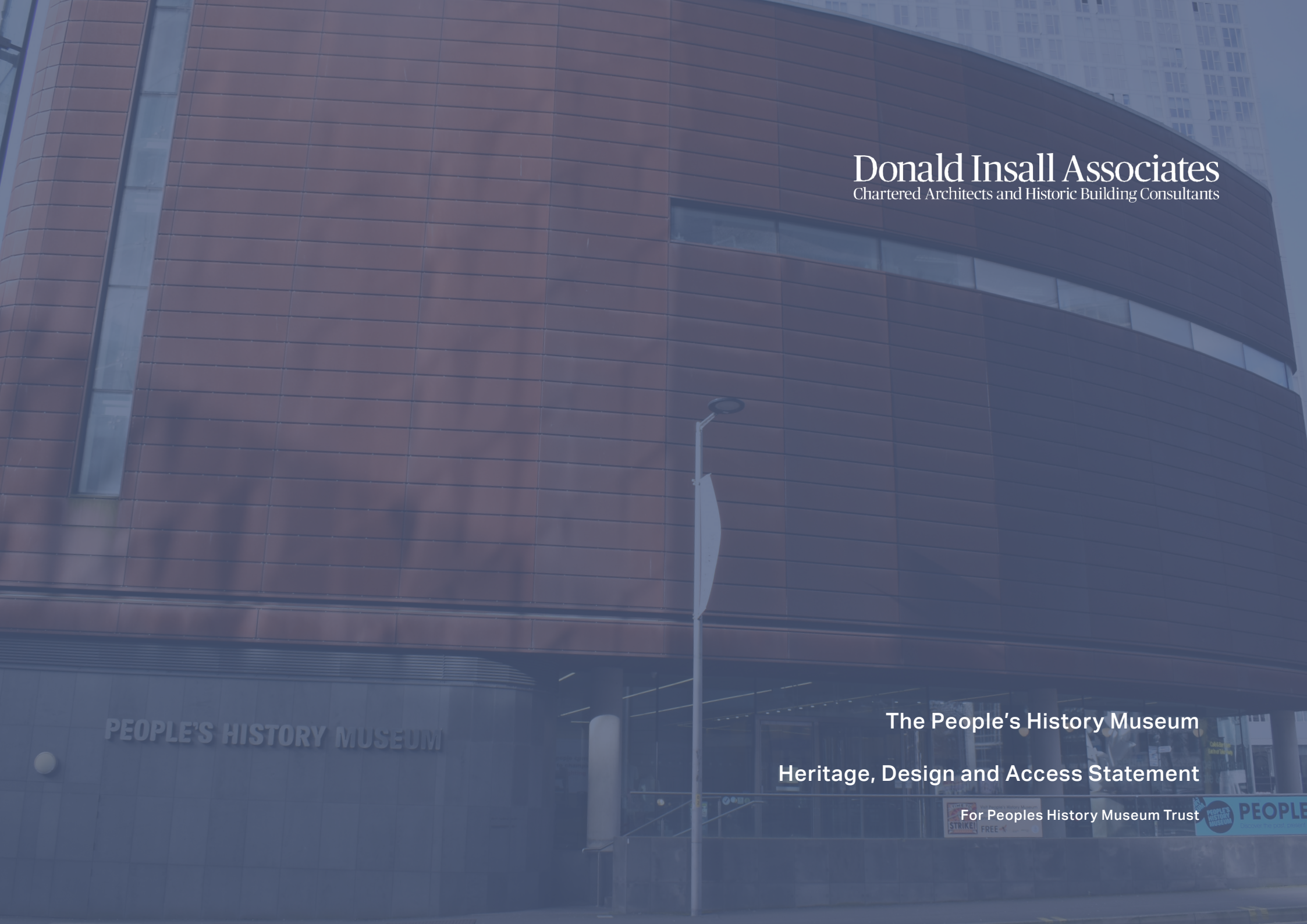


Donald Insall Associates
Chartered Architects and Historic Building Consultants

The People's History Museum

Heritage, Design and Access Statement

For Peoples History Museum Trust



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1.0 Summary of Heritage, Design and Access Statement

1.1 Introduction

Donald Insall Associates was commissioned by the Peoples History Museum Trust in July 2025 to develop proposals for The People's History Museum. This statement has been prepared in support of an application for listed building consent for re-roofing works following a detailed condition survey at the Grade II listed building.

The design process has been informed by an assessment of the site's significance, based on the 2007 Conservation Plan (Steve Little Research), supplemented with further historical research, using both archival and secondary material, and a site inspection. An illustrated history of the site and building, with sources of reference and bibliography, is in Section 2; a description of the building and its changes is in Section 3. The investigation has established the significance of the building, which is set out in Section 4 and summarised below. This understanding has informed the development of proposals for change to the building which are outlined in Section 5. Matters relating to access and sustainability are included in Section 6 and Section 7 provides a justification of the scheme according to the relevant planning policy and guidance.

1.2 The Building, its Legal Status and Policy Context

The People's History Museum is a Grade II-listed building situated to the northwest of Manchester City Centre. It is in the setting of the following listed buildings and non-designated heritage assets:

- Albert Bridge (Grade II)
- Irwell Street Bridge (Grade II)
- 31-33 King Street West, including 3 Smithy Lane (Grade II)
- 3 St Mary's Parsonage (Grade II)
- Masonic Temple (Grade II)

Alterations to a listed building generally require listed building consent; the statutory list description of the listed building is included in Appendix I. Full relevant extracts of relevant law, policy and guidance for change in the historic environment are contained in Appendix II of this report. In summary, the relevant legal and policy backgrounds is as follows.

1.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Section 16 of the Act impose statutory duties upon local authorities to have special regard to the desirability of preserving a listed building or its setting, or any features of special architectural or historic interest which it possesses.

1.2.2 The Local Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan applicable to the building comprises the Manchester Core Strategy 2012-2027 (2012) and saved policies in the Unitary Development Plan (1995) which require that proposed works preserve or enhance the historic environment, avoiding adverse impact on the special interest of listed buildings (UDP Policy 19).

The Places for Everyone Joint Development Plan (adopted 2024) is also a material consideration. This plan states that development should respects and acknowledge the character and identity of the locality in terms of design, siting, size, scale and materials used.

1.2.3 The National Planning Policy Framework (February 2025)

The courts have held that following the approach set out in the policies on the historic environment in the National Planning Policy Framework (2025) will effectively result in a decision-maker complying with its statutory duties. The Framework forms a material consideration for the purposes of section 38(6). At the heart of the Framework is *'a presumption in favour of sustainable development'* and there are also specific policies relating to the historic environment.

The Framework requires that proposals for change give 'great weight' to the conservation of heritage assets (paragraph 212), that harm to the significance of heritage assets requires 'clear and convincing

justification' (213), and that such harm is outweighed by public benefits. Harm is to be categorised as substantial (214) or less than substantial (215).

1.3 Summary of Project Brief

The project brief was born out of a condition survey undertaken in early 2025, which highlighted the critical need for a re-roofing project to take place due to persistent leaks that are causing substantial damage to the building fabric. Re-roofing and conservation repairs are required to the Grade II listed Edwardian museum, specifically to the 1909 Pump House roofs, to safeguard the long term conservation of the historic fabric and to maintain the building's operational functionality as a museum and public space. The need for intervention arises from increasing water ingress from the historic roofs and related rainwater goods. Without repair, the condition of the building will deteriorate further, placing the historic fabric, the museum collections and their long term future at risk.

The proposed works are urgent, preventative and conservation-led and include:

- Stripping and re-roofing the historic pitched roofs, including repair and replacement of all structural timber, conservation of the existing Welsh blue slate and renewal of all leadwork
- Renewal of asphalt flat roofs where possible and bitumen paint based patch repairs where MEP equipment prevents a full renewal of the covering, including the existing water tanking infrastructure which is now redundant and repurposed as a roofscape to the spaces below
- High level masonry repairs to string courses, weather courses and parapets
- Masonry repairs to the chimney and accumulator tower (as prudent to implement whilst scaffold access available)
- Renewed rainwater strategy and roof access

1.4 Summary Assessment of Significance

The People's History Museum is of significance as one of the remaining intact examples of a public hydraulic power station internationally and in its present day use as a cultural institution. The building's form and architectural quality reflects both its use and the level of pride that the Corporation and Price had in executing the work. Although some elements of the roof have been subject to later adaptation (including the capped off chimney, extended workshop and tanks), the glazed lantern and its flanking pitched roofs are of high significance for their role in the overall composition of the building whilst the remaining pitched roofs to the coal store and accumulator tower are also of significance.

1.5 Summary of Justification with Respect to Design, Access and Heritage

It is the findings of this assessment that the proposals will secure the long-term conservation of the former Pump House and its fabric and the financial and environmental sustainability of the People's History Museum as a cultural institution. As such they will accord with the requirements of local and national legislation, policy and guidance to preserve the special interest of the listed building and the tests for sustainable development outlined in the National Planning Policy Framework in so far as they relate to the historic environment.

2.0 Historic Background

The following historic background is an abridged version of the content provided in the 2007 Conservation Management Plan (Steve Little Research) and provides further detail regarding specific elements of the building (not impacted by the proposed works), its artefacts, the history and theory of hydraulic production and comparative hydraulic systems elsewhere in the UK and internationally. Maps and images have been sourced directly for use within this report and an additional section added for the period following the production of the CMP in 2007.

2.1 Site and Context

The site of the Pump House is on the busy Manchester bank of the River Irwell just below the Albert Bridge. The bridge, designed by Jesse Hartley, of Liverpool Docks fame, was built in 1844 to replace the former New Bailey Bridge. At this time the road leading to it was renamed Bridge Street, formally called Dolefield. The widening of the street in the period leading up to the construction of the Albert Bridge had led to it becoming 'one of the best in the town'[1] **[Plate 2.1]**.

Opposite the Pump House in the Salford side of the ricer stood the New Bailey Prison until it was demolished in 1868. On the Pump House side of the river there were a collection of buildings that included a public house, some dwellings and small manufacturing premises. Along the riverbank, just beyond the site of the Pump House stood the New Bridge Cotton Mills and beyond that, the quays and wharves associated with the river traffic and the Old Navigation Company **[Plate 2.2]**.

By the end of the 19th century the major change that had occurred was the demolition of the New Bailey Prison, which was replaced by a railway yard. Tram tracks had also been along the Bridge and Bridge Street **[Plate 2.3]**.

Along the south bank of the river the warehouses of the Old Navigation Company had been given a new lease of life with the opening of the Manchester Ship Canal in 1896 **[Plate 2.4]**.

At the beginning of the 20th century the Corporation of the City of Manchester acquired the William Shanklin's Flour and Treacle warehouse and on its site the Pump House was constructed between 1907 and 1909. At the time of building of the Pump House the land to the northeast of the property belonged to the Manchester Ship Canal Company and that to the southwest to the executors of Abraham Howarth[2] **[Plate 2.5]**. These buildings were demolished in 1971 **[Plates 2.6-2.7]**.

