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Addendum Note to the Heritage Statement (November 2025), 4th Floor Ship Canal House – Atlas Chambers

Ship Canal House is a large commercial building situated on King Street, in Manchester City Centre, and comprises three adjacent buildings: Ship Canal House; Lombard Chambers; and Atlas Chambers. All three elements are statutorily designated as Grade II. Lombard Chambers was listed on 3 October 1974; Ship Canal House on 9 March 1982; and Atlas Chambers on 6 June 1994. The Site is also located within the Upper King Street Conservation Area, which was designated on 4 November 1970.

Listed Building Consent for internal alterations to the fourth-floor offices, and the internal refurbishment of the fourth-floor lift lobby and WCs was granted on 20 January 2026 under reference 144512/LO/2025. Upon commencement of the works, and the removal of the suspended ceiling tiles, areas of original stepped plaster cornicing, as well as additional steel beams coated in vermiculite were discovered along the ceiling of the Atlas Chambers section of the 4th Floor.

Following conversations with officers at a site meeting held on 21/04/2026, it was decided that a new Listed Building Consent was required to be submitted for alterations to the ceiling plan to account for the cornicing and additional beams. The repair methodology for areas of damaged cornicing, including samples of the proposed plaster, and plaster cast, will be agreed via correspondence with the Local Authority to enable these works to progress.

This addendum note is to be read alongside the Heritage Statement prepared by Levrant (formerly SLHA) submitted in November 2025 as part of the Listed Building Consent for the internal alterations and provides a significance assessment and impact assessment regarding the cornicing.

Following an initial review by officers, Beam Y was requested to have additional cornicing along the length of its north face, with the boxing out taken up close to the beam to minimise visual intrusion. This design has been implemented, however the existence of a steel flange within the beam has meant that this element has been locally dropped, with the edges chamfered to the underside of the beam.

Please refer to the detailed drawings, and photographic schedule produced by BlueSky Design for full information regarding the proposed ceiling works.

Significance of the 4th Floor Cornicing

The cornicing, located within the Atlas Chambers section of the fourth floor of Ship Canal House, possesses some historic and architectural interest as an original architectural feature of the building dating to the late 1920s. Due to the insertion of additional steel beams throughout the ceiling, sections of the cornicing have been significantly damaged, and areas of perimeter cornicing above the existing windows have also suffered significant damage in localised areas. Nevertheless, the exposure of the cornicing is considered to positively contribute to the experience of the space, and the repair and refurbishment of the cornice is considered to enhance the contribution of the cornicing to the building's significance.

Drawing no. 1427-04-HE-04, and 1427-04-HE-05 prepared by BlueSky Design, details the areas of existing cornice within the ceiling. The photographs in Figure 1 – 11 below demonstrate the location and condition of the cornice. Overall, the cornicing is an original feature of the building which holds historic, architectural, and artistic interest, and is thus considered to be of high significance.

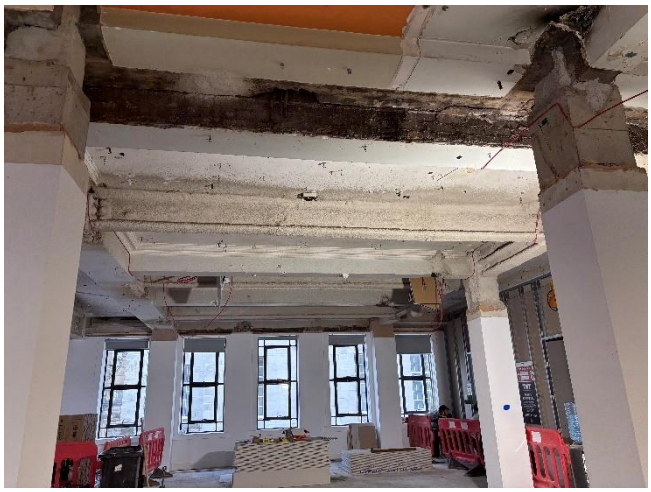


Figure 1: Atlas Chambers ceiling taken from the central floorplate looking east.



Figure 2: Corner detail showing the extent of damage to the junction of Beam S and Beam U.



Figure 3: Corner detail showing the junction of Beam W and Beam Y.



Figure 4: Perimeter detail looking northeast.



Figure 5: Atlas Chambers ceiling taken from the perimeter looking west.



Figure 6: Perimeter detail looking north.

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Figure 7: Atlas Chambers ceiling taken from the centre of the floor looking north.



Figure 8: Junction of Beam S with the perimeter wall looking north.



Figure 9: Atlas Chambers ceiling taken from the centre of the floor looking to the east perimeter wall.





Figure 10 & 11: Detail of Zone 1 to the rear of the floor. This area is to be underdrawn within the meeting rooms and the cornice will be covered in-situ.

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Figure 12: Detail of the steel flange protruding from Beam Y, which is required to be boxed out locally, with the edges chamfered to the underside of the beam.

Impact Assessment of the 4th Floor Cornicing

The magnitude of impact is a product of the extent of change which is likely to result from the proposals. Where the proposed changes are considered to enhance the fabric, character or appreciation of a heritage asset, the impact on its significance will be deemed to be beneficial. Conversely, where the Proposed Development is considered to compromise or diminish its positive heritage values the impact on the significance will be deemed adverse. Where the proposals will result in no harm, nor benefit, the impact will be neutral.

It has been agreed with officers on-site that the exposure of the cornice, and the subsequent refurbishment of the feature provides a **beneficial impact**.

The additional works required to the soffit and the boxing-out of the beams to provide the required fire rating are considered to incur a **neutral impact.**

The beneficial impact achieved by the removal of the previous suspended ceiling which opened views throughout the space and encouraged a full-height appreciated of the windows will remain. The areas of cornicing are to be suitably protected throughout the construction of the fit-out.

The majority of the cornicing will be retained and repaired in-situ and drawing no. 1427-04-HE-07 highlights the areas to be repaired.

The re-concealment of the cornice to the south-side of Beam Y is considered to be necessary to ensure the beam encapsulation achieves the appropriate fire rating required for the floor. The cornice will be left in-situ behind the proposed boxing-out. The re-concealment of the cornice to the rear of the floor within the meeting rooms by under drawing the ceiling is considered to be acceptable in this location following conversations with officers. These minor areas of re-concealment are considered to incur a **neutral impact**, with the majority of the cornice remaining exposed.

The contractor has provided a Construction Method Statement for the repair of the cornicing which will be agreed alongside a sample of the proposed repair plaster through correspondence with officers.

Overall, the proposals to repair and retain the cornicing are well considered and appropriate for the space, thus incurring a **minor beneficial impact** on the special interest of the identified listed buildings as a whole.

As per the descriptions outlined within Table 1, Appendix 2 of the Heritage Statement a minor beneficial impact would equate to a "minor enhancement to the fabric and character of a heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the architectural and historic interest of the heritage assets in the view, or the ability to appreciate its significance".

The significance and setting of the listed buildings are therefore preserved, as required by Section 66 of the 1990 Act.

The proposals are thus considered to result in **'no harm'** to the identified designated heritage assets as defined within the NPPF (2025) and comply with the relevant national and local planning policy.

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