



30th August 2023

Lombard Chambers, Basement works - Addendum Note (125805/LO/2019) – Heritage Architecture Ltd.

The following Addendum Note has been prepared by Heritage Architecture Ltd (HA) to assess the minor revisions to the active application for the basement works to Lombard Chambers (Grade II).

The client (Grosvenor) applied for Listed Building Consent for new bicycle storage and WC provision within the basement area, this will be located to the south-eastern aspect of the floorplate. The bicycle racks and lockers will be freestanding, and not fixed to any original fabric.

The application was received by the Local Planning Authority (Manchester City Council) on 04 May 2023 (Planning Portal Reference: PP-11769807).

Heritage Architecture provided a Heritage Statement to support the application (issued 3rd May 2023, SLHA). The Heritage Statement concluded the Proposed works to the parts of the Grade II listed building would result in instances of negligible adverse visual impact as a result of the additional ventilation and M&E required to facilitate the new WC/ changing rooms.

The first option considered was to route the supply and extract work vertically through the building to discharge at roof level, however there is inadequate riser space available to facilitate this, and the ductwork installation required would be excessive, resulting in larger fans and increased energy usage. This option was subsequently discounted.

An option to utilise alternative elevations to discharge through was also reviewed, however there are limited options available at basement level, and existing ductwork levels within the basement would mean that any new ductwork would have to pass under the existing ductwork, which would be prohibitive in terms of required clearance for vehicles using the car park. This option was therefore also discounted.

The submitted option, as identified within the original Heritage Statement stated: *“The proposals for M&E will terminate the supply and extract ductwork at the high-level glazing in the basement on the chancery lane elevation as this glazing is already utilised for ventilation purposes for other systems within the building, and it was considered that this option would have a neutral impact (both physical and visual) on the existing elevation to Lombard Chambers, as there would be no visual change when*

viewed externally". The Heritage Statement concluded this option would incur some **neutral physical and visual impact**.

Having reviewed the ventilation strategy, the M&E consultant (Spacescape Ltd) highlighted the current louvre extracts would not be able to sufficiently ventilate the space. This has resulted in a revision to the scheme. The current strategy would see the removal of sections of the original basement lights to Lombard Chambers to enable two additional ventilation louvres to be installed. This would result in some additional loss of historic fabric, incurring **two instances of minor adverse impact (both direct and indirect)**.

The team has tested a number of alternative options (refer to the options appraisal prepared by Savills) to avoid any additional harm to the Listed Building fabric. This option has however, been considered by the M&E consultant to be the only viable solution to facilitate the proposals.

Whilst this option will result in some harm, this is on the lower end of the "less than substantial" scale. It is for the Local Planning Authority to consider whether this harm is sufficiently outweighed by the wider benefits the scheme will deliver.

This Note should be read in conjunction with the elevation plans (existing, proposed and demolition) prepared by Bluesky and the M&E plan provided by Savills.