1 Thomson, W.H. *History of Manchester.* Altrincham 1966



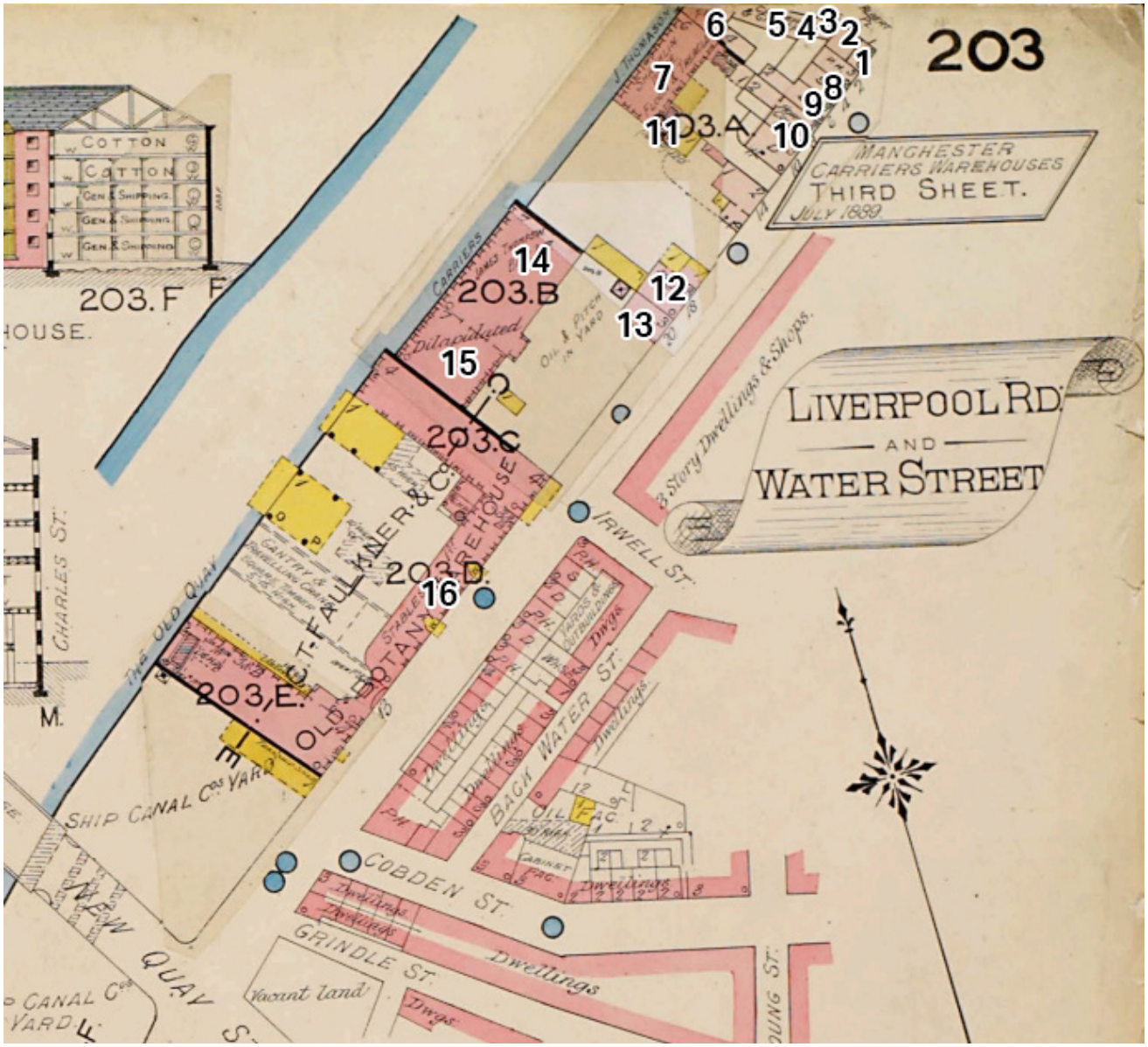
2.1 *OS map, surveyed 1848, published 1851 (NLS)*



2.2 *View of the Albert Bridge from the South, c.1854 (Manchester Libraries)*



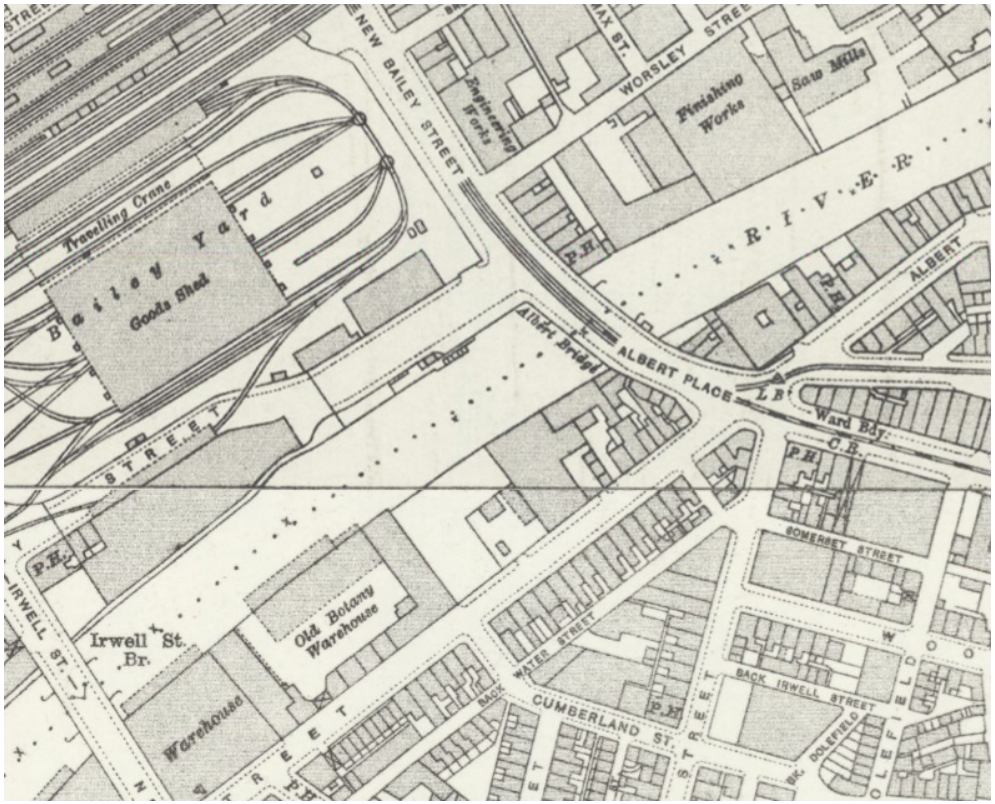
2.3 *OS map, surveyed 1888, published 1891 (NLS)*



2.4 *Goade fire-insurance plan, 1889 (DIA)*

Key

1. No.1 Albert Place, Tobacconist Shop
2. No.3 Albert Place, shop
3. No.5 Albert Place, Tripe Dressers
4. No.7 Albert Place, shop
5. George Williams Shaw, Carver & Gilder
6. Factory has various uses including a hatters
7. William Shanklin Flour and Treacle warehouse
8. Public House
9. 4 Water Street, Workshop
10. Horse Collar Factory
11. Engine House with 16.h.p steam engine
12. 18 Water Street, stables
13. 20 Water Street
14. James Thompson Carriers
15. Dilapidated building
16. The Old Botany Warehouse



2.5 *OS map, revised 1915-1916, published 1922 (NLS)*



2.6 *Bridge Street West, Albert Place, c.1968 (Manchester Image Bank)*



2.7 *Bridge Street demolition, corner of Water Street (Manchester Image Bank)*

2.2 21st Century

The turn of the 21st century brought more changes to the area and the setting of the museum. The buildings of the old Manchester College of Building and the St John's College, which had become the Manchester College of Arts and Technology, have been demolished and the new St John's Centre built.

In the early 2000s, the area to the south-east of the Pump House was redeveloped into a leading business and financial neighbourhood as part of the Spinningfields Regeneration Project. Funded by a mixture of public and private sectors, Spinningfields was a major regeneration project prompted by the need to establish a central business hub, featuring premium retail stores and greater office spaces outside of London.

Initially, the Spinningfields project began with the construction of 20 buildings, totalling approximately 430,000 m2 (4,600,000 sq ft) of commercial, residential, and retail space. The area's development notably involved the construction of several high-rise buildings, including No.1 Spinningfields and the Manchester Civil Justice Centre (rising to 17-storeys), which tower over the surrounding area. Development has since continued with more recent projects including the XYZ Building and 1 Hardman Square, both of which were completed in 2017. Development has also taken place on the north-side of the River Irwell in Salford, with contemporary buildings of scale now lining the river front.

2.3 Hydraulics and the City of Manchester

Hydraulics in the 19th century was vital to the industrial process. From the time of Bramah, in the early part of the century, there had been the idea of creating a public hydraulic supply. Manchester's great engineer, William Fairbairn had been an advocate – the major drawback was the financing of the infrastructure of such a scheme. Public schemes were ultimately set up but are now virtually forgotten – major undertakings – the last one in London shutting down as late as 1975. Today little remains of these schemes, but their importance cannot be underestimated.

The idea of a public supply of hydraulic power was first realised in Hull, when s small system, with only 2.5miles of mains was set up in 1877. The mastermind behind the schemes was Edward B. Ellington, who was involved in one way or another in all the public hydraulic supply systems in this country. The company that he set up and which created the system was founded in 1872 – their wok in Hull was seen as a feasibility study by another Ellington's concerns; the London Hydraulic Company. The Hull scheme was followed by London, Manchester's system was one of the last to be set up.

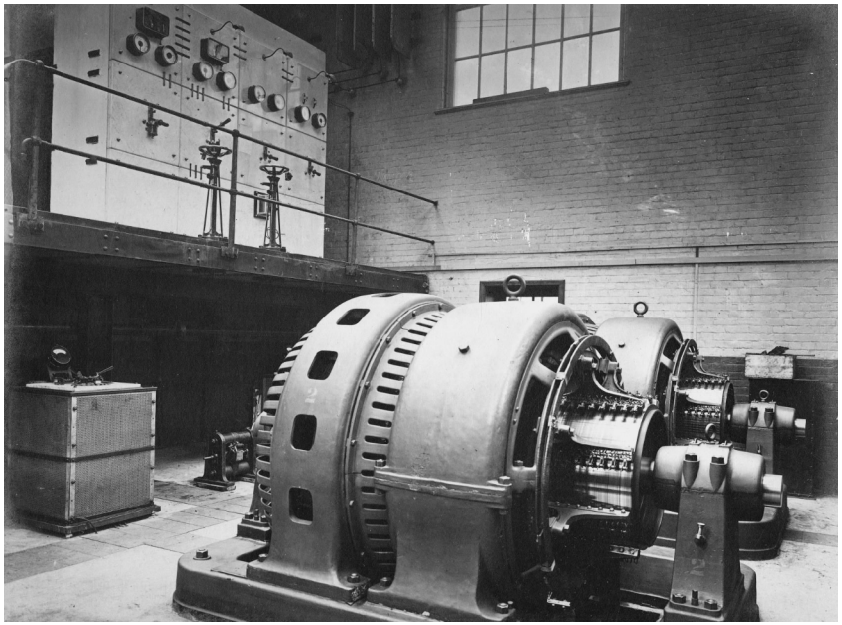
Manchester was ripe for such a system; within the town there were many hydraulic presses, hoists and cranes, especially associated with the textile warehouses of the town. Where these machines were worked by a hydraulic power system a means of generating the waterpower was set up on each individual premises. One writer in the 1890s suggested that there were 64 hydraulic presses and 50 hoists and lifts on Portland Street along and goes on to say, 'for in a very restricted area, there are upwards of 600 presses and hoists innumerable at work.'[3] With the promotion of a public hydraulic scheme by people like Willaim Fairbairn – he written strongly on this subject in the 1860s – it is not surprising that there were various attempts to establish such a system. There were Bills put to Parliament in 1867, 1872, 1887 and 1890, the first two were withdrawn and the last two feel because of the opposition to them by Manchester Corporation. Much of that opposition by the Corporation was based on an aversion to having private contractors digging up the public roads in the area. But the pressure to develop a system was intense and the corporation themselves put forward and gained an Act of Parliament for a Municipal system in 1891. The system opened on 30th January 1894 with the power being supplied by a pumping station at Whitworth Street. There was an almost immediate increase in demand and a second station was opened on Pott Street, Ancoats on 6th July 1899, a third station was added to the system at Water Street on 14th October 1909.[4]

2.3.1 Whitworth Street

The Whitworth Street Station was adjacent to the Rochdale Canal, important for the delivery of caol, as it was steam driven. It had six vertical triple expansion engines and two accumulators and had a guaranteed output of 1,000 pounds per square inch (psi); this was a greater pressure than any of the other systems. By 1895 there were 12 miles of 6" mains serving some 247 machines, the output being about a million gallons of water per week **[Plates 2.8-2.9]**.

