

21 April 2021

David Brettell
Planning Department
Manchester City Council
Town Hall
Manchester
M60 2LA

Deloitte LLP
P O Box 500
2 Hardman Street
Manchester
M60 2AT

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitterealestate.co.uk

Direct phone: +44 161 455 6512
johcooper@deloitte.co.uk

Dear David

Science and Industry Museum: Full Planning Permission for external works to the Boiler Room including removal of an external staircase and making good in addition to the installation of a new balustrade and new doors.

Please find enclosed an application for Full Planning Permission for external works to the Boiler Room including removal of an external staircase and making good in addition to the installation of a new balustrade and new doors. The Science and Industry Museum is located to the north west of central Manchester, to the east of the River Irwell and is within the Castlefield Conservation Area. The Applicant is the Science and Industry Museum.

1 Background and Context

In December 2020, £4.3 million from the Government's Public Sector Decarbonisation Scheme was awarded to the Power Hall and the wider Science and Industry Museum (SIM) site to substantially improve energy efficiency and lower carbon emissions across this globally significant site. This grant will ensure the museum's environmental sustainability and support Greater Manchester's goal to become carbon neutral by 2038 – 12 years ahead of the national target.

This environmental sustainability will utilise some of its unique site specific opportunities. For example, in 1830 a well was built on the site to harness the power of the ground water. This natural resource will once again be utilised by the installation of new water source heat pumps and boreholes along with the latest green technologies. This is a visionary, sector-leading project where the original and modern combine to create a sustainable museum of the future. Additional funding from the Department for Culture, Media and Sport will help to place carbon literacy and zero carbon technology at the heart of the museum's story and visitor experience, as well as assisting in undertaking urgent and major repairs to the Power Hall. Overall, the project will transform the Power Hall into a landmark symbol of the past, present and future of engineering, inspiring future scientists, entrepreneurs and innovators in developing careers and skills to help achieve a green economy and the next (green) industrial revolution.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

The Power Hall and Decarbonisation project is to be delivered as one project. However, the required Planning and Listed Building Consent applications must be split into several separate applications due to the different Listings of the buildings and the deadlines for the Government's Public Sector Decarbonisation Scheme which needs to be completed this year. Splitting the consent packages will also allow construction work to start on site earlier and ensure the Applicant meet the Government deadlines.

The proposed applications are as follows:

Works Package	Package Description	Planning and Listed Building Consent Applications	Submission Date
1A	Water Source Heat Pump Network (External) Water Source Heat Pump and other associated plant in the Power Hall	- Application for Listed Building Consent for alterations to the Grade II Listed Power Hall for the creation of openings and the installation of plant plus the introduction of a services trench within its curtilage. - Application for Listed Building Consent for installation of a new services trench within the curtilage of the Grade II New Warehouse.	April 2021
1B	Boiler House External Modifications (to facilitate installation of a new sub-station) Pipework in the 1830 Warehouse (to facilitate installation of a new water source heat pump)	Application for Planning Permission external works to the Boiler Room including removal of an external staircase and making good in addition to the installation of a new balustrade and new doors. - Application for Listed Building Consent for alterations to the Grade I Listed 1830 Warehouse for the creation of openings and the installation of pipework plus the introduction of a services trench and borehole cover within its curtilage.	
2	Power Hall Roof and 1980s Platform Removal (to allow early investigative work)	Planning Permission & Listed Building Consent	May 2021
3	Power Hall New Roof, Windows & Doors	Planning Permission & Listed Building Consent	May 2021
4	Power Hall Gallery Refurbishment	Planning Permission & Listed Building Consent	Autumn 2021

This application relates specifically to Element 1B of the works package for Boiler House External Modifications, as highlighted in the table above in **bold** text.

In terms of the Boiler Room, there is a complex interface between the Grade II 1867 Viaduct, the Grade II 1830 Viaduct, the 1980s car ramp and the Upper / Lower Yards within the SIM estate.

