



21st November 2023

Canada House, Manchester. Statement to support discharge of conditions No. 4 and 5 attached to Listed Building Consent (136767/LO/2023) – Heritage Architecture Ltd.

The following Statement has been prepared by Heritage Architecture Ltd (HA) to support the discharge of a conditions attached to the Listed Building Consent (LBC) application 136767/LO/2023 for Canada House , 3 Chepstow Street, Manchester, M1 5FW.

Listed Building Consent for the refurbishment of the 3rd and 4th floors of the building was approved by the Local Planning Authority (LPA, Manchester City Council) on 18th July 2023 (Application Reference: 136767/LO/2023). Canada House is Grade II listed and therefore the proposals of refurbishment had conditions attached to ensure that the alteration of the mechanical and electrical services was sensitively implemented.

Heritage Architecture Ltd provided Heritage Statement to support the application (Combined Design and Access Statement with Heritage Statement, issued 30th June 2023, SLHA).

Within the Decision Notice issued by the LPA, Condition 4 and 5 stipulates that:

4) Notwithstanding the details approved in condition 2, prior to any works relating to the installation of pipework and ducting or trays, full details of said works shall be submitted to and approved in writing by Manchester City Council as Local Planning Authority. The scheme shall then only be implemented in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

5) Prior to the relocation of the historic radiator situated at fourth floor, full details of said relocation works and subsequent restoration and repair works shall be submitted to and approved in writing by Manchester City Council as Local Planning Authority. The scheme shall then only be implemented in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan

As proposals for the refurbishment of the 3rd and 4th Floor have been developed, final details and proposals of alterations to the mechanical and electrical services have been provided, and can be seen in the following documents:

Condition no. 4 documents:

- 1096-HAR-XX-03-DR-M-5700 - Rev P7 - 3rd Floor - Ventilation-Layout
- 1096-HAR-XX-04-DR-M-5700 - Rev P5 - 4th Floor - Ventilation-Layout
- 22020(20)201_Canada House_4F Suite_General Arrangement Plan without Furniture-A1_RevC
- L3-M-57-702 P1 Canada House Level 3 Reflective Ceiling Plan
- L4-M-57-702 P1 Canada House Level 4 Reflective Ceiling Plan

Condition no. 5 documents:

- 22020(20)201_Canada House_4F Suite_General Arrangement Plan without Furniture-A1_RevC
- 22020(20)201_Canada House_4F Suite_General Arrangement Plan without Furniture-A1_RevC

The proposals have been developed as to eliminate loss of historic fabric and route the new services through existing openings and risers. Additionally, the proposals have been developed as to minimise the fixings to the ceiling and fix to modern fabric wherever possible. The only circumstances where there is a possible clash with historic fabric is:

- Kitchen firewall on the third floor to penetrate modern ceiling and fix to original timber floorboards by woodscrews
- Air conditioning first fix, there are seven fan coil units to be fixed by Unistrut into original floorboards and or joists to ensure a good fix.

The information provided is sufficient as to discharge the conditions and provide reassurance that the proposed installation of services will not impact historic fabric or the special interest of the building.