3 Lewis Op cit.

4 Information from Manchester Corporation Waterworks pamphlet Hydraulic Power Supply, published in 1926



2.8 *Electrical Power Supply, Whitworth Street West Sub-Station, Manchester, c.1907 (Manchester Image Bank)*



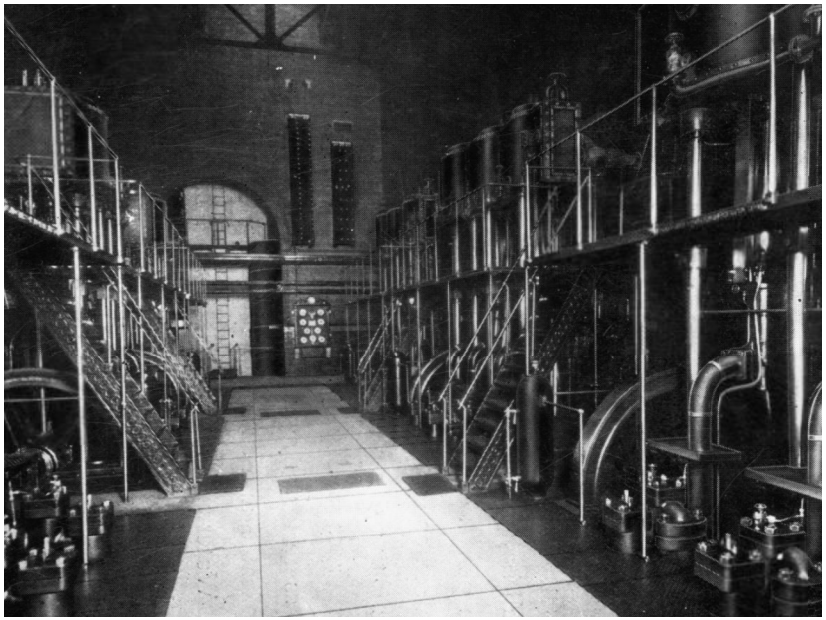
2.9 *Manchester's Pipe system, c.1930 (Manchester History)*

2.3.2 Pott Street

The Pott Street Station sited on an arm of the Ashton Canal at Ancoats was added to the system on 6th July 1899. The site was determined both by the need to give a source of power at the north end of the system and the ability to supply coals fairly easily. The station originally had four steam pumping engines but three more were added soon after it opened, six pumped 240 gallons per minute the other delivered 325 gallons per minute, these were steamed by five Lancashire boilers **[Plate 2.10]**.

2.3.3 Water Street (The Pump House)

Water Street was the third and last of the Manchester Corporation Water Department's Hydraulic Power Stations built in 1907 – it opened on 14th October 1909. It had six vertical steam driven pumping engines steamed by four Lancashire Boilers. Designed in the Edwardian Baroque style by the first City Architect, Henry Price, in red brick with sandstone dressings. The roof was formed in slate with a glazed minor roof (lantern) section over the engine house. The original cost of the building and plant was £45,986. It was converted to electricity in 1927 and was decommissioned on 27th December 1972 **[Plate 2.11]**.



2.10 *Engine Room Pott Street Pumping Station, High Pressure Hydraulic Power Pamphlets, Manchester, c.1910 (Manchester Image Bank)*



2.11 *Water Street Power Station, c.1970s (Science and Industry Museum)*

2.3.4 The System

Once the other two stations had been added the capacity of the system grew to its maximum with over 600 customers and 35 miles of mains. Each station produced at 1200 psi, hence the ability to guarantee a 1,000 psi anywhere on the system; this was equivalent of the pressure of water from a tank at the top of a tower over 2,000 feet high.

The mains were six inch diameter, mainly cast iron, any replacement sections were always in steel, given that the later metal had more flexibility, important where soil erosion was likely. There were valves every quarter mile or so as a precaution against leaks – at 1,000 psi a leak could be quite spectacular. There were sub-mains of three and four inches and the lines to the customers were one and a half and two inches. The payment was based on the water used measured on the users premises using a 'Kent' high-pressure meter. In 1968 the charge was on a sliding scale of between 50p and £1 per 1,000 gallons, according to the volume of water used.

2.3.5 The Users

At its height there were in excess of 600 users of the hydraulic power produced by the Manchester Corporation. A great Number of these users were the cotton packing warehouses of the town. The hydraulic power worked hoists for loading and unloading goods, lifts within the buildings and most importantly the presses for bailing cloth to be shipped all round the world. The railway were also a big user of the power, although occasionally there are signs that they also supplied their own power.[5] The Corporation also made use of the power they were generating, especially the tramways. The users included:

- Town Hall (use included winding the Town Hall Clock)
- Opera House, Quay Street (for lifting the safety curtain)
- Carvers Warehouse, Dale Street
- Canada House, Chepstow Street
- Great Northern Railway Warehouse, Watson Street
- Manchester Corporation Tramways
- Lloyds Packing Warehouse, Lloyd Street
- Bridgefield & Co., Barton Arcade
- Victoria Station
- London Road Station
- Liverpool Road Station

2.3.6 The End of the Line

Optimism and what appeared to be an ever-increasing demand for the power persuaded the Local Authority to electrify the system in the late 1920s. But by the 1930s there was in fact a decrease in the demand, the competition of electricity and the decline of the textile industry was the chief cause and Pott Street Station was closed in 1939. After World War II there were concerns over some of the equipment, The electrical equipment was ageing and some of the mains were becoming a little suspect. Equipment was brought from Glasgow when the system closed down in 1964 but this only put of the inevitable decision. In 1968 Whitworth Street was put on stand-by services and notice was given that the system would close.

On 22nd December 1972 the Lord Mayor stopped the pumps of the Water Street Station for the last time.

2.4 Today

After it was decommissioned the Pump House became part of the Manchester College of Building and was used in the training of bricklayers, plasterers and plumbers. The College of Building became part of the Manchester College of Arts and Technology, who became the owners of the building on being made independent of the Local Authority in the early 1990s. The building was then acquired by the City Council and leased to the People's History Museum. The conversion of the building to its present use as a gallery of the museum was carried out in 1993/94 and opened in May 1994.

The People's History Museum underwent major alterations and changes during the early 2000s. In 2007, the museum was extended to the immediate east towards Bridge Street West as part of the 'One Site Project', funded by major grants from the Heritage Lottery Fund and the Northwest Regional Development Agency. The museum's extension was primarily driven by the need to consolidate the museum's collections (spanned across two sites) into a single location and to provide a wider range of facilities for community groups. The surrounding area's regeneration around this time was also seen to provide the ideal opportunity to enhance the museum's identity within a newly re-developed city quarter.

5 The accumulator tower associated with Liverpool Road Station can still be seen on Lower Byron Street.

The architect's responsible for the museum's extension were Austin-Smith Lord, who carefully designed the new extension to harmonise with the Pump House's character, appearance and scale. It comprised four floors above a basement level, with a glass walkway linking the extension to the existing historic building. The People's History Museum officially re-opened to the public in 2010 and continues to provide valuable insight into the area's historical development.

There have been five major changes to the building since it was built:

- When the pumping engines were converted from steam power to electrical drive
- On decommissioning
- On being taken over by the Manchester College of Building
- On being converted to a museum
- On extension and alteration to consolidate museum as part of One Site Project

2.5 The Architect – Henry Price

Born in Liverpool in 1867, John Henry Price first started his architectural career articled to Thomas Denville Barry and Charles Garret between 1844-88, before becoming Assistant Surveyor to Toxteth Park Local Board under Edmund Kirby between 1888-92. Price's talents were soon recognised when he formally became an Associate of the RIBA in March 1895 at the recommendation of Edmund Kirby, H. Hartley, and T. Cook. He later moved to Birmingham in 1897, where he remained for the next five years as the Surveyor for Birmingham.

In 1902, Price was appointed as the first City Architect for Manchester in Manchester Corporation's newly created City Architect's Department. Over the next few years, Price was responsible for the design of several public, domestic and industrial buildings across Greater Manchester. His designs were widely praised by contemporary architectural critics and played a key role in shaping Manchester's architectural identity during the early 20th century. Price ultimately retired in August 1932 and was succeeded by George Noel Hill as the Manchester City Architect. Key surviving examples of his work include:

- Manchester Victoria Bath's (built 1903-1904, Grade II)
- Hydraulic Power Station, now People's History Museum (built 1907-09, Grade II)
- Crumpsall & Cheetham District Library (built 1909-11, Grade II)
- Didsbury Library (opened 1915, Grade II)
- Manchester Barton Aerodrome (opened 1930, Grade II)

3.0 Description of the Building and its Changes

The following description is an abridged version of the content provided in the 2007 Conservation Management Plan (Steve Little Research). This has been expanded to describe alterations undertaken since 2007 and is focused on the areas affected by the proposals subject of this application i.e. the roof.

3.1 The Building Externally

The southeast façade is four bays wide 61-foot (18.6m) the height being 48 feet (14.6m) from pavement level to the top of the pediment. The first three bays, from the north end, cover the space of the former engine house, the central bay with the taking-in doors for large machinery (modern replacements) set over a metre above ground level. The last bay with a set of three smaller windows and panelled entrance door was the store/office complex. Each bay at ground level had two segmental topped windows that gave light to the basement which are now bricked up. Above the cornice is a set of three lancet windows dressed like the rest of the façade in sandstone **[Plate 3.1.1]**.

The southwest façade has no fenestration and is now largely obscured by a neighbouring contemporary development. The accumulator tower is a dominating feature which is in a similar style to the rest of the building in red brick with sandstone dressing. An octagonal chimney stands immediately to the west of the accumulator tower; this was reduced in height at the time of the electrification of the Pumping Station in 1927. The chimney stood some 14.5m above the tower, a height of 33.8m above pavement level.

