



13 April 2023

**325-327 Deansgate. Technical Note to support discharge of conditions attached to Listed Building Consent (125805/LO/2019) – Heritage Architecture Ltd.**

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The following Technical Note has been prepared by Heritage Architecture Ltd (HA) to support the discharge of a condition attached to the Listed Building Consent (LBC) application for 325-327 Deansgate, Manchester, M3 4LQ.

Planning permission for the demolition of an existing building and erection of a 22-storey apart-hotel was approved by the Local Planning Authority (LPA, Manchester City Council) on 26 June 2020 (Application Reference: 125804/FO/2019). The existing building at 325-327 is not of any heritage interest, although is partially located within a section of the Grade II listed Castlefield Viaduct. This consequently triggered the need for Listed Building Consent (approved, ref: 125805/LO/2019).

Heritage Architecture Ltd provided Heritage Statement to support the application (Heritage Statement, issued 10th December 2019, SLHA). The Heritage Statement concluded the Proposed works to the parts of the Grade II Castlefield Viaduct structure would result in principally minor beneficial impact, with the removal of the 1960s infill to the arches being considered positive. The subsequent alterations to alter the arches to accommodate a new unit were considered to incur some negligible impact and would be supported by subsequent method statement reports.

Within the Decision Notice issued by the LPA, Condition 3 stipulates that:

*3) Prior to the removal of infill to the arches, as shown on drawings 10185-SHP-Z0-ENXE-A-B5D8-G100-0003, 10185-SHP-Z0-ES-XE-A-B5D8-G100-0003 and 10185-SHP-Z0-EE-XE-A-B5D8-G100-0003 stamped as received by the City Council, as Local Planning Authority, on the 8 January 2020, a detailed method statement and specification for the demolition/removal, alteration and repair of the exterior/interior of the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods for dismantling the infill areas of the arches to avoid damaged to the historic fabric and details, including materials, how the arches will be repaired (including masonry repairs internal/external). The demolition/removal and repairs must be carried out in accordance with this method statement and specification.*

HA received a demolition method statement report on 4<sup>th</sup> April 2023 (TELSAFE Construction) and provided some additional comments to ensure the works would not incur any undue harm to historic fabric. HA provided additional comments on the Grade II listed status of the structure and the need

for adequate protection works in line with its designated status. As part of the recommended approach, HA also suggested mortar analysis be undertaken to identify the correct like-for-like replacement, should this be required and any cleaning should be non-abrasive (DOFF cleaner recommended). It is understood the existing, 1960s shop unit (due to be demolished) is largely detached from the arches, and therefore the potential for impact is likely to be minimal.

Subject to the proposed amendments to the demolition method statement be implemented by TELSAFE Construction, HA are satisfied the report is sufficient to satisfy the requirements outlined within Condition 3 (as stated above).

This Note should be read in conjunction with the Covering Letter prepared by Deloitte and its enclosures submitted as part of this application (CDN/23/0130).