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

Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

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

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

Dear David

Science and Industry Museum: Listed Building Consent for installation of a services trench within the curtilage of the Grade II Listed New Warehouse.

Please find enclosed an application for Listed Building Consent for installation of a services trench within the curtilage of the Grade II Listed New Warehouse at the Science and Industry Museum, Manchester. 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.

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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 1A of the works package for a Water Source Heat Pump Network (External), as highlighted in the table above in bold text.

The New Warehouse is a Grade II Listed building within the Science & Industry Museum complex. The Science and Industry Museum is located to the north-west of central Manchester, to the east of the River Irwell and within the Castlefield Conservation Area.

The warehouse was constructed as a fireproof bonded (secure) warehouse in 1878-80 for the Great Western Railway Company. The building forms a three-storey (plus basement), seven-bay rectangular red and blue engineering brick warehouse, with entrances for railway lines through the wester elevation from the 1869 viaduct which ran into the warehouse using an apron extended at basement level westwards from the 1867 viaduct.

The building was converted and extended in 2001. Stair cores and entrances were introduced and its interior was substantially remodelled.

The Lower and Upper Yards are open are open cobbled spaces which connect the historic buildings of the Science and Industry Museum. Visitors can walk across these spaces to travel between exhibitions.

The Upper Yard is bounded by the New Warehouse to the north and the Power Hall to the south. The historic electric gantry covers the southern half of the yard space, running along the length of the Power Hall. Much of the surface of the yard has a finish of historic cobbles while areas under the Power Hall gantry and in front of the New Warehouse have been replaced as part of modern interventions. These areas are finished with modern tarmac and concrete pavers which are detrimental to the heritage of the site. Historic railway tracks cut across the Upper Yard and run along the length of the yard.

The Lower Yard is covered by a patchwork of cobbles from different eras. Within the yard is a new ramped structure designed to give access to the 1830 Warehouse and sits in front of the building. A modern tarmac finish covers the ramps and adjoining pathways.

The below red line plan identifies the location of the New Warehouse, Upper Yard and Lower Yard within the Science Museum estate.

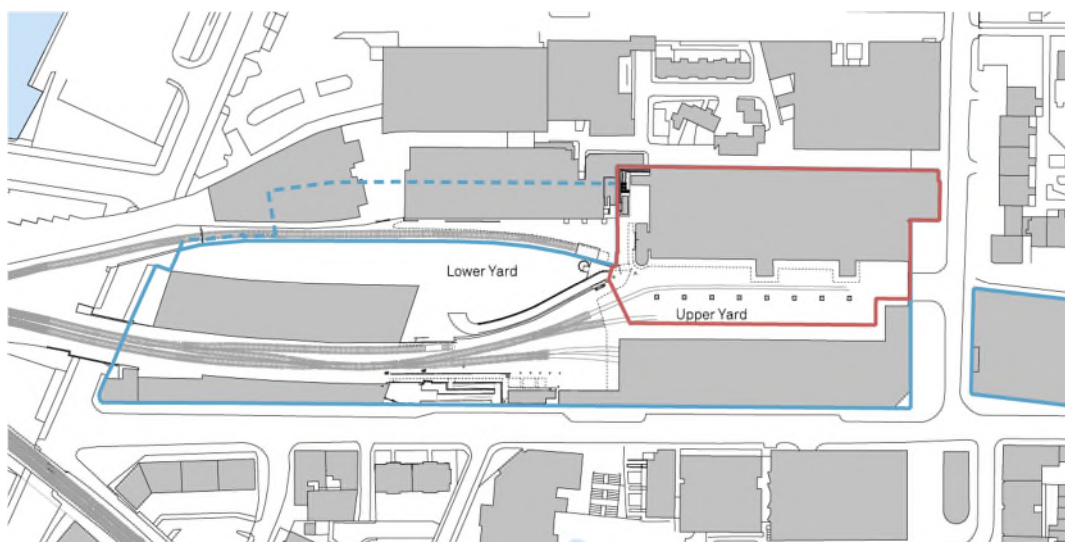


Figure 1 - Site Location Plan

2 The New Warehouse and Upper Yard's Significance

The New Warehouse

The New Warehouse is of high historical significance as part of the late 19th century development of the Liverpool Road Station as a goods station.

Its exterior is of high architectural significance as a late 19th century bonded warehouse with a decorative and functional use of blue engineering brick.

The building's original structure is demonstrative of the fireproof construction and is of high significance.

Its basement areas were designed as a large, open-plan storage space, with only the most basic of architectural detailing and of a robust industrial character. These remaining elements are of high significance.

The entrance for railway lines through the western elevation from the 1867 viaduct contribute to its significance as they demonstrate its original use. The doors and glazing are modern and of neutral significance.

The elements introduced as part of the 2001 conversion and extension, including the stair cores and entrances, are of neutral significance.

The New Warehouse occupies a prominent position within the Museum complex and on Lower Byrom Street and as a key part of the late-Victorian development of the Station and now the principal Museum building. It therefore makes a highly positive contribution to the conservation area.