The eastern corner of that façade is held by the former workshop and electricity substation. Between this building and the main building, with the glazed link to the 2007 extension set at its rear. The entrance to the yard is at the east end and has two large wooden gates across the vehicular entrance with a pedestrian entrance to the immediate south. The pedestrian entrance is set into a break and sandstone wall and has a wooden door. Until the conversion into the museum this was the main entrance to the Pump House – the door to the Engine Pumping Hall being in the second bay of the northeast façade. The northeast façade is six bays long with similar decoration to the southeast façade **[Plate 3.1.2]**.

The west side of the building is an inverted 'T', the base of which is the former boiler house. Above this is the former Coal Store on each of which the water tanks stand. The window in the pediment of the building was removable and this was the point at which the coal was loaded into the Coal Store. The fenestration, which gave light to the former Boiler House, is divided into four bays, each of which consists of a 16 paned window.



3.1.1 - *South Elevation.*



3.1.2 - *Workshop at South East elevation*

Changes

The external appearance of the historic building has not altered a great deal. The chimney on the southwest side has been reduced in height and the walkway added on the riverside of the building whilst most of the evidence of the coal taking-in apparatus has been removed from this riverside aspect. Some of this was done at the time of electrification in 1927 but other alterations were made at the time of the conversion to the use as a museum. At the eastern corner of the site stands the former workshop; this was originally a single storey building. The second floor being added in 1937 when it was converted into an electivity substation.[6]

The 2007 One Site Project saw perhaps the greatest change to the museum, comprising extension to the landscaped area between the museum and Bridge Street (following the demolition of buildings here in 1972) and glass link extension across the rear of the yard. The extension comprises four storeys set over basement and is clad in COR-ten steel **[Plate 3.1.3]**.



3.1.3 - *Modern Extension*

6 Drawing 377 21/12/37. From the collection held at the Manchester Museum of Science and Industry Manchester. At the time of writing the CMP (2007) this collection was not catalogued.

3.2 The Roof Structure

The historic building falls into four main areas:

- The Engine House with its basement and the Accumulator Tower
- The Boiler House and Compressor Room
- The Coal Store, ancillary rooms with four tanks above the Boiler Room
- The Yard and Workshop

3.2.1 The Engine House Roof (R1 / R2)

The interior of the engine house is 20.1m (northwest to southeast) by 12.8m and is 12.5m to the apex of the roof.

The interior framework of the roof is supported by a double structure of metal work, the roof itself being a double structure with a central glazed lanterns or minor roof. The soffit of the main roof is lined with wood with four longitudinal wooden purlins supported by a triangular metal frame. These purlins are moulded and like so much else in the building are ornate showing the great care that has been taken in the design and build. The rafters are a 'T' section and the bottom tie is made up of five sections of solid rods (almost certainly wrought iron) at each joint there is a double plate rounded triangular piece. At each of these joints there are two straight braces, one a solid rod, the other made up of two inverted 'L' pieces riveted together to form an inverted 'T'. The wooden roof purlins are cut to 'wrap' the rafters. Above this and supported by it is the structure of the glazed lantern. There is some 'filigree' work between the rafters and the curved beam of the lantern.

The main frame of the lantern is supported in two ways. The whole lantern is constructed like a glass shed, the bottom of which rests on a wooden beam supported by the lower frame. At Intervals, the frame of the lantern is enlarged and added support is given by an arched shaped rafter and cruciform kingpost locked to the lower frame **[Plate 3.2.1.1]**.

Externally, the roof presents as a dual pitched slate roof in Welsh blue slate with parapet gables, incorporating leadwork and the ornate glazed lantern, comprising vertical glazing and a surmounting rooflight system. Visually this is a key landmark and establishes the Edwardian architectural language so reminiscent of John Henry Price's works in the early 20th century. The roof is traditional timber rafter construction with slate coverings over battens supported by the internal trusses. There is evidence of modern PIR type insulation batts installed between rafters covered with a modern membrane. The membrane appears unbreathable and the detail does not leave enough ventilation space for a sustainable insulation system. There is evidence of cracked slates, multiple slipped slates, especially on the windward slopes. There have also been some poor patch repairs with mismatched slate as a part of previous works. There is high evidence of vegetative growth and major water leakage to all rainwater goods. Cast iron gutters and downpipes are corroded and blocked and require a rehaul. Multiple key junctions at the connections of gutters and downpipes have major damage and require urgent repair and a key re-work of all rainwater goods (lead detailing is not to current LSA standards and cannot cope with increased rainwater of modern times). There is evidence of moisture stains which might indicate presence of rot to roof timbers. The glazed panes of the lantern are set in metal frames supported by structural timber. The glazing to the vertical elements has been replaced with a modern glazing in areas, with only limited original glass remaining which is damaged and cracked. This is set into the original metal casements, in turn set into the original timber fixed frame. The rooflights have been wholly renewed as a part of previous repair works with a more modern patent glazing system. The vertical glazing to the east presents with major decay, especially at cill level **[Plate 3.2.1.2]**.



3.2.1.1 - *Engine House Roof Internally*



3.2.1.2 - *Engine House Room Externally*

3.2.2 Stores / Offices Roof (R03 / R04 / R05)

In the extreme southeast corner of the building was a set of stores/office, they were immediately to the southeast of the accumulator tower. The three-storey block had an internal staircase. The top room was an office. The overall internal dimensions of the office/store are 6.4m by 4.27m and 12.2m to the apex of the roof.

The roof is of a similar construction to the engine house roof. The build-up is traditional timber rafters with Welsh blue slate coverings on battens. Upon opening up works, it was discovered that this section of the roof does not have insulation batts installed. This section of the roof presents with the worst leaks and is in need of urgent maintenance and repair works. There is significant vegetation growth along with blocked downpipes, slipped flashings and damaged leadwork. The valley gutters between R02, R05 and the accumulator tower need a rehaul. The chimney shows evidence of re-pointing works needed as well as slipped flashings at the edge of the chimney and the roof **[Plate 3.2.2.1]**.



3.2.2.1- *Offices Roof internally*

3.2.3 The Accumulator Tower Roof (R06 / R07 / R08)

The former accumulator tower stands on the south face of the building. It is decorated externally in the same style as the rest of the building. There is a pediment to the east side of the tower, a triangular shape supported by two columns. This decoration is picked up on the north and south edges but in a less decorative manner. Attached to the west end of the tower was the octagonal chimney **[Plate 3.2.3.1]**.

The internal dimensions of the tower are 9m by 3.96m and 19.5m from basement to the apex of the roof. There was no access to the accumulator tower, for both interior and exterior sections. A high level binocular survey showed evidence of major vegetative growth in this section of the roof as well. Internally there is evidence of major leaks to the roof and gutters, with staff having to sweep substantial amounts of falling brick debris up on a weekly basis. **[Plate 3.2.3.2]**.



3.2.3.1 - *Accumulator tower externally*



3.2.3.2 - *Accumulator tower internally*

3.2.4 Coal Store Roof (R09 / R10)

The coal store was situated above the boiler house, between the water tanks. The area is not quite a true rectangle, the longest internal wall (northwest) is 13.3m long, 6m wide and 8.5m from floor to apex of the ceiling. The gantry over with the hoist ran was fixed to the apex of the ceiling and projected out over the river this stood about 18m above the water line.

The coal store roof follows the construction language of the engine house roof and office roof. It is a traditional timber pitched roof with Welsh blue slate over timber rafters and purlins supported on masonry walls. There are cast iron gutters draining into downpipes on both sides of the roof sitting on a wedge of mortar. This section of the roof follows the deterioration pattern evidenced in the previous timber pitched roof sections with water ingress, slipped slate, failing leadworks, evidence of vegetation at rainwater goods and coping level. Ogee gutters sat on board the wall heads are blocked and badly leaking and their capacity is not substantial to deal with current amounts of rainfall. Evidence of dry rot can be seen to the eaves beams internally in this location. The coal store has two smaller asphalt covered roofs projecting from midway up the wall line, presumably to once have provided pedestrian access over the tanks. The timber structure to these has completely rotten away and they are currently at risk of collapse **[Plate 3.2.4.1]**.



3.2.4.1 - *Coal Store Roof externally*

3.2.5 Link Block Roof (R11)

The roof to the link block is a single ply membrane roof, connecting the historic pump house with the modern extension. The single ply covering is showing degradation such as lifting and billowing which suggests need for like-for-like repair. The ply membrane is warped and rippled especially to the South perimeter. The asphalt junction with the upstand is also damaged and needs an overhaul along with securing the accessway from the coal store to the link block roof **[Plate 3.2.5.1]**.



3.2.5.1 - *Link Block Roof*

3.2.6 Workshop Roof (R12 / R13)

To the east corner of the site stood the yard with the former workshop stood at its northeast corner. It was a single storey building with a pitched roof. At the northwest end of the workshop building was the engineer's changing room. This was quite a small area and is a mere void today.10 years after the system was electrified a storey was added to the workshop.

The workshop has a flat asphalt roof in poor condition with lead flashings coming away from the wall. There is also evidence of vegetation growth out of masonry. The roof has blocked hoppers and drainage routes leading to waterlogging which presents a risk to the MEP equipment located here **[Plate 3.2.6.1]**.



3.2.6.1 - *Workshop Roof*

3.2.7 Tanks (01 – 04)

The tanks have a form of bituminous paint applied directly to concrete substrate with upstands dressed to masonry parapets. The wall sections have metal panels which appear to be in adequate condition. The panels have voids cut out for MEP equipment along with high level railings which present with evidence of rust. There is only one drain per tank roof running diagonally along the base of the tank which is blocked and has caused massive build-up of sludge and ponding. Certain sections of the tank have MEP equipment sited on them **[Plate 3.2.7.1]**.



3.2.7.1 - *Tank 02 roof*

4.0 Assessment of Significance

4.1 Introduction

The purpose of this section is to provide an assessment of significance of the People's History Museum so that the proposals for change to the roof are fully informed as to its significance and that the effect of the proposals on that significance can be evaluated.

This assessment responds to the requirement of the National Planning Policy Framework to 'recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance'. The NPPF defines significance as:

> *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.*

The following assessment of significance is taken from the 2007 CMP (Steve Little Research) and extended to provide the current context.

4.2 Significance of the Building

The Pump House, the former Water Street hydraulic power station, is recognised for its architectural and historic merit having been listed Grade II. The listing description[7] concentrates on its architectural merit, describing in a fair amount of detail the ornate decorated Edwardian Baroque exterior. It is built in red brick with some fine sandstone dressings; it has a slate pitched roof with a glazed minor roof (lantern) over the former engine house. The former accumulator tower on the west side is decorated in a similar fashion to the southern façade; adjacent is the remains of the truncated chimney. The east side is mainly of plain brick because the building was once attached to other buildings on this side. There are two sets of tanks positioned on the flat roofs that project beyond the glazed gable end on the riverside of the building. For its architecture along the building deserves to be listed.