A car ramp was installed in the late 1980s along the north wall of the 1830 Viaduct (specifically an 1867 extension to it), leading between the Lower and Upper Yards. It enters the Upper Yard at the point where the two listed viaducts meet. The triangular area beneath this junction was infilled with blockwork and timber-clad external walls in c. 2000 to create a boiler room. The floor is screed and the walls are mostly blockwork with the exception of the north wall which is brickwork associated with the Grade II 1867 Viaduct.

The below red line plan identifies the site location within the SIM estate.

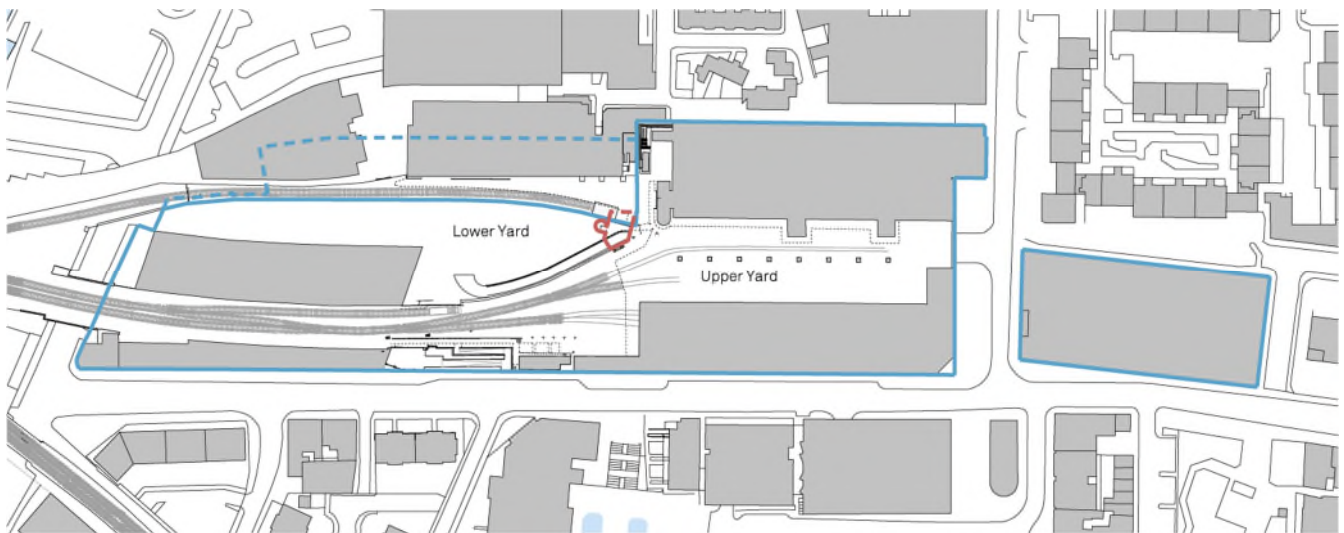


Figure 1 – Site Location Plan

2 Significance of the Heritage Assets

The below summarises the significance of the heritage assets of relevance to this application. Further detail can be found in Heritage Impact Assessment prepared by Donald Insall Associates.

The Grade II 1830 Viaduct

The 1830 Warehouse has exceptional historical value as one of the earliest structures on the station site and indeed of the first passenger railway station site in the world. It has survived largely in its original form. It has very high historical value for its association with the early railway engineer Stephenson.

The viaduct was intended to be purely functional in the section between the 1830 station buildings and the Warehouse, and consequently it is considered to be of low aesthetic value.

It has very strong group value with the 1830s Stations Buildings and 1830 Warehouse.

The 1990s car ramp and c.2000 spiral staircase detract, by concealing historic fabric and cluttering the Lower Yard.

The Grade II 1867 Colonnaded Viaduct

The structure is of high historical value as part of the late 19th century development of the Station.

It is moderate to high aesthetic value for its solid cast iron construction and its series of jack arches.

The modern glass and timber infill to the colonnade and infill structure and of neutral significance.

The car ramp and early-2000 alterations detract due to their cluttering effect and the concealment of historic fabric and form of the Lower Yard.

