



Heritage Statement

of Loading Bay Corridor Works at Dantzic Building, Manchester

On behalf of
NOMA GP (Limited)

May 2023

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Reference
WIR/M222458

Heritage Statement

Dantzic Building, Manchester

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1.0 Introduction

The Dantzic Building, located at 29 Dantzic Street, is bounded by Hanover Street to the north, Federation Street to the west, Dantzic Street to the east and the pre-existing Federation Building to the south. Designed by the Cooperative Wholesale Society architecture department under the direction of W.A. Johnson FRIBA, the building's original purpose was to serve as an extension to the Federation Building in order to double the capacity of the Cooperative's existing drapery warehouse.

Completed in 2019 the grade II listed Dantzic building in Manchester City Centre was refurbished into modern, Grade A office space spread over 6 floors (level 3- 9), with basement and lower ground floors (level 1 - 2) being left in its existing condition with the exception of plant rooms and building managers office.

The subject works are limited to the installation of partition wall, ramp and handrail within the loading bay.

A Heritage Statement is required due to the potential impact the Proposed works could have on the identified heritage assets.

This statement has been prepared in the context of relevant national and local heritage planning policy. The statement is presented to accord with the national policy requirement of NPPF paragraph 128, to describe the potential impact of the proposed works on the identified heritage asset.

The statement should be read in conjunction with the attached drawings.

2.0 Scope of Work

The Specification included the following works:

- o A newly installed partition wall will be installed between the existing columns, this will be fixed to the concrete soffit and slab
- o Installation of ramp and handrail
- o Removal of access control / door leaf

3.0 Impact Appraisal of Proposed Works

Building Element	Ramp installation
Drawing Number	M222458-A02-02
Proposal	Ramp fixed to adjacent wall, parquet to be untouched.
Impact justification	No impact – The works are required to provide disabled access. The works result in no changes to the parquet floor. The flooring will remain untouched and include no fixings or alterations. The ramp will only rest on top of the parquet. All parquet will be cleaned prior to ramp installation. The works are within a back of house area which is inaccessible to the public, the works do not affect the public's ability to understand and appreciate the listed building.

Building Element	Wall installation
Drawing Number	M222458-A02-01
Proposal	Partition wall to be installed between the existing columns.

Impact justification

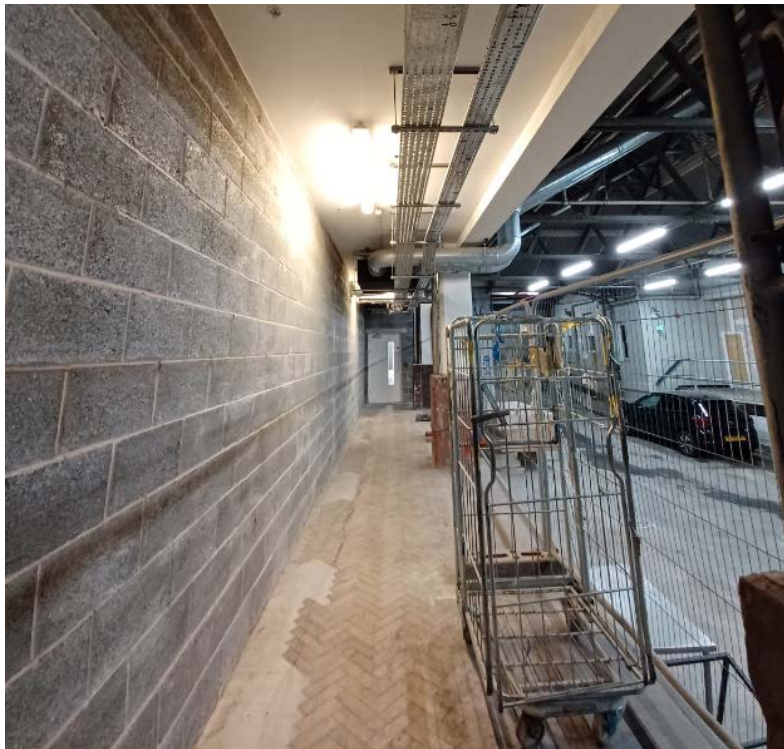
No impact – The works are required to provide a protected fire escape route.

The works result in no changes to the parquet floor. The flooring will remain untouched and include no fixings or alterations. The new partition will be installed between the existing columns and fixed to the concrete soffit/slab.