Of the three pumping stations on the Manchester hydraulic system Water Street was the last to be built and appears to have been the most lavish in its decoration. Erecting decorated industrial buildings during this period was however not unusual, for example there are two contemporary cotton spinning mills just north of the city centre that have very similar decoration.[8] However the decoration of the Pump House, as an industrial building, was a side of the obvious pride that the Corporation had in their work. The building therefore is a very good example of Civic Pride.

Manchester had appointed their first City Architect, Henry Price in 1902 and the Pump House is an example of the work of Price and his office. It is the first truly industrial building they had designed – most of their other buildings were baths, washhouses, libraries and schools. There is a growing interest in Henry Price and the work of the City Architects Department increased by the publicity that followed the success of the Victoria Baths in the BBC's Restoration Programme in 2003. There are some structural similarities between the two buildings, especially seen in the glazed minor roofs (lanterns) and some of the external decoration. The Victoria Baths was one of the first Municipal buildings to bear the signature of Henry Price – the Pump House being the first industrial building by Price and the Architects Department adds to the interest of the latter building.

However the significance of the building portably lies less in its architectural exterior than its function, especially when put into context. The penultimate sentence of the listing description describes, rather succinctly, the function of the Pumping Station. *'One of three built as part of the system for supplying hydraulic power to the lofts and hosts of the commercial warehouses in the city centre; continued in use until 1972'.* The last line goes on to say, *'very usual survival'.*

These last three words of the listing description say a great deal and yet tell us nothing. At its height the system boasted some 35 miles of 6" mains supplying over 600 customers with water at pressure guaranteed at 1,000 pounds per square inch (psi). This load was generated at the power stations at a pressure equivalent of having a tank of water at over 2,000 feet high. The main customers were the cotton packing warehouses of the town for driving their presses and hoists but other customers included the railways, hotels and the Manchester Corporation used their own power for jobs that including winding the Town Hall clock. It was a vital source of power for the city but ultimately worries about an ageing mains system and the competition of the more flexible and versatile electricity supply system won the battle, along with gas, for the public supply of energy in Manchester as it did in other cities that used similar systems.

7 See Appendix I

8 These are the 1912 mills of the McConnel Company of Ancoats; Paragon and Royal Mills

In the late 19th century there were a number of public hydraulic power systems set up around the world, most of these were in Britain. Of these systems little remains – there is only one Pumping Station in the world that has any machinery still in situ, the Wapping Power Station in London. Two other stations have surviving pumps, although separated from their original site – Manchester and Liverpool. The Pump House, the former hydraulic power station, is still remarkably intact given the necessary alterations that have been made to adapt it to a new and useful life – these changes and a description of the original structure are outlined in Section 3 above where relevant to this application and in the full in the 2007 CMP, alongside a list of the other public hydraulic systems and what remains of the them. This list and the descriptions it contains readily bring one to the conclusion that outside of the Wapping Pumping Station the Pump House is the best preserved public hydraulic power station in the world.

One further factor makes the Pump House a significant building. Hydraulic power was critical to the development of industry in the 19th century, its role very often under-estimated and the remnants of a very extensive power supply system are scarce. The survival of a large hydraulic power station of any kind is extremely rare adding greatly to the Pump House's importance.

Today the building also holds significance for its museum use as a cultural asset within the city of Manchester presenting both the built form of its former use and a collection of significance nationally and internationally – providing outstanding evidence of the history of working people in Britain since 1760.

The historic Pump House roofs are also of significance, designed to serve their particular internal function and in the main part retaining their historic form, structure and fabric. The glazed lantern to the engine house roof and its flanking pitched roofs are of highest significance relatively for the intricacy of the design, the prominence of the roof in the overall composition of the building and for their contribution to the internal character of the engine house itself – the glazing itself is however largely modern replacements and where original glazing remains to the vertical elements this is damaged and cracked. Secondary to the engine house, the pitched roofs to the coal store and accumulator tower are of medium significance, although again in poor condition and presenting a risk to the wider building fabric. The capped off chimney and flat roofs to the workshop and link building are of no significance whilst the water tanks have been adapted to house MEP, albeit the retained cast iron walls are of significance.

5.0 Client Brief and Design Development

5.1 Understanding the Brief

The scheme of works proposed is centred on the conservation-led repair and re-roofing works to the museum - a site of national significance as the Grade II-listed former hydraulic Pump House. The project seeks to address ongoing deterioration affecting the building's pitched and flat roofs, which have exhibited material failure, poor drainage, and water ingress, threatening the condition of the historic structure and internal collections.

The overarching brief is to deliver like-for-like repairs to roofing materials and details — including slate and mastic asphalt — while sensitively integrating modern performance enhancements including breathable membranes, discreet insulation and glazing upgrades, and improved drainage. The works will safeguard both the physical fabric and operational function of the museum, ensuring it remains wind and watertight, resilient to climate pressures, and accessible for public use.

5.2 Design Development

The proposals have been developed following a thorough process of careful analysis, undertaking of a detailed condition survey (see Appendix III) and input from specialist Structural Engineers. Opening up works were undertaken to three sections of the pitched roof to investigate the build-up (see detail drawing 3301). The proposals represent a carefully considered balance between making good of existing / like-for-like repairs where possible and a conservation-led approach to the detailed design and functionality of modern interventions to ensure the building's sustainability in the long-term.

5.3 Description of the Proposals

5.3.1 Timber Pitched Roofs

The roofs require stripping with sound slates set aside for re-use. Welsh blue slate to match will be used where the existing slates are too damaged for re-use. As part of the re-slating, an upgrade to the insulation will be undertaken alongside the installation of a modern vapour permeable, breathable underlay membrane across rafters. To achieve optimal insulation, the addition of counter battens to the roof build-up is also proposed. The existing roof profiles will be maintained by reducing the upstand heights at the junction of the pitched roof with the glazed lantern (whilst keeping within recommended LSA guidelines). Ventilation to cold roof voids and between rafters will be provided at valleys, abutment and ridges using proprietary ventilation packs. Upon stripping off the roof coverings, the structural timber will be investigated by specialists for evidence of rot with specialised repairs undertaken where necessary. It should be noted that the addition of counter battens will be imperceptible from any vantage point due to the substantially sized parapet walls flanking these roofs and the proposal to insert secret gutters between parapet and roofs as required to keep upstand heights in line with LSA guidance.

5.3.2 Rainwater Goods and Leadwork

The proposals include renewing all leadwork with the appropriate code lead to latest Lead Sheet Training Academy details and recommendations. It is also proposed to renew all slipped flashings and soakers alongside the renewal of lead junctions with masonry and asphalt (see drawings 3300,3301,3302 and 3303 for details).

It is proposed that the rainwater strategy is overhauled as a part of re-roofing works to ensure maximum water tightness. The majority of cast iron rainwater goods will be retained, cleaned back and repainted and reinstated; where they are damaged beyond reuse they will be replaced to match. Detracting modern replacements will be replaced with cast iron fittings. Lead damp proof courses will be installed under gutters to prevent further water ingress, alongside the installation of vents and breather membrane. To the coal store roof, where cast iron gutters are causing an issue in terms of capacity, ogee style gutters will be renewed to a slightly greater depth with new cast iron gutters, retaining the same moulded profile.

5.3.3 Glazed Lantern

One of the most significant elements of the building, the glazed lantern is also in need of urgent repair. It is proposed to repair the timber sub-frame and overhaul and retain all original metal casements where possible. Double glazing will be inserted in the existing frames by planting a new steel sub-frame externally to hold the glass, which will match the profile of the existing frame exactly and will be aesthetically imperceptible. The original chicken-wire glass is no longer obtainable, however new dappled glass to match this aesthetic as closely as possible will be used within the double-glazed units. The later added patent glazed roof will similarly also be upgraded to a double-glazed system. These upgrades will greatly improve the thermal performance of the atrium, ensuring the engine hall below is able to be used as an events space during the winter months, contributing to the long-term financially viability of the museum. The proposals also include for the splice repair and renewal of any timber on a like-for-like basis following an inspection for major damages.

As part of the works the original Victorian casement opening system will be overhauled and reinstated to full working order to ensure that the casements can be opened to provide ventilation in the warmer months as originally intended.

5.3.4 Tanks

The current MEP equipment cannot be moved without considerable expense and disruption, therefore bitumen paint based patch repairs are proposed to the tanks with existing MEP equipment within to ensure the rooms below are watertight for the foreseeable future. The museum is currently looking at funding a separate project to renew his equipment and is looking to fully re-roof these areas in conjunction with this project. As part of the overhaul of the rainwater strategy the waterlogging the tanks face will be addressed by unblocking and repairing the existing drainage system. Lead flashings and other waterproofing details will also be repaired as required. The surrounding metal panels will be rubbed down and cleaned to make good. Where MEP equipment is not present, a detailed three coat roofing grade mastic asphalt roof renewal will be undertaken as per Warm Roof Strategies and to BS standards. This will include reinstating falls on the concrete deck using appropriate screed to achieve required gradients.

5.3.5 Re-pointing and Masonry Repairs

The proposal includes allowance for masonry repairs to the copings, chimneys and sections of the accumulator tower to maximise possible works done upon installation of scaffolding. All mortar used will be an appropriate lime mortar mix with biscuits submitted for approval prior to re-pointing. Any replacement bricks will be of a type and quality to match the existing.

5.3.6 Improved Access for Maintenance

The proposal includes allowance for new access equipment in the form of man-safe systems and compliant ladders to ensure that the majority of roofs (with the exception of the accumulator tower, which will be maintained by rope access specialists) can be readily accessed for maintenance. Due to the restricted vantage points available of the roof, no access equipment will be visible from ground level.

6.0 Further Design Considerations

6.1 Access

The proposals have no implications for vehicular access to the site, nor increase in traffic on the public highway.

6.2 Sustainability

The existing ceiling finishes are to be retained and there is limited scope to increase the height of the roof build up to significantly increase the amount of insulation without impact on the roof form and appearance of the building. The opportunity will however be taken as part of the re-roofing works to add insulation between the rafters although new roofing membrane will need to be draped and the space above the insulation ventilated (by introducing counter-battens as required). Increased depth of insulation batts and further insulation where there is none will improve the thermal performance. New ventilation and ventilation systems will ensure regular flow of air and moisture as needed.

The glazed lantern is to be renewed with double glazing to improve the U-value and thermal performance of the central engine house atrium space.

7.0 Commentary on the Proposals

7.1 Impact on the Listed Building

The People's History Museum is of significance as one of the remaining intact examples of a public hydraulic power station internationally and in its present day use as a cultural institution. The building's form and architectural quality reflects both its use and the level of pride that the Corporation and Price had in executing the work. Although some elements of the roof have been subject to later adaptation (including the capped off chimney, extended workshop and tanks), the glazed lantern and its flanking pitched roofs are of high significance for their role in the overall composition of the building whilst the remaining pitched roofs to the coal store and accumulator tower are also of significance.

The importance of the roof covering however lies principally in its functional role in protecting the roof structure, building fabric, the interiors and the collections which the museum holds and it is this which underpins both the requirement and justification for the works. The roof works proposed seek to remedy identified issues whilst futureproofing the building's long-term protection and through works of repair, thermal upgrade and, perhaps most critically, increasing the building's resilience to changing weather patterns following industry best-practice. The design approach is centred on like-for-like repair and replacement with the opportunity taken to replace detracting elements such as modern rainwater goods to match remaining historic examples. Enhanced methods of ventilation, insulation and to handle increased rainfall will be discreetly accommodated without impact on the appearance of the building.