The Upper and Lower Yards

The Yards are considered to be of moderate historical, evidential and aesthetic significance.

The Castlefield Conservation Area

Whilst the Boiler Room is located at the centre of the complex, it is concealed and makes a limited contribution to the setting of the listed buildings on the site and no contribution to the character and appearance of the conservation area. Elements attached to the boiler room detract due to the visual clutter in the Lower Yard - in particular with its fussy spiral staircase and railings. The mixture of tarmac and concrete surfaces of the car ramp, posts and railings also detract.

Pre-application Engagement

The scope of this application has been discussed and agreed with Manchester City Council as the Local Planning Authority on 04 March 2021. A Planning Officer and Conservation Officer from Manchester City Council were also taken on a tour of the site on 24 March 2021 where the proposals were explained in more detail.

Andrew Davidson from Historic England was also invited to the site visit, however they advised that Historic England would not need to be consulted further as the proposals did not meet the statutory requirements for consult Historic England and therefore the statutory responsibility for dealing with the proposals would rest with Manchester City Council. Historic England also noted that the proposals are an opportunity to inform and educate the public about climate change and its interaction with historic buildings.

3 Proposals and Methodology

The description of development as written on the application form is:

“Full Planning Permission for external works to the Boiler Room including removal of an external staircase and making good in addition to the installation of a new balustrade and new doors.”

3.1 Proposed Demolition

Outside the boiler room the spiral staircase and existing redundant concrete plant slab restricts the means of access for the new equipment. Therefore, it proposed to be removed to allow for the installation of the new plant which is critical to the decarbonisation ambitions of SIM. It should be noted that both these features are non-original and have no historic significance.

3.2 External Modifications to the Boiler Room and Associated Areas

The boiler room space is to be used to house a new substation, which will be required to support the various new plant works on site. Alongside the substation, a new transformer will be required as well as a separate room for LV switchgear.

New access doors will be required to access the new substation, transformer and switchgear. The new elevation of the boiler room will be clad in painted horizontal timber slatting to match the existing, with an area of wall louvred to allow for ventilation of the new plant.

Externally, an earth mat is required which will be located adjacent to the boiler room. The existing cobbles which need to be removed to install the earth mat will be set aside and reinstalled to match those remaining. It is also proposed to remove the redundant external concrete plant slab adjacent to the boiler room. This area will be replaced with surplus cobbles collected from elsewhere on the site and laid to match the surrounding areas.

The glass balustrade at Upper Yard level is non original and will be removed and replaced with a new in industrial metal balustrade to match the industrial aesthetic of the SIM site.

Access

As above, it is proposed that the existing modern spiral staircase is removed as part of the works. The impact of this will be mitigated by various other routes connecting the Upper and Lower Yards.

Visitors to SIM will still be able to use the existing ramp connecting the two yards, a more accessible route between the two. Further to this, there is access between the two levels internally through the New Warehouse, which takes visitors via the Special Exhibitions Gallery.

The existing access to the south wall of the boiler room will be retained to allow access to the space behind the substation housing.

A full description of the proposed scope of works is provided in the accompanying Design & Access Statement.

4 Accordance with Planning Policy

The sole material planning consideration for this application is the impact on the designated assets on site and therefore adherence to planning policy regarding the historic environment.

Paragraph 192 of the NPPF (2019) states that “*in determining applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.”*

Paragraphs 193-196 place great weight on the conservation of designated heritage assets, emphasising the need to avoid “substantial harm” in terms of demolition, significant alteration, or compromise the setting unless that harm is clearly justified (via four specific tests) or there are substantial public benefits that outweigh that harm. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits.

The accompanying Heritage Impact Assessment states that these proposals would provide a modest enhancement of the SIM complex through the removal of the detracting spiral staircase and glass balustrade and the making good of the setted area of the Lower Yard – this would improve the setting of the listed buildings and structures – namely the two Grade II-listed viaducts, the New Warehouse, the Power Hall (both Grade II) and 1830 Warehouse (Grade I) – as well as the curtilage listed Upper and Lower Yards. The alterations to the boiler room elevation would result in a subtle improvement to this elevation, which would also enable this room to be meaningfully utilised as part of the wider decarbonisation strategy for the Museum – which will result in a series of major public benefits.

