

Planning

Growth & Development

Delegated officer report for planning application

Application no. 132426/LO/2021

Date registered valid: 7 December 2021

Proposal: Listed Building Consent for the internal refurbishment of Grade I listed building to create a new learning and teaching space and complete services refurbishment

Address: Station Building, Museum Of Science And Industry, Liverpool Road, Manchester, M3 4JP

Ward(s): Deansgate Ward

Applicant: Science and Industry Museum Liverpool Road, Manchester, M3 4PU

Agent (if any): Katie Wray Deloitte Hanover Building, Corporation Street, Manchester, M4 4AH

Case officer: Eve Woolstencroft
Tel: 0161 234 4533
Email: eve.woolstencroft@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 2 March 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 13 December 2021 Expired: 3 January 2022

Neighbour notifications

Printed: 13 December 2021 Expired: 3 January 2022

Site notice

Posted: Expired:

Press advert

Published: 21 December 2021 Expired: 11 January 2022

Departure from Development Plan: No

Environmental Statement: Not required

Listed building: Grade II

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order:

Description of Site/Area

The application site relates to the station building on Liverpool Road Station, within the Museum of Science and Industry site. The site was developed from the early nineteenth century, starting with housing at the eastern end of the site, later demolished, and then a single house at the south-western end of the site, now the Station Master's House.

The site was chosen as the Manchester terminus of the Liverpool and Manchester Railway, and three of the existing structures were built for this purpose; the Passenger Station, the 1830 Viaduct, and the 1830 Warehouse. The Station Building, Station Master's House and 1830 Warehouse are listed Grade I in recognition of their status as the oldest surviving railway passenger station and the first railway warehouse. The site developed from a passenger and goods station to solely a goods station, and many other structures were built as the site expanded.

Description of Development

The submitted application seeks Listed Building Consent for the internal refurbishment of Grade I listed building to create a new learning and teaching space and complete services refurbishment

Consultations & Notification Responses

Local residents were notified and a site notice was posted for 21 days however no responses were received.

Historic England –

Position

Historic England has no objection to any element of the works, and identify that a number of the proposals have the potential to better reveal the significance of the listed building. We are also supportive of the principle of securing its continued active use, as this will ensure its long-term maintenance, and reinforce public engagement with the building.

We are therefore supportive of the application but recommend that you consult your own specialist advisors in relation to potential conditions that may need to be attached to any approval.

Recommendation

Historic England supports the application on heritage grounds, as we consider that it meets the requirements of the NPPF, in particular paragraph numbers 189, 199 and 202

Policy

The main issue for consideration relates to the impact of the proposals on the identified heritage assets in regard to preserving and, where possible, enhancing identified assets. The main policies considered relevant in this instance are:

The NPPF (2021) Section 16 (Conserving and enhancing the historic environment) in particular paragraph numbers 189, 199 and 202, Policies DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester (2012), and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995).

Legislation

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 Listed Building Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting. Members should consider whether there is justification for overriding the presumption in favour of preservation.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Issues

Assessment of Significance

Liverpool Road Station is of exceptional national and international significance, as it is the oldest surviving passenger railway station in the world. It was constructed in 1830, and provides outstanding evidence of the development of early railway infrastructure, particularly when it is considered as part of the wider associated complex of buildings.

Its significance also relates to the wider social and physical impact that the ensuing development of passenger railways has had on the environment in which we live, both nationally and internationally. This infrastructure has shaped the development of towns, villages and cities, and has changed the wider landscape of Britain, and of countries across the world, through its physical presence and its associated, and often remarkable, architecture.

Liverpool Road Station is accordingly listed at grade I, as is the adjacent warehouse, which formed part of the original 1830s station complex.

Although the overall significance of the building is exceptional, the project area is a reconstructed area and a space that had been extensively refurbished in the 1980s in unsympathetic ways. The sense of space, roof trusses, the external walls and sash windows are all of high significance. The 1980s core of breeze block walls are considered an intrusive and harmful addition whereas the glass elevation is considered neutral

Impact of works on Heritage Asset

Overall the proposal will bring benefits to the significance of the asset by reversing previous inappropriate interventions.

The proposals include:

- Mechanical ventilation would be installed, the scheme proposes that ducting and extract provisions, services etc will be 'on show', similarly to that seen within the New Warehouse and 1830s Warehouse, amongst other areas of the site. Large plant units are proposed to be concealed / hidden, within the central section, as per the current solution onsite.
- Removal of 1980s breeze block walls
- Installation of stud walls, the walls although subdividing the space offer an enhancement on the breeze block walls. The space has been sub-divided historically by 1900 when the wagon store was converted into a canteen so this continues this pattern of use.
- Removal of concrete lintels in chimney stacks and localised brick repair
- The removal of the existing walls allows an appropriate brick repair to the 'original' chimney breast
- Brick infill repairs to the chimney stack to cover redundant M&E openings (following a survey of the chimneys), brickwork to match existing.
- Replacement of kitchen and sanitary fittings.
- Signage
- Installation of new M&E
- Installation of new lighting

- Cabling rationalisation including the removal of any redundant cables. Any new cables will be concealed within voids or hidden from view where possible and within a steel conduit when on show.