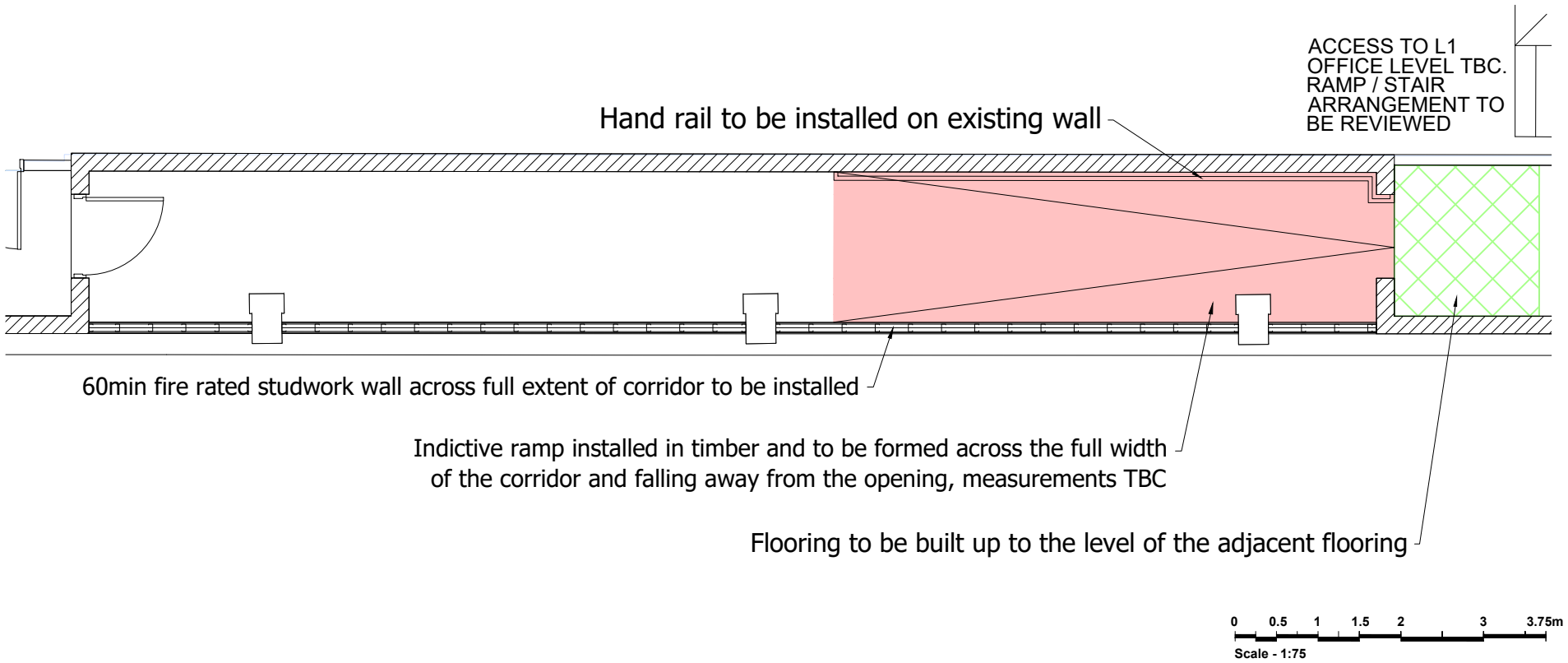
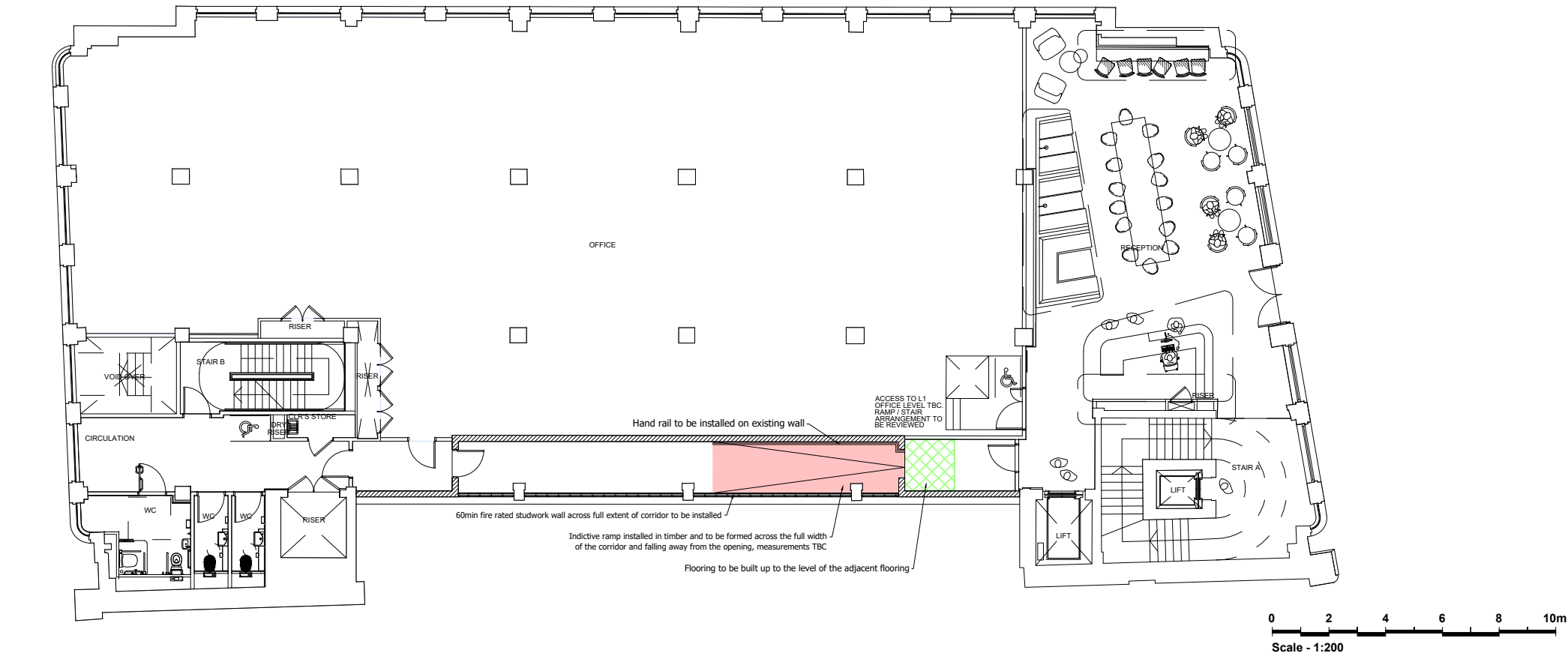
The works are within a back of house area which is inaccessible to the public, the works do not affect the public's ability to understand and appreciate the listed building.