The Heritage Assessment notes that whilst no harm would be brought about by these proposals, and therefore paragraph 196 of the NPPF is not triggered. However, for completeness, the proposals will provide an array of public benefits including enhancing the environmental performance of the Museum complex and contributing towards the Museum’s sustainability positioning statement, MCC’s zero carbon target and the objectives of its Climate Change Action Plan. Furthermore, the proposed works facilitate the appropriate use of the modern boiler room in retaining it as a point of energy generation in similar fashion to before as well as being in an obscured location, therefore avoiding more sensitive parts of the site.

Taking this into account, the proposals are in accordance with Paragraph 192-196 of the NPPF.

This approach is in line with Policy CC9 Design and Heritage within the adopted Manchester Core Strategy (2012). This policy sets out that development in Manchester City Centre should protect or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Policy also supports the need to ensure buildings are of the highest standard in terms of appearance and function, and all reinstatement works will repair the listed fabric to match the original like-for-like.

Saved UDP Policy DC18.1 states that the Council give particularly careful consideration to development within Conservation Areas and will seek to preserve and enhance the character of these designated areas, while saved UDP Policy DC19.1 states that applications for listed building consent involving or having an impact on buildings of Special Architectural or Historic Interest will have regard to securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

The glass balustrade at Upper Yard level is non original and will be removed and replaced with a simpler metal one with more industrial character.

At Lower Yard level, the concrete plinth on which the stair rests will be removed, as will a further concrete plinth set close to the modern enclosing wall. The surface here will be restored with setts – either reused from those stores on site or sourced and laid to match with the surrounding areas.

The proposals would provide a modest enhance to the character of the conservation area through decluttering this space which lies at the centre of the complex.

The proposals can therefore be considered to be in accordance with Policy CC9 Design and Heritage of the Manchester Core Strategy (2012) as well as saved UDP Policies DC18.1 and DC19.1.

Overall, the proposals would cause no harm to the heritage assets and are the first phase in the decarbonisation of the Museum complex, which will result in a series of considerable public benefits. It is therefore considered that the proposed development meets the requirements of the tests outlined in the National Planning Policy Framework and Manchester's local policies. It is therefore the conclusion of the Heritage Assessment that they should be recommended for approval.

5 Application Documents

The following information is provided in support of this application:

- Covering Letter and Application Forms, prepared by Deloitte Real Estate;
- Application Drawings (see Appendix A), prepared by Carmody Groarke;
- Design & Access Statement (Section 4), prepared by Carmody Groarke;
- Vision document, prepared by Science & Industry Museum;
- Heritage Impact Assessment, prepared by Donald Insall Associates;
- Construction Method Statement, prepared by H.H Smith; and
- M&E Strategy, prepared by Max Fordham

The Planning Portal Reference is: PP-09676966 and the request planning application fee has been paid online.

We look forward to receiving your confirmation that the application has been formally registered. In the meantime, if you have any queries or require any further information, please do not hesitate to contact me or my colleague, Katie Wray (0161 455 6350 / kawray@deloitte.co.uk).

Yours sincerely



John Cooper

For Deloitte LLP

Appendix A – Boiler Room & External Modifications - Drawing Schedule

Drawing Description	Reference
00 Location Plan Site Location Plan	321_X_00_00
10 Site Plan Existing Site Plan	321_X_10_00
Proposed Site Plan	321_P_10_00
20 Plan Existing Lower Ground Plan – Boiler House	321_1B_X_20_-01
Proposed Lower Ground Plan – Boiler House	321_1B_P_20_-01
21 Demolition Proposed LG Demolition Plan – Boiler House	321_1B_P_21_-01
30 External Sections/Elevations Existing Elevation – Boiler House	321_1B_X_30_01
Proposed Elevation – Boiler House	321_1B_P_30_01
31 Demolition Sections/Elevations Proposed Demolition Elevation – Boiler House	321_1B_P_31_01