Please refer to Heritage Impact Assessment by Donald Insall Associates for further details on the specific heritage details of the New Warehouse.

The Upper Yard

The Upper Yard is considered to be of moderate historical value and forms a key element of the setting of the Grade II listed New Warehouse, Power Hall and 1830 Viaduct in particular.

The Upper Yard retains its essential character and contributes positively to the setting of the listed buildings on the site – namely the Power Hall and New Warehouse – through its historic association, form and setted and railed finishes. These make a modest contribution to the significance of the former station site and a considerable contribution to the setting of its listed buildings and in turn the character and appearance of the Castlefield Conservation Area.

Please refer to Heritage Impact Assessment by Donald Insall Associates for further details on the specific heritage details of the Upper Yard.

3 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 due to there being no significant demolition of a Grade II Listed proposed and therefore that 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.

4 Proposals and Methodology

Listed Building Consent is sought for:

“Installation of a services trench within the curtilage of the Grade II Listed New Warehouse.”

4.1 Works within the curtilage of the New Warehouse

A new services trench is proposed across the site to accommodate the new water source heat pump network and the new electricity supply from Electricity North West. In order to future proof additional service requirements additional plastic ductwork will be laid within the trench to accommodate potential future data and Building Management Service connections. Plans within the accompanying Design & Access Statement prepared by Carmody Groarke show the areas of new trenching required.

Where trenching is required in cobbled areas, the cobbles will be set aside and reinstalled once the pipework has been laid. A detailed site survey was carried out during the preparation work stage which recorded cobble types and the overall visual appearance of cobbling on site.

In order for cobbles to be reinstated to match the existing following the trenching works, the confirmed route will be photographically recorded and spacing patterns and dimensions will be noted.

The cobbles will be carefully lifted using hand tools if possible. Where not possible, small hand-held breakers will be used to break out mortar and loosen cobbles. When removing, each cobble will be marked with a reference number, photographed and stored in a safe location in close proximity to the area it has been removed from, ready for reinstatement.

After the trenching works are complete, cobbles are to be gently cleaned and re-laid in lime mortar in a layout which matches the cobbles adjacent.

Each section will be reviewed by Donald Insall, to avoid scarring of the Yards as far as possible. This will be completed via regular site visits throughout the reinstatement process.

5 Accordance with Planning Policy

The sole material planning consideration for this application is the impact on the designated Grade II listed New Warehouse 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.

A Heritage Statement has been prepared by Donald Insall Associates to assess the impact the proposals will have on the Grade II New Warehouse. The Assessment concludes that the proposals would cause no harm to the heritage assets, and therefore paragraph 196 is not triggered. However, for completeness, the proposals as the first phase in the decarbonisation of the Museum complex will result in a series of considerable public benefits in terms of providing an educational, immersive experience to be enjoyed by all.

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

Policy CC9 Design and Heritage within the adopted Manchester Core Strategy (2012) 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 works to the Upper and Lower Yard will be carried out according to a careful, sequential methodology for removal and like-for-like reinstatement which would ensure the special interest of this areas. The Castlefield Conservation Area and setting of the nearby listed buildings – principally the Power Hall (Grade II) and the New Warehouse (Grade II) which the Yard contributes - would similarly not be affected by these works given the proposals for reinstatement.

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

It is therefore considered that the proposed development meets the requirements of the tests outlined in the NPPF and Manchester’s local policies and so the Heritage Assessment concludes that the proposals should be recommended for approval.

6 Application Documents

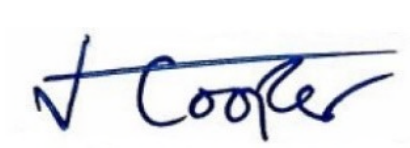
The following information is provided in support of this application:

- Covering Letter prepared by Deloitte Real Estate;
- Application Drawings (see Appendix A), prepared by Carmody Groarke;
- Power Hall Design & Access Statement (Section 2), prepared by Carmody Groarke;
- Power Hall & Decarbonisation Vision document, prepared by Science & Industry Museum;
- Heritage Impact Assessment, prepared by Donald Insall Associates;
- New Warehousing Schedule of Works, prepared by Carmody Groarke;
- Construction Risk Assessment & Method Statement (Upper Yard Trial Holes & Trenches: Historic Surfaces), prepared by H.H Smith; and
- Power Hall M&E Strategy, prepared by Max Fordham.

The Planning Portal reference number is PP-09710199.

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

A handwritten signature in blue ink, appearing to read 'J Cooper', with a horizontal line drawn across the middle of the signature.

John Cooper

For Deloitte LLP

Appendix A – New Warehouse Trenching - Drawing Schedule

Drawing Description	Reference
00 Location Plan Site Location Plan	321_X_00_00
10 Site Plan Existing Site Plan	321_1A_X_10_00
Proposed Site Plan	321_1A_X_10_00
21 Demolition Plan Proposed Demolition Site Plan	321_1A_P_21_00
101 Demolition Detailed Drawings Typical Trench Section: Temporary works and Fabric Removal	321_1A_P_101_00
100 Detailed Drawings Proposed Typical Trench Section	321_1A_P_100_00