The impact assessment demonstrates that overall the proposals will have limited to no impact on the character of the Grade II* Listed Warehouse.

4.0 Photographs







DRAFT

Rev	Description	By	Date



Project
DANTZIC (PLOT C) NOMA
MANCHESTER

Client
NOMA LTD PARTNERSHIP
BY NOMA GP LTD

Title
LOADING BAY
AS PROPOSED

Drawn by	Surveyor	Date
GLB	WIR	MARCH 23

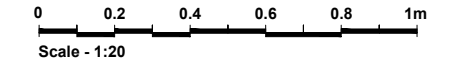
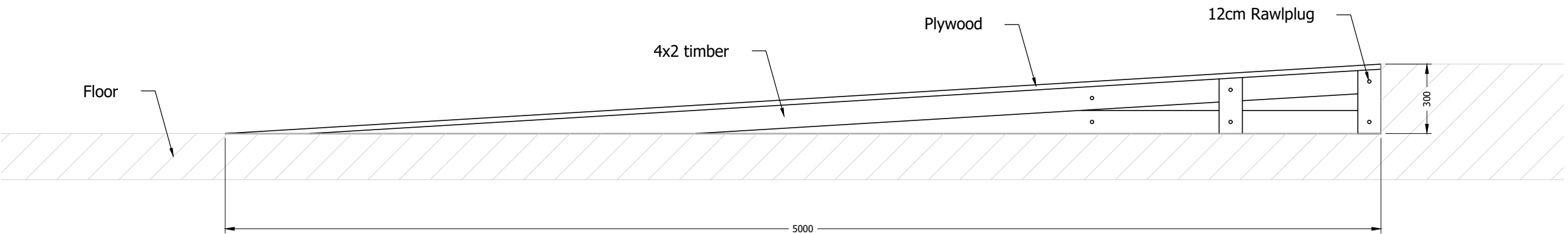
Scale
1:200, 1:75 @ A3

Drawing Number
M222458-A02-01

Revision

NB | Responsibility is not accepted for errors made by others scaling from this drawing. All construction information should be taken from figured dimensions only

A3



DRAFT			
Rev	Description	By	Date



Project
DANTZIC (PLOT C) NOMA
MANCHESTER

Client
NOMA LTD PARTNERSHIP
BY NOMA GP LTD

Title
RAMP
AS PROPOSED

Drawn by GLB	Surveyor WIR	Date MAY 23
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Scale
1:20 @ A3

Drawing Number M222458-A02-02	Revision
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