It is also proposed to install double glazing to the engine house lantern as part of its urgent repair to enhance its thermal performance; as demonstrated in the detailed drawings submitted as part of this application this will retain the existing timber framework and metal casements with a new sub-frame externally applied to the metal casement frames (external application will ensure that they can still act as pivot windows as originally intended and the original Victorian opening mechanism can be restored). The aesthetics of the glazed lantern will however be maintained as far as possible by closely matching glass type and, owing to the volume of the engine house there would be no impact on its appearance or appreciation internally. Furthermore, the glazing to be replaced is largely modern, with remaining original/ historic glazing to damaged and cracked. As such, any harm brought about by the addition of the sub-frame and renewed glazing will be very much 'less than substantial' and will be more than outweighed by the benefits that improving the sustainability and useability of this key space within the museum will bring, in terms of the museum's ongoing financial viability.

7.2 Policy Justification of the Proposals

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. This section therefore assesses the works first against the policies of Manchester City Council's Core Strategy (2012) and saved policies from the Unitary Development Plan (1995) before bringing to bear the requirements of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and the heritage policies in the National Planning Policy Framework.

7.2.1 Local Policies

Policy EN3 Heritage in the Core Strategy establishes a presumption in favour of 'development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the city centre' and that 'proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset'. Similarly, **Policy 19 Listed Buildings of the UDP** indicates the 'council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings'...provided 'in its opinion, there would not be an adverse effect on its architectural historic character'.

As has been outlined in detail throughout this report, the proposals seek to conserve and therefore safeguard the People's History Museum's significance as a resource for future generations whilst maintaining its important role as an educational and cultural destination in the city. The works proposed have been developed to ensure they are consistent with the significance of the former Pump House whilst bringing forward a scheme of maintenance, repair and upgrade to the historic roofs which will enable its continued use.

7.2.2 The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

The overarching statutory duty to preserve listed buildings and their setting (Section 16) requires that any harm should be given significant importance and weight in the decision making process. As has been outlined above, the proposals would as a minimum preserve the special interest of the building, and indeed bring an enhancement through securing the protection of its significance – both as one of the best preserved public hydraulic power station in the world and for its current use as a museum – and undertaking thermal upgrades where possible to futureproof their conservation in the long-term. Therefore the presumption against the grant of permission is not engaged.

7.2.3 The National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (2025). This sets out the Government's planning policies for England and how these are expected to be applied. In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 210 of the NPPF identifies the following criteria in relation to this:

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

The proposed scheme very much accords with these policy ambitions; ensuring the long-term conservation of the People's History Museum and its important cultural role whilst increasing its capacity to sustain itself in the long term through the thermal upgrades, its resilience against climate change and usability of key spaces within the building.

As such the scheme of works proposed gives great weight to the asset's conservation; whilst the addition of the sub-frame to the glazed lantern and insertion of double glazing may be considered to cause 'less than substantial' harm, this is mitigated to a degree given the limited amount of original/historic glazing remaining and the approach to utilise the opportunity that its need for urgent repair brings to improve the sustainability and usability of the key engine house space. This element of the proposals will contribute directly to the overriding and critical benefit of the proposed scheme – to secure the long-term conservation of the former Pump House and its fabric and the financial and environmental sustainability of the People's History Museum as a cultural institution. As such it will meet the requirements of Paragraph 215.

The proposed works are further supported by Chapter 14 of the NPPF which states that 'significant weight' is given to the importance of energy efficiency adaption in existing buildings, acknowledging the conflicts between this and heritage policy.

7.3 Conclusion

This Heritage, Design and Access Statement has demonstrated that the proposals accord with the requirements of local and national legislation, policy and guidance to preserve the special interest of the listed building and that the design approach taken is grounded in best practice. Overall, the significance of the People's History Museum would be preserved whilst securing its conservation and sustainability. The proposals therefore would conserve the listed building in manner according to its significance and met the tests for sustainable development outlined in the NPPF (2025) in so far as they relate to the historic environment.

Appendix I – Statutory List Description

FORMER HYDRAULIC POWER STATION IN GROUNDS OF CITY COLLEGE
Grade II listed building
List Entry Number: 1254724
Date first listed: 23-Jul-1992
Listing NGR: SJ8328598315

Hydraulic power generating station, now part of college workshops. 1907-9, altered. Red brick with sandstone dressings, iron reservoirs, slate roof. Built on east bank of River Irwell. Irregular rectangular plan at right-angles to river. Baroque style. Two and 3 storeys, in form resembling nave with aisles, the aisles flat-roofed and surmounted by large rectangular reservoirs at the end close to the river, with tower on south side. Asymmetrical 4-bay east gable end, with stone plinth, banded pilasters, moulded cornice with parapet ramped up to open-pedimented gable over 3rd bay; tall segmental-headed windows in 2nd, 3rd and 4th bays, that in the 3rd bay with a doorway beneath, all mullion-and-transomed with arched lights and small-pane glazing in the heads; pairs of smaller but similar windows on 2 levels in the 1st bay, and all these windows with triple keystones; narrow triple-light window in gable with banded surround and arched lights. Glazed clerestory; rectangular tower set back behind 1st bay, with pilasters. West end (overlooking river) has 4 oblong 4-light windows with glazing like that at the east end, gabled end of nave over the 2 centre bays and panelled iron reservoirs on the aisles. One of 3 built as part of system for supplying hydraulic power to lifts and hoists of commercial warehouses in city centre; continued in use until 1972. Very unusual survival.

Appendix II – Planning Law, Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment which imposes a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings.

Section 16 states that:

Local Policy

Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester (the UDP) was adopted by the Council in 1995 as the statutory document setting out guidelines for all development in Manchester and providing a framework on which to base decisions about planning applications. Although the UDP has now been superseded the following policies were retained and remain extant.

19. Listed Buildings

DC19.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;
b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

Manchester Local Plan. Core Strategy Development Plan Document (2012)

Policy EN 3: Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Places for Everyone Joint Development Plan Document (adopted March 2024)
Policy JP-P1 Sustainable Places
We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with:
1. Distinctive, with a clear identity that:
A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture; B. Enables a clear understanding of how the place has developed; and
C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used
2. Visually stimulating, creating interesting and imaginative environments which raise the human spirit through the use of green space, public art and quality design

[...]
6. Durable, being built to last and using robust materials that reflect local character, weather well and are easily maintained

Policy JP-P2: Heritage
We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of

heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

[...]
Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value

National Planning Policy Framework
Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (February 2025). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided.

Paragraph 7 of the Framework states that the purpose of the planning system is to 'contribute to the achievement of sustainable development' and that, at a very high level, 'the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

At paragraph 8, the document expands on this as follows:

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives:

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

and notes at paragraph 10:

10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).

With regard to the significance of a heritage asset, the framework contains the following policies:

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 210 of the NPPF identifies the following criteria in relation to this:

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

With regard to potential 'harm' to the significance designated heritage asset, in paragraph 212 the framework states the following:

> *... great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

The Framework goes on to state at paragraph 213 that:

> *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
>
> *a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
> *b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Where a proposed development will lead to 'substantial harm' to or total loss of significance of a designated heritage asset paragraph 214 of the NPPF states that:

> *...local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
>
> *a) the nature of the heritage asset prevents all reasonable uses of the site; and*
> *b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
> *c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
> *d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

With regard to 'less than substantial harm' to the significance of a designated heritage asset, paragraph 215 of the NPPF states the following;

> *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 of the proposal including, where appropriate, securing its optimum viable use.*

Other Relevant Policy Documents

Historic England: Historic Environment Good Practice Advice in Planning (March 2015)

Historic England: Conservation Principles and Assessment (2008)

National Planning Practice Guidance (2019)

Appendix III – Extracted from MEND Condition Survey

Key:

Priority 1 - Urgent Works - needed to be undertaken without delay to prevent serious damage to the building or risk of injury to its occupants

Priority 2 - Necessary Works – needed to be carried out within the next 18 months to prevent further deterioration to the building's fabric

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M - Routine maintenance

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
ROOF					
General note: Original roofs are Welsh slate, modern roofs are standing seam. MEP equipment, ladders and Mansafe systems were not inspected as part of this survey and require specialist advice. It is apparent that the gutters to all the roofs have not be cleared for some time which is causing significant damage to the walls at eaves level in some places and leakages to internal rooms below.					
All Roofs		Access for maintenance across all original roofs is very poor, leaving the client in an impossible situation regarding maintenance. Timber roof ladders should not be used as they are a health and safety hazard as showing signs of rot or are visibly damaged.	An updated access system is required to all roofs to allow for safe access and maintenance. It is acknowledged that access to the Accumulator Tower roof will be very challenging and will probably require a steeplejack to clear gutters bi-annually.	1	
		There is substantial moss growth, slipped and broken slates across all the roofs.	All roofs should be inspected and maintained regularly to prevent issues with water ingress and damage to the building.	1 / M	
All Gutters		All gutters across the roofs are blocked which is causing excess water ingress to the walls at eaves level and roofs. This is having a detrimental impact to the building fabric below in numerous areas.	Gutters are blocked and need to be cleared on a regular basis to prevent issues with water ingress as roof and eaves level.	1 / M	
R01	Roof	Roof getting to end of useful life. Generally tired, numerous cracked and slipped slates – risk of water penetrating building.	As a matter of urgency replace broken slates and fix any slipped slates. Roof is at end of useful life and consideration should be given to renewal as part of a larger roofing project.	1	0294
		Moss to joints between slates.	Clean regularly.	2 / M	0295
		Flashing at parapet does not meet recommended heights suggested in Lead Sheet Academy guidance.	Review lead flashing detail – consider introduction of secret gutter to Lead Sheet Academy guidance to achieve desired upstand heights.	3	0318-0319

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Flashing to north parapet wall is nailed in, this is likely to cause damage as the lead is pierced limiting protection from water ingress and creates weak points.	Remove nails and renew lead flashing to Lead Sheet Academy guidance.	2	0308
		Lead flashings are particularly mossy to northwest with vegetation growth and is failing to west parapet. Lead is peeling away in parts and appears to have cement over.	Reason for cement is unclear, leadwork to be replaced and remove cement.	1	0316
		Mortar failing to brickwork, plant life growing out of brick.	Remove vegetation. Rake out cement and repoint in lime mortar.	2	0299
		Joints to copings full of moss, mortar failing – likely leading to water ingress within wall.	Remove moss and repoint in lime mortar.	2	0297
		Poor detail to lead flashing where meets roof.	Improve detail in conjunction with any future re-roofing project.	2	0303
		Plastic downpipes on roof extend drainage from glazed atrium. This is not ideal as this concentrates the water over the slates.	Improve detail with revised route/ lead slates to disperse water flow.	2	0154
		There is a buddleia growing out of the west face of the west parapet. Substantial cracking above hopper in the same location, crack emanating from top of outlet up to apex of wall. Rusting iron lintel above hopper causing damage to masonry above. Copings have noticeably moved, bricks can be pulled out by hand where cracked. There is also a straight joint indicating where the wall appears to have been rebuilt in the past.	Appoint a structural engineer to review. Replace rusting lintel, although it is acknowledged access may be difficult due to adjacent water tank. Wall likely needs to be rebuilt from base of lintel.	1 / C	0317 0321-25 0329-31
	Gutter	Gutter is completely blocked with plants growing out of it. Given condition of rest of roof and defects found on similar gutter to R02, it is highly likely that the lead gutter is in full need of replacement (this cannot be verified until cleaned and lead can be assessed)	Clean and remove plants as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Allow to replace gutter as part of larger re-roofing project.	1 / M	0296

