10th September 2024

Canada House, Secondary Glazing and Lightning Protection – Heritage Statement

Introduction

The following Heritage Statement has been prepared by Heritage Architecture Ltd. (HA) on behalf of *Grosvenor OEI Limited*. This document relates to the proposed secondary glazing of all internal windows and lightning protection at Canada House, Manchester. The building was listed at Grade II in 1988 and is not located within a Conservation Area.

Due to the nature of the proposals, it is considered that the development will not incur any adverse impact upon the settings of any other listed buildings/ heritage assets in the area. The focus of the following statement, therefore, is on the relative impact upon the significance of the Grade II listed building only.

The building was constructed in 1908 as a packing warehouse for H. S. Booth & Company Ltd and deigned by H & W Higginbottom. The former warehouse comprises basement below five storeys and double attic, constructed with an iron frame and terracotta external cladding. The building sits on an island site and the large expanse of window openings across all elevations served to flood the internal floor plan with natural light. Internally, the buildings original plan form of individual office spaces and larger open plan areas largely survive and are legible. A major redevelopment of the building in 2017 installed modern partitions and renewed floor, wall and ceiling finishes.

Please refer to Appendix A for a detailed significance appraisal of the whole building.

Reference should also be made to the drawings and DAS by AXI and the Lightning Risk Management Report by Brooke Edgley Specialist Technical Services Ltd (BEST).

Planning Policy and Guidance

The key planning policy documents are, respectively, the: Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework 2023 (NPPF), and Manchester City Council's Core Strategy (2012), the Extant Unitary Development Policies (UDP), and Places for Everyone (2024).

This Statement has been prepared in the context of relevant national and local heritage planning policy. With regards to the 1990 Act, **Section 16** is relevant to the current scheme as it requires the Local Planning Authority to "*have special regard to the desirability of preserving the* [listed] *building or its setting or any features of special architectural or historic interest which it possesses*" when considering whether to grant listed building consent.

The policies in the NPPF constitute the Government's view of what sustainable development means in practice. Of particular relevance is **paragraph 200 (NPPF, 2023)**, which states that *"in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting".* The following Heritage Statement is written in this context.

This Heritage Statement accords with the requirements of the NPPF, and the guidance set out in Historic England's Advice Note 12: *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

History and Description of the Site

A comprehensive review of the site / buildings history and description can be found in the significance appraisal in Appendix A.

Assessment of Significance

This significance assessment uses recognised criteria to assess the heritage significance and interest of the Site. The assessment of significance accords with the requirements of the NPPF (2023) and uses Historic England's methodology outlined in its 2019 document, "*Statements of Heritage Significance*". Historic England's "*Conservation Principles. Policies and Guidance*," 2008, has also been utilised as part of the assessment.

A comprehensive assessment of significance can be found in Appendix A, however we have summarised the components subject to the current proposals and their relative significance.

- The exterior of the building has changed little since its construction and clearly illustrates the building's original warehouse use. Although minor alterations have taken place during the early-20th century, such as the addition of replacement loading bay doors, these have not adversely impacted on the understanding of the building's original design.
- The external architectural expression and original timber casement windows, including timber cills and timber paneled reveals are all of **high significance.**

The Proposals

It is proposed to install secondary glazing to all internal windows within the building to improve thermal and acoustic performance.

Thirteen different window types have been identified within the building and this has informed the thirteen different design responses to the proposed secondary glazing. Each of the thirteen proposed secondary glazed window designs will be of aluminium frames, RAL 9003, and will be installed to allow for an approximately 70mm air gap. Each secondary glazing type has been designed to ensure the proposed frames meet with the existing mullions/ frames in order that the potential visual impact is minimised. The proposed secondary glazing frames would be fixed with screws into the reveals.

Following a report undertaken by BEST Services, it was identified that the existing building had no lightning protection. It is proposed to install five low profile sheathed aluminium conductors around the building in discrete locations. It is proposed that these would be clipped to the building's external façade via non-metallic DC clips.

Heritage Impact Assessment Methodology

The fundamental Planning requirement outlined in Section 66 of the 1990 Act and the National Planning Policy Framework (NPPF) states that development affecting listed buildings should result in demonstrably positive '*heritage benefits',* by avoiding or minimising 'harm' to the: fabric, character, appearance and experience of the designated heritage asset.

The required tests as outlined in NPPF (2023) paragraphs 205 and 208, require that the level of "harm" is identified and weighted against the relative significance of the heritage asset in question. The significance appraisal above has identified those aspects of architectural and historic interest within the Grade II listed building and is intended to provide a clear evidence base on which the heritage impact can be understood.

Therefore, measuring the heritage impact of the Proposed Development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to **Table 1, Appendix II** for the criteria used in this Heritage Statement for assessing heritage impact.

Heritage Impact Assessment

The proposals to the Grade II listed building strive to ensure that high significant fabric components such as the original windows, and the architectural interest of the external elevations, will be maintained.

The proposed installation of secondary glazing is considered justifiable to address performance improvements, sustainability concerns, and to meet modern occupier requirements, ensuring the building continues in a viable use for the long-term.

The proposed installation of the lightning conductors is considered justifiable in order to safeguard the historic fabric of the building in the event of a lightning strike.

The design of the proposed secondary glazing has been carefully considered for each window type that exists throughout the building – in total there are thirteen different design solutions which ensures the proposed secondary glazing frames will have a minimal impact physically on the historic fabric and visually on the architectural appearance of the building. Externally, it is considered that the proposed secondary glazing will have a neutral impact on the special interest of the building. Internally, it is considered that the proposed secondary glazing will have a negligible impact on the ability to understand or appreciate the special interest of the building but that this will be mitigated by the performance improvements the secondary glazing will provide.

Regarding the proposed lightning conductors, it is considered that the fixings will have a negligible impact but the location of them will be such that they will largely be imperceptible and will have a neutral impact overall.

In summary, the proposals are considered to have a negligible impact on the historic fabric of the Grade II listed building. However, overall the proposals are considered to maintain the special interest of the listed building **resulting in an overall neutral impact on the special interest of the Grade II listed Canada House as a whole.**

As per the definition outlined in Appendix II below, a neutral impact occurs when an imperceptible impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.

Appendix A – Stephen Levrant Heritage Architecture, Canada House, Significance Appraisal

Appendix B – Heritage Impact Assessment Criteria (developed from ICOMOS Guidance)

Table 1: Criteria for defining the effect and degree of direct and indirect heritage impact		
Definition of magnitude and nature of heritage impact.	**Direct heritage impacts** **(physical alteration or change to the site's character)**	**Indirect heritage impact** **(visual change to the experience or setting of the site and its context).**
Major adverse Impact. *Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.*	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to appreciate those values and thus results in total loss of significance.
Moderate Adverse Impact. *Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.*	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate those values.
Minor Adverse Impact. *The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.*	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the assets in the view, or the ability to appreciate those values.
Negligible adverse impact. *This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or*	Development resulting in negligible direct impact on a 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.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the

significance to any appreciable degree.		buildings or the designated area to any appreciable degree.
Neutral Impact. *This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.*	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, or the ability to appreciate its significance.
Negligible beneficial impact. *The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.*	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which is detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. *The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.*	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. *The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.*	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. *The proposed change would result in substantial improvement to the overall character and appreciation*	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character	Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a

of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.	and an enhancement of its cultural heritage interest.	significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.