in the occlusion of the original ceiling trusses in limited areas, it is emphasised that these works will affect a very small proportion of the building's overall footprint and it is SLHA's view that the ability to appreciate the architectural, structural and spatial quality of the building as a whole will not be affected to any considerable degree.

The necessity and importance of these works to secure better working conditions for members of staff is outlined in the DAS, as is the optioneering and functional justification for the insertion of proposed suspended ceilings and wall linings. The overarching intention of these insertions is to limit intrusion into original fabric by allowing fixings, new services and finishes to be attached to the new surfaces and thus protect original fabric – particularly in those areas used as shower and WC facilities. SLHA has reviewed the amended proposals in detail and is of the view that they are necessary and proportionate (i.e. as least intrusive as possible) to deliver the required improvements to the building which will secure its continued use in the function for which it was originally designed and thereby secure its future conservation.

Consequently, the conclusions as outlined in the original Heritage Statement (6th December 2024, SLHA) remain valid.