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Gutter to west end is routed from the parapet circa. 1m, so downpipe falls into Water Tank 02.	It would potentially be better for water to drain into Tank 03 along with works to drainage in order to simplify route.	3	
R01b (Glazed Atrium)	Roof	Cast iron bracket to east pediment, potentially from a previous downpipe.	Remove as ferrous metals can rust and expand which will damage the surrounding stonework.	3	0304
		All glass to windows is wired in a mixture of styles. Windows are in poor condition. Substantial rot to sill frames and mullions, gaps are visible between the frames and casements and many are not shut properly. Putty to metal windows has substantially failed, particularly at the bottom. Metal casement frames rusting substantially. Approximately 26no. cracked panes, likely because of metal rusting, expanding and cracking glass.	Windows need complete overhaul with both timber members and metal frames repaired / replaced (where too far gone to repair), and re-decorated.	1	0305-07 0311-15
		Glass to rooflights appears to be more modern than that to windows and it is assumed that the roof of the atrium has been replaced in fairly recent times. From vantage point available, roof of atrium appears adequate except a couple of glass pane appear to have slipped (evidenced from clean portion of glass at top of panes and distinct line of dirt below). Lead flashings also appear a little tired.	If high level access becomes available, carry out close-up visual inspection and confirm adequacy. It would be prudent to check glazing bars, integrity of panes and clips when access is available.	3	0320 0356- 60
		Lead portion of flat roofing between atrium and slates appears to be in adequate condition from vantage point available.	If high level access becomes available, carry out close-up visual inspection and confirm adequacy.	3	
	Gutter	Plants visible growing out of gutter.	Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Check	1 / M	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
			watertight with no leaking joints in tandem with cleaning.		
R02	Roof	Generally, appears very tired. Many cracked and broken slates. Numerous are tagged and a handful have slipped. Appear to be poor flashband repairs to some slates. There are also 2no small pieces of lead visible on the slates and it is not clear where they have come from.	As a matter of urgency replace broken slates and fix any slipped slates. Roof is at end of useful life and consideration should be given to renewal as part of a larger roofing project.	1	0140-44
		Lead vents to roof space appear tired but adequate.	Consider renewal if re-roofing project takes place	3	
		Lead flashing to east parapet appears tired and does not meet heights specified within Lead Sheet Academy guidelines to full length.	It would be prudent to renew lead and install a secret gutter with any future roofing project to assist with lead flashing issues.	2	
		The parapet is also losing mortar where flashing pointed in, and the detail to the top where it meets small lead flat roof section is poor.	Reseal where mortar has been lost with Leadmate. Improve detail where parapet meets lead flat roof section when funds permit.	2	0146-47
		Flashings to west side have lost seal and coming away in parts and does not meet Lead Sheet Academy guidance height. Section appears to have additional flashing over the original. Open joints to brickwork.	Renew flashings and consider introducing secret gutter with any re-roofing works to improve upstand heights. Repoint open joints to brickwork in lime mortar mix.	1	0177-83
		Parapet coping joints are full of moss and have lost mortar.	Clean and repoint with lime mortar.	2	0150
		Lead flat roof below windows appears tired and roll ends are beginning to split.	Renew lead	2	0170-71
		2no. plastic downpipes on roof extend drainage from glazed atrium. This is not ideal as this concentrates the water over the slates.	Improve detail with revised route/ lead slates.	2	0172 0139
	Gutter	Gutter is tired, showing signs of wear and needs cleaning. Step dimensions are not to current Lead Sheet Academy	It would be beneficial if detail could be improved.	1 / M	0164-65

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		guidance. Narrows considerably adjacent to tower so more prone to blockage.	Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Renew in conjunction with any re-roofing project, ensuring step heights meet minimum guidance and improving detail around.		
R02b (Glazed Atrium)	Roof	East parapet- some salt staining and face of some bricks appear to have blown in this area. Moss to coping joints.	Brush of salts and replace damaged bricks.	2	0160
		It was noted that lightning protection runs down along atrium.	Since the time of the initial condition survey the lightning conductor has been tested and noted required repairs carried out. The conductor is deemed as adequate.	4	
		Windows are in poor condition. Substantial rot to sill frames and mullions. There are large gaps through which the interior of the building can be seen. Metal casement frames are rusting substantially and putty to metal windows has failed. All glass is wired in a mixture of styles. 10no. panes are cracked, which is likely to have been caused by metal rusting and expanding.	Windows need complete overhaul with both timber members and metal frames repaired / replaced (where too far gone to repair), and re-decorated.	1	0162-63 0169-73
		Lead flashing to roof of atrium/ parapet is tired however there appear to be no major defects.	It would be prudent to renew lead flashing in conjunction with any roofing project.	3	0160
		Lead roll to ridge is appears tired but adequate, however visibility is poor from vantage point available for inspection.	If high level access becomes available, allow for architect to inspect and confirm adequacy. Consider renewal with any re-roofing project.	3	0159
		Glass to rooflights appears to be more modern than that to windows and it is assumed that the roof of the atrium has	If high level access becomes available, carry out close-up visual inspection and confirm adequacy. It would be prudent	3	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		been replaced in fairly recent times. From vantage point available, roof of atrium appears adequate except a couple of glass pane appear to have slipped (evidenced from clean portion of glass at top of panes and distinct line of dirt below). Lead flashings also appear a little tired.	to check glazing bars, integrity of panes and clips when access is available.		
		Lead flashing to west side is tired.	Renew lead flashing.	2	0177-82
		Lead capping to wall head. Pipe fixed to copings, reason for this is unclear. Salts to brickwork and some faces blown with plant life present here.	Remove pipe if redundant, brush off salts, remove plants and replace damaged bricks.	2	
		No mortar to coping joints. Moss and plant life growing out of coping. It was noted lightning protection runs over coping.	Remove moss and plants, repoint in lime mortar.	2	0180
	Gutter	Ogee style gutter is blocked with plant life growing out of it.	Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Check watertight with no leaking joints in tandem with cleaning.	1 / M	
R02c (Lead Flat Roof)	Roof	Parapet is very mossy with plant growth where mortar has failed.	Remove plants, repoint in lime mortar.	2	0192-96
		Lead roof appears very tired. Flashings do not meet Lead Sheet Academy guidance.	Renew roof and lead flashings.	2	0192-96
		Timber roof ladder should not be used as it is a health and safety hazard.	An updated access system is required- refer to general notes regarding roof access.	1	0192-96
	Gutter	Heavy silt build up in gutter. Outlet currently clear however could still be prone to blockage if gutter not cleared regularly.	Clean gutter as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure.	1 / M	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
R03	Roof	Slates appear tired, handful are tagged and handful are broken. Some moss to joints.	Replace broken slates as a priority and remove moss. Consider reroofing as part of a larger re-roofing project given general condition.	2	0098
		Lead ridge appears in adequate condition.			0089
		Finial has flashband repair to top, it is assumed this is because there is a split to the ball finial.	Remove flashband and investigate. Allow to replace lead to finial.	2	0105
		Flashings to tower appear adequate however old material/ former temporary repairs can be seen below some suggesting not installed to best practice or Lead Sheet Academy guidance. Cover flashing missing to end of gutter.	Renew lead flashing to Lead Sheet Academy guidance.	2	0107-08
		Lead flashings to parapet - sealant is failing and coming away with substantial moss growth to joints. Lead is deformed in areas and not flush with the parapet and likely to be allowing water ingress. There is additional flashing over the original.	Renew lead flashing to Lead Sheet Academy guidance.	1	0109 0112
		Parapet - assumed cementitious mortar has failed in areas and the faces of numerous bricks are blown. Plant life growing where mortar and bricks failed.	Remove plant growth and repoint open joints as minimum. Full rake out and repoint with more suitable mortar would be prudent.	2	0092 0096
		Chimney- mortar failed in areas and face of a number of bricks blown particularly at high level. Plants growing from joints/ cracks in bricks. String course appears in adequate condition. Capping cannot be seen from vantage point.	Remove plant growth and repoint open joints as minimum. Full rake out and repoint with more suitable mortar would be prudent, replacing any damaged bricks. Allow high level access to inspect capping.	2	0117-18
		Lightning protection running from top of tower, along parapet and over chimney and continues around parapet.	Since the time of the initial condition survey the lightning conductor has been tested and noted required repairs	4	0107

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
			carried out. The conductor is deemed as adequate.		
		Ridge tiles generally sound. Mortar cracked in areas and moss growth.	Repoint in suitable mortar mix and remove moss.	2	0106 0122
	Gutter	Lead lined gutters worn and covered in debris/ sludge. 40mm step height not in accordance with LSA guidance.	Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Renew in conjunction with any re-roofing project.	1 / M	0095
R04	Roof	Slates tired - handful tagged, 1no. slipped, moss growth.	Replace broken slates and refix slipped slate as a priority, remove moss. Consider reroofing as part of a larger re-roofing project given general condition.	2	0123
		Temporary flashband repairs over flashing now disintegrated. Additional flashing over original, now peeling away from wall in a number of areas. Sealant failed.	Renew with lead flashings to LSA guidance.	1	0116 0124-28
		Parapet - assumed cementitious mortar has failed in areas and the faces of numerous bricks are blown. Extensive plant life growing where mortar and bricks failed. Generally in worse condition compared to R03.	Rake out cementitious mortar, remove plants and repoint in lime mortar.	2	0120
		Section of flashing missing in corner near hopper.	Renew lead flashing to Lead Sheet Academy guidance.	1	0125
		Ridge tiles generally sound. Mortar cracked in areas and moss growth. Some mortar has failed to R04/R05 ridge.	Remove moss and repoint in suitable mortar mix.	2	0131
		Parapet coping stones have open joints all round with moss growth.	Remove moss and repoint open joints with suitable mortar mix.	2	
	Gutter	In particularly bad condition, full of leaves and sludge. Outlet completely blocked. Large plant growing from	Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to	1 / M	0124-25

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		sludge. Defects causing substantial damage to building fabric below and major leaks internally. Gutter steps 40mm - lower than current guidance.	roof and wall structure. Renew gutter and outlet in conjunction with any re-roofing project.		
R05	Roof	Slates appear tired, handful are tagged and handful are broken. Some moss to joints.	Replace broken slates as a priority and remove moss. Consider reroofing as part of a larger re-roofing project given general condition.	2	0132
		Flashings to tower appear adequate however old material/ former temporary repairs can be seen below some suggesting not installed to best practice or Lead Sheet Academy guidance.	Replace flashing with new lead to Lead Sheet Academy guidance.	2	0132
	Gutter	Lead lined gutters worn and covered in debris/ sludge. Gutter steps 40mm - lower than current guidance.	Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Renew gutter and outlet in conjunction with any re-roofing project.	1 / M	
R06	Roof	Asphalt roof with lead flashing, ponding water evident from vantage point available. Only 1no small vent visible to roof – unclear whether this is adequate to vent chimney (no access internally to check condition). It is also noted heavy water ingress internally to ground floor storeroom that sits below Tank 01 adjacent to this chimney.	Renew roof covering and associated flashings, ensuring falls prevent ponding and drainage is sufficient. Review whether ventilation provision should be improved in conjunction.	1	0363
R06b	Roof	Lead flat roof is tired with moss growth.	Remove moss and replace lead.	2	0207
		Open joints to coping stone.	Repoint in lime mortar mix.	2	
		Brick to corner of lower wall substantially cracked, there is also an iron bracket where a downpipe was previously.	Indent repair or replace substantially damaged brick, remove iron bracket as	1	0204