Paragraph 202 of the NPPF states that any less than substantial harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposal. In this case, any perceived 'less than substantial' harm to the significance of the listed building would be considerably outweighed by the public benefits which include reversing previous unsympathetic works ensuring the beneficial long-term and optimum viable use of the listed building and overall will result in considerable public benefits. A condition will be imposed to

ensure more detailed information is submitted in relation to each element of repair works and other items such as signage. These proposals would therefore accord with MCC's relevant Policies EN3 and DC19.1.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Received by the City Council as Local Planning Authority on 07 December 2021:

-Science & Industry Museum Learning Classrooms Design and Access Statement (November 2021), prepared by Buttress Architects;

-The Science Academy - Heritage Significance and Impact Statement (November 2021), prepared by The Science Museum

-8778-BA-EX-ZZ-DR-A-(00) 001-A	Location Plan
-8778-BA-EX-01-DR-A- (01) 001-A	Existing FF Plan
-8778-BA-EX-01-DR-A- (04) 001-A	Proposed Demo Plan
-8778-BA-EX-ZZ-DR-A- (02) 001-A	Existing North Elevation
-8778-BA-EX-01-DR-A-(04) 002-A	Detailed FF Plan
-8778-BA-EX-01-DR-A- (04) 003-A	Proposed FF Plan
-8778-BA-EX-01-DR-A-(05) 001-A	Proposed Internal Elevations B C D

-8778-BA-EX-01-DR-A-(05) 002-A	Proposed Internal Elevations F E
-8778-BA-EX-ZZ-DR-A- (05) 004-A	Proposed North Elevation

Received by the City Council as Local Planning Authority on 07 February 2022:

-Specification for Seat Bench radiators/heat emitters Verano Konwektor - Comodo - CMV5-45/42/156 and LST and Jaga -Tempo- Type 16 - TEMW0.06014016.

received by the City Council as Local Planning Authority on 17 February 2022:

-8778-BA-EX-01-DR-A (43) 001-E Floor & Wall finishes

-SIM-SCLE-ZZ-01-DR-M-003 Rev C1 Mechanical Services

-drawing ref. SIM-SLCE-ZZ-01-DR-M-1003 C1'

-drawing ref. 'SIM-SLCE-ZZ-01-DR-ME-1004 P1'

Science & Industry Museum Learning Classrooms Method Statement (February 2022), prepared by Buttress Architects

-Silcocks - Example electrical distribution details

-Zumtobel Lighting, dims and side

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, EN3 and DM1 saved Unitary Development Plan policy DC19.

3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

- a) Detailed specification of repairs and reinstatement including samples of proposed materials
- b)Details of draft strips and seals to windows
- c)Details including samples of proposed blinds
- d)Details of any window manifestations
- e)Details of any signage

The works shall then be carried out fully and only in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN1, EN3, CC9, SP1 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Historic England (North West)

The Crystal Maze, Lower Byrom Street, Manchester, M3 4AP
Bonded Warehouse, 18 Lower Byrom Street, Manchester, M3 4AP
Warehouse Rear Of 121 To 123, Liverpool Road, Manchester, M3 4JN
121 - 123 Liverpool Road, Manchester, M3 4JN
119E Liverpool Road, Manchester, M3 4JN
119B Liverpool Road, Manchester, M3 4JN
117E Liverpool Road, Manchester, M3 4JN
117B Liverpool Road, Manchester, M3 4JN
133F Liverpool Road, Manchester, M3 4JN
133C Liverpool Road, Manchester, M3 4JN
131F Liverpool Road, Manchester, M3 4JN
119F Liverpool Road, Manchester, M3 4JN
117 Liverpool Road, Manchester, M3 4JN
125 Liverpool Road, Manchester, M3 4JN
119D Liverpool Road, Manchester, M3 4JN
119C Liverpool Road, Manchester, M3 4JN
119A Liverpool Road, Manchester, M3 4JN
117F Liverpool Road, Manchester, M3 4JN
117D Liverpool Road, Manchester, M3 4JN
117C Liverpool Road, Manchester, M3 4JN
117A Liverpool Road, Manchester, M3 4JN
127F Liverpool Road, Manchester, M3 4JN
133E Liverpool Road, Manchester, M3 4JN
133D Liverpool Road, Manchester, M3 4JN
133B Liverpool Road, Manchester, M3 4JN
133A Liverpool Road, Manchester, M3 4JN
131E Liverpool Road, Manchester, M3 4JN
131D Liverpool Road, Manchester, M3 4JN
131C Liverpool Road, Manchester, M3 4JN
131B Liverpool Road, Manchester, M3 4JN
131A Liverpool Road, Manchester, M3 4JN
129F Liverpool Road, Manchester, M3 4JN
129E Liverpool Road, Manchester, M3 4JN
129D Liverpool Road, Manchester, M3 4JN
129C Liverpool Road, Manchester, M3 4JN
129B Liverpool Road, Manchester, M3 4JN
129A Liverpool Road, Manchester, M3 4JN
127E Liverpool Road, Manchester, M3 4JN
127D Liverpool Road, Manchester, M3 4JN
127C Liverpool Road, Manchester, M3 4JN
127B Liverpool Road, Manchester, M3 4JN
127A Liverpool Road, Manchester, M3 4JN

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Castlefield Conservation Area 1979
Area Team Boundary - Name: CITY1