Middle Warehouse, Castle Quay, Chester Road

Listed Building Consent Application

Proposed Installation of Air Conditioning Unit

Design and Access Statement

Introduction

This Design and Access Statement is submitted in support of a Listed Building Consent application to the installation of an air conditioning unit at Middle Warehouse, Castle Quay.

Middle Warehouse is a Grade 11 Listed Building dating from 1828-31. The List Entry Summary is submitted with the application documents. It is a five storey brick built former warehouse building, formerly used in connection with the Bridgewater Canal and associated industrial uses in Castle Quay It was converted in the 1980s to a mix of residential and commercial uses.

The List entry notes a number of 20th Century additions/changes including fire escapes and a penthouse.

Proposed Development

The proposal is for the installation of an additional air conditioning unit on the gable wall of Middle Warehouse, Castle Quay to provide comfort cooling for a restaurant within the building.

This part of the gable wall is the location for 3 existing air conditioning units and it is proposed to site the new unit in between the second and third of these.

This part of the gable wall is screened from wider view by the retaining wall of the adjacent vehicle access ramp. Soft landscaping in the space between the gable wall and the retaining wall also softens the immediate impact of the existing units.

Design Principles

The air condition unit is designed to provide comfort cooling to the restaurant in an energy efficient way. This helps to maintain the building in an appropriate use which in turn assists in securing the long term future of the building.

The unit will be located unobtrusively in an area which already accommodates three other similar units and will be hidden from wider view by the retaining wall of the adjacent vehicular service access road.

The unit is ultimately demountable and will not permanently alter the fabric of the building.

The unit will not compromise the character or appearance of the building.

Context

The proposal fully takes into account the context of the building and its importance to the character and appearance of Castle Quay by making use of an unobtrusive location on a gable wall where there is already a grouping of other similar equipment and which is screened by the retaining wall for the vehicular access.

Access

The proposed development will have no impact on access arrangements to the building which are already in place and will be unchanged.

Impact on Significance

Middle Warehouse has considerable significance as part of Manchester's industrial heritage and in its restored and converted state contributes to the active mix of uses in Castle Quay and the overall attractiveness of Castlefield.

The proposed development will have no material impact on the significance of the heritage asset for the reasons set out above.