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			ferrous metals can rust and expand causing the brickwork to explode.		
		Timber roof ladder should not be used as they are a health and safety hazard.	Refer to general notes regarding roof access.	1	0205
		Large buddleia growing from underneath lead flashing.	Remove plant and treat with herbicide, renew flashing and address any damage masonry. Repoint open joints in suitable mortar.	1	0203
	Gutter	2no. downpipes from roof above, not clear from vantage point available where they originate from.	When high level access available investigate where downpipes are taking water from and if current system big enough to deal with volume of water	2	0208-10
R07	Roof	Not visible nor accessible for inspection, however given internal defects present and condition of associated roof R08, it is assumed roof and gutter are in poor condition and need to be addressed.	Provisionally allow to renew roof and associated lead lined gutters.	1	
R08	Roof	Limited visibility of roof however from vantage point available it appears to have a number of slipped / broken slates.	Replace / refix broken / slipped slates as a priority. Consider reroofing as part of a larger re-roofing project given general condition.	1	0364-67 0378-79
		The lightning conductor appears to have slipped down slope.	Since the time of the initial condition survey the lightning conductor has been tested and noted required repairs carried out. The conductor is deemed as adequate.	4	0364-67 0378-79
	Gutter	Not visible but large buddleia growing out of gutter indicates that the gutters are blocked / defective. Internal defects support this assumption.	Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Allow to renew as part of re-roofing project.	1 / M	0365
R09	Roof	Poor visibility from vantage point available. Difficult to inspect slates and	Provide high level access so condition of roof can be assessed.	1	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		flashings from vantage point available. Moss can be seen growing from joints of slates where visible, with possible flashband repairs to leadwork.			
	Gutter	Ogee style gutter is blocked with plant life growing out of it.	Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Check watertight with no leaking joints in tandem with cleaning.	1 / M	
	Low-level Asphalt Platform	Platform- timber beam to eaves bolted to top of Water Tank 01 is heavily rotten. Rotten timber beams causing asphalt covering to fail which is full of moss.	Replace. The timber is currently rotting due to poor detailing, as there is no drop detail to protect the timber. It would be prudent to improve detail. Remove moss and replace covering.	1	0243 / 44
R10	Roof	Some moss growth to slates. There are also a number of tagged and cracked slates. It was noted there are a number of vent tiles in ridge which are ventilating the roof space below.	Replace any broken slates. Would benefit removal of moss.	2	0277 0362
		Joints to masonry failed in areas.	Repoint open joints in suitable mortar.	2	
		Ridge in adequate condition except for moss growth.	Would benefit removal of moss.	3	0278
		Flashings appear adequate from vantage point available.	If opportunity arises, provide access to carry out closer inspection of flashings and roof	3	0279-80
	Gutter	Ogee style gutter is blocked with plant life growing out of it.	Overhaul, rub down and redecorate. Clean as priority - refer to general notes regarding cleaning of gutters to prevent issues with water ingress and damp to roof and wall structure. Check watertight with no leaking joints in tandem with cleaning.	1 / M	0278
	Low-level Asphalt Platform	Limited visibility of platform from available vantage point. Asphalt is covered in moss and plant growth at edges, and board	Remove moss and debris, renew covering and remove gate if redundant.	2	0285-87

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		appears to have rot damage. Numerous scaffold tubes on platform roof, likely causing damage below. Unclear why there is a safety gate here. Buddleia growing out of platform.			
R11	Roof	Mansafe system is in date.	Re-test before expiry date.	M	0267-68
		Ply membrane is completely warped and rippled to south perimeter.	It would be prudent to renew to prevent issues with water ingress.	2	0267
		Ponding evident at northeast corner of the roof with vegetation growth in this location. Outlet is too high to allow for water to adequately drain.	Review falls / drainage route to prevent water from pooling and causing leaks to rooms below.	1	0270
R12	Roof	Asphalt roof, poor condition with lead flashings coming away from wall.	Renew roof covering if possible (noting that it has quite a lot of MEP equipment positioned on it) and associated lead flashings.	1	1029 - 37
	Gutter	Large buddleia growing out of wall.	Remove tree as far as possible and treat any residual roots with herbicide.	1	1029 - 37
		Hopper and drainage routes blocked. It is assumed that if gutters are blocked and there is a heavy downpour, this area potentially fills with water which is not ideal as the area is full of MEP equipment.	Clear gutter on a regular basis- refer to general notes. Review drainage route and investigate adding overflow to prevent flooding to MEP equipment.	1 / M	1029 - 37
R13	Roof	Ply roof with numerous scaffold boards and tubes left on the roof which have now melted into the asphalt. Water is pooling in centre.	Remove debris and carry out any required repairs to roof covering.	1	0271
		Moss growing to all copings, particularly where mortar failed to joints.	Clean moss and repoint joints with suitable mortar.	2	0272-73
	Gutter	Hopper is blocked.	Clear out as priority - refer to general notes regarding cleaning of gutters to	1 / M	0272

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			prevent issues with water ingress and damp to roof and wall structure.		
R14a	Roof	Standing seam roof generally in adequate condition. Patch repaired with flashband to one small area.	Would benefit from proper repair.	3	0353
		Access hatch to roof is currently held down with rope and does not stay open when lifted open.	It would be prudent to review access hatch in terms of safety and security. Currently the access hatch is unsafe as does not stay open and does not lock, rope is less than adequate solution and should be secured.	1	
		Unusual cover flashing detail, reason is unclear. Slight ponding.	Review reason for installing flashing detail / determine if defect lies beneath.	3	0342
		Lichen to coping, sealant is either missing or failing between coping capping joints.	Remove lichen, re-seal open joints.	2	0349-51
		Mansafe in date.	Update before expiry date.	M	0354
	Gutter	Asphalt gutters are full of sludge and moss, bird guard to outlet is missing and 2no. outlet covers are misplaced.	Clear gutters on a regular basis and refix or replace outlet covers.	1 / M	0344-48
R14b	Roof	Insulation with no cover flashing visible in northwest corner.	Replace cover flashing.	2	0375-77
		Flues appear to be rusting from steam.	Replace rusting components.	2	0339
	Gutter	Asphalt gutters are full of sludge and moss, some ponding.	Clear gutters on a regular basis and refix or replace outlet covers.	1 / M	0344-48
		Roof membrane has slumped down from parapet into gutter.	Refix membrane.	2	0387

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
R3.03 Plant Well (Water Tank 01)	Walls	Metal panels - appear to be in adequate condition.	Would benefit review by a Structural Engineer / specialist to confirm in adequate condition given specialist item.	2	
		Moss to metalwork. Paint failing in areas, corrosion showing.	Remove moss, would benefit rub down and repaint	2	0221 - 24
		Buddleia growing out of northeast side girders and growing out of concrete.	Remove buddleia as far as possible and treat any roots with herbicide. Ascertain if tree has caused any fabric or structural disturbance / carry out relevant repairs if required	1 / C	0225 0230
		Numerous holes cut out for MEP equipment which will directly affect structure of panels, although no visible stresses seen.	Would benefit review by a Structural Engineer.	2	0227
		Rusting railings at high level, unclear if they are structurally sound as they are now leaning / some areas are broken.	Would benefit review by a Structural Engineer and repairs carried out as required.	1	
	Floor	Asphalt. Appears that some of the MEP equipment has sunk into the asphalt.	It would be preferable if the MEP equipment was sited into a raised base to prevent damage to asphalt. It would be prudent to check that the asphalt is still providing its waterproofing functionality but appreciate this is difficult to do without removal of associated large scale MEP equipment.	2	0211-16
		Floor is full of sludge, debris and pooling water.	Clean base of tank. Refer to drainage note below.	1 / M	
		Asphalt broken / degrading to north side.	Repair to ensure base of tank waterproof. Damage to asphalt could be causing leaks / damage to internal fabric	1	

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Location	Building Element	Description of Element	Recommendation	Priority	Photo Ref
		Plant life growing out of perimeter.	Remove plants and maintain on regular basis.	1 / M	0232
		Concrete upstand is degrading in areas.	Would benefit repair.	3	0220
	Rainwater goods	Drain running diagonally along base of tank is blocked which is causing build-up of sludge and ponding.	Clean out on a regular basis and ensure outlets guarded to prevent blockage.	1 / M	0216
		Downpipes fall into water tank from main building, forming ponding as floor is blocked by MEP sited in the tank.	Ensure water tank can adequately drain into main outlet by relocating MEP / modifying falls as necessary.	2	
	General	Full of MEP equipment not inspected as part of this survey, refer to general notes. Insulation is visible to some of MEP and side panels have failed in these areas.	MEP to be inspected by specialist and equipment repaired as required.	2	
R3.05 Existing Water Tank (Water Tank 02)	Walls	Metal panels. Appear to be in adequate condition.	Would benefit review by a Structural Engineer / specialist to confirm in adequate condition given specialist item.	2	0262
		Rusting railings at high level, unclear if they are structurally sound as they are now leaning / some areas are broken.	Would benefit review by a Structural Engineer and repairs carried out as required.	1	
	Floor	Heavily ponding and vast amount of grass growth. Buddleia growing out of tank.	Remove buddleia / plants and maintain / clean on a regular basis. Repair any resultant damage to asphalt to ensure watertight base. Damage to asphalt could be causing leaks / damage to internal fabric	1 / M	0263
	Rainwater goods	Outlet appears to be blocked.	Unblock and maintain on a regular basis.	1 / M	

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R3.06 Existing Water Tank (Water Tank 03 and 04)	General	No access into the tank, visibility partially obscured. Access needed for a full inspection.	Safe access for maintenance into this tank needs to be implemented as a priority.	1	
	Walls	Metal panels. Appear to be in generally adequate condition. Rust visible, especially to fixings.	Would benefit review by a Structural Engineer / specialist to confirm in adequate condition given specialist item. Rub down and repaint as a minimum to prevent further corrosion.	2 / C	
	Floor	Floor appears to be filled with approximately 10cm of water.	Unblock outlets (refer to rainwater goods note) and maintain regularly. Ensure falls allow for adequate drainage.	1 / M	0265
		Scaffold tube and debris visible.	Remove and maintain on a regular basis. It is likely that the debris will have caused damage to the asphalt. Repair any resultant damage to asphalt to ensure watertight base.	1 / M	0266
	Rainwater goods	Outlets appears to be blocked.	Unblock and maintain on a regular basis to prevent flooding and leaks.	1 / M	

Donald Insall Associates