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14/03/2025

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Station Building, Science and Industry Museum, Liverpool Road, Manchester, M3 4FP
– Application for discharge of Conditions 6 attached to Listed Building Consent Ref: 138402/LO/2023.

Please find enclosed application for full discharge of Condition 6 attached to the following Listed Building Consent Ref: 138402/LO/2023. This listed building consent relates to the *Proposal: Listed Building Consent for phased refurbishment and waterproofing works at the Viaduct and 1830s Warehouse, Science and Industry Museum where Phase 1 works shall include temporary removal of the hard landscaping, tracks and ballast, installation of the new waterproofing solution across the viaduct, installation of new lead flashing at the juncture of the viaduct and 1830s Warehouse, and other associated works, and Phase 2 works which shall include the reinstatement of the hard landscaping, ballast and tracks following completion of the waterproofing works to the Viaduct.*

The Applicant is the Science and Industry Museum (on behalf of the Science Museum Group (SMG)).

Condition 6

This application seeks to fully discharge Condition 6.

6) Notwithstanding the details as set out in condition 2 above, prior to the commencement of any works associated with waterproofing, below ground works, or works to the cast iron columns, the final details of all drawings and methodologies of these works shall be submitted to and approved by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development.

The following information is in relation to the Grade I listed Station Building, specifically the rainwater pipes which take rainwater from the north slope and returns and disperse into the concealed south trough of the Viaduct slab.

There are five rainwater pipes which connect via a transition pipe directly into cast iron columns. Each of the columns have a circa 70mm diameter within, which connects to the transition pipe and then into a 50mm diameter outlet pipe to the base, which penetrates through the south wall of the south trough and disperses into the trough.

It is understood from archival research that this arrangement was likely introduced in during the mid-1980s, following the full dismantling and rebuilding of the Station Building, due to major structural issues. At the time, this provided an opportunity to modernise the interior arrangement of the Station Building, as well as allowing for the waterproofed concrete slab and troughs to be introduced across the Viaduct.

The pipe lining was likely introduced at this time.



Photograph 1 – circa 1985

The lining pipes have been flood tested and are defective (they leak), it is not possible to remove the pipe lining, as access to the head and base is incredibly restrictive due to the roof arrangement of the Station Building, essentially encapsulating the lining pipes. Access to the head would require removal of existing roof structure and roof coverings, which would involve significant temporary works and propping.

We have also considered lining the lining pipes, however following engagement with specialist contractors, due to access limitations, it was not possible to line the existing pipes. We also considered that relining of the lining pipes would further reduce the flow capacity, by reducing the internal diameter.

Based on the above, and following several onsite meetings with the case officer and conservation officer, we proposed to make the existing columns redundant and to introduce and install independent cast iron downpipes, discretely fixed to the side of the existing columns, matching the quantity of existing, five in total.

The primary view and approach to the Station Building from New Warehouse / visitor entrance is from the east, it was therefore proposed to install the new rainwater pipes on the west side of existing columns, so that the vertical pipe sections are fully concealed and hidden from view, when viewed from the east, apart from the transition pipe to the head.

The new cast iron pipes have been sized up, to 100mm diameter to provide increased flow capacity with rodding access points to the bases of all downpipes. The outlet pipe transitions below the new hard landscaping and discharges into the south trough and will be concealed from view.

The cast iron pipes are fixed into the existing cast iron columns via tailor made / custom mild steel brackets, discretely sized and located around pipe collars, with dome headed caps.

The new rainwater pipes and brackets will be decorated with a hammerite (hammered) paint finish, coloured black to match aesthetic of existing columns.

To fully discharge Condition 6 the following pieces of information (*drawing(s)*, *email correspondence* & *photograph(s)*) are submitted with this application.

- 9488 - V (58) 001 - Station Building RWPs - Station Building & Viaduct Plans
- 9488 - V (58) 002 - Station Building RWPs - Station Building Elevations
- 9488 - V (58) 003 - Station Building RWPs - Station Building Sections
- email correspondence - Station Building RWPs summary
- Photo sheets - Station Building RWPs

The rainwater pipe solution across the north elevation of the Station Building has been discussed at length alongside the case officer and conservation officer onsite during visits held on the 13.08.2024, 12.11.2024, 10.12.2024 & 11.03.2025, as well as various email exchanges and communications.

During the site visit on the 11.03.2025, the final solution was presented to the case officer and conservation officer and was deemed to be an acceptable solution, based on the sample presented.

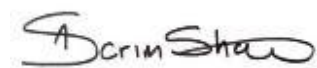
Summary

This application seeks the full discharge of condition 6 attached to ref: 138261/LO/2023 as described and detailed above.

We note that there is currently a live application CDN/25/0190, for the partial discharge of condition 6, with respect to waterproofing drawings.

We trust this application is in order and is an accurate representation of prior discussions / correspondence and request the Local Planning Authoritys written consent that the enclosed information is sufficient to allow the full discharge of these conditions.

Yours sincerely



Alex Scrimshaw | Associate
for **Buttress**

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