

London Warehouse Planning Application for External Terrace

Heritage Note 6 March 2020

This heritage note has been prepared in support of an application for an external at-grade terrace to the rear of the Grade II Listed London Warehouse and the relocation of existing refuse store.

This note summarises the significance of London Warehouse and assesses the impact of the proposals on this significance. London Warehouse is a Grade II Listed bonded warehouse located on Ducie Street in Manchester City Centre. The building was constructed in 1867 by the Manchester, Sheffield and Lincolnshire Railway as part of a new goods station complex comprised of four warehouses. London Warehouse is the only building remaining within this complex.

Description of Development

The description of development, as stated on the Application Forms, is as follows:

Creation of an external terrace to the rear of the Grade II listed London Warehouse and relocation of an existing refuse store, and associated works.

Summary of Significance

The significance of London Warehouse lies primarily in its association with the former goods station complex built by the Manchester, Sheffield and Lincolnshire Railway in 1867. As previously noted, the building is the only remaining warehouse within this complex.

London Warehouse was originally constructed with a large, open planform supported by cast iron columns, riveted wrought iron girders, and brick fireproof ceiling. Subsequent applications to convert the building for office, residential, and latterly apartment hotel uses have seen the introduction of modern structures, including a central atrium and partition walls, to subdivide the deep floorplate into more useable components. This included the introduction of a mezzanine floor level in the southern and eastern areas of the building.

Internally, there are few remaining historic structures associated with the original function of the building, including a hoist wheel and hoist bays. Those features that remain are therefore of relatively high significance. The modern structure and mezzanine floors are not of historic interest and the majority of the original interior structure has been removed.

The bold functionality and rhythmic fenestration of the elevations make a strong contribution to the architectural significance of the building, in addition to the monumental scale of the warehouse alongside the Ashton Canal. The original windows have been largely retained as part of the recent conversions and are of special interest due to their contribution to the industrial character of the building.

This document is confidential and it is not to be copied or made available to any other party. Deloitte LLP does not accept any liability for use of or reliance on the contents of this document by any person save by the intended recipient(s) to the extent agreed in a Deloitte LLP engagement contract.

If this document contains details of an arrangement that could result in a tax or National Insurance saving, no such conditions of confidentiality apply to the details of that arrangement (for example, for the purpose of discussion with tax authorities).

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.

Impact

The proposed works include the introduction of external at-grade terrace to the rear of the building. This area currently forms part of the building's service area including the refuse store, which is located along the southwestern elevation of the building. The existing surface treatment of this external space comprises stone cobbles which will not be affected as part of these proposals.

The proposed new terrace will be constructed of a 40m x5.5m floating timber raft with self-levelling pedestals to provide stability. The new terrace will be accessed from the internal lower ground floor level. The terrace will be entirely free-standing and will not be attached to the listed building.

The existing refuse store will be relocated from rear of the building to the southeast corner of the Site, further away from the building and the cobbles will reinstated in the current location of the bin store.

It is considered that the impact of these works on the Grade II listed London Warehouse will be minor beneficial. The proposals would not touch any fabric of the listed building or any curtilage structures. The reinstatement of original cobbles and the increased visibility of the southern façade due to moving the refuse store will enhance the architectural significance of this asset and are demonstrable heritage benefits. The heritage asset and its setting will be enhanced and further appreciated. Increasing access to this area of the building, will facilitate the potential for a greater number of people to visit which is also notable heritage benefits.

Summary

Overall, the proposals have a minor beneficial impact on the special interest of the heritage asset.