

Manchester Victoria Train Station

Combined Heritage & Design and Access Statement

Revision 02

For Listed Building Consent

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1 Introduction

1.1 Manchester Victoria Train Station

This Heritage Statement is submitted in support of a Listed Building Consent application for proposed alterations to a heritage building at Manchester Victoria Station. The works include structural changes, accessibility improvements, and safety upgrades. The statement outlines the historical significance of the building, assesses the potential impact of the proposed works, and details the measures taken to ensure the preservation of its heritage value.

2 Historical Background

Manchester Victoria Station, constructed in 1844 and later expanded, is a Grade II-listed building, celebrated for its Victorian architectural design and significant role in the development of Manchester's transport network. It features a blend of architectural styles, reflecting its phased development and continued adaptation to the city's changing needs. The station's heritage significance lies in its architectural detailing, historic fabric, and its cultural importance as one of Manchester's major transport hubs.

The areas of the station affected by this application have seen various alterations over the years, with some elements, such as the modern infilling of doorways, being less sympathetic to the original design. Despite these changes, the station retains much of its historical integrity and character.

3 Significance of Affect Areas

3.1 Load-Bearing Walls

The load-bearing walls proposed for removal form part of the internal structural layout. While these walls contribute to the building's spatial configuration, their removal is necessary to create a more open and accessible interior. The affected walls are not key features of the building's historical design and removing them will not detract from the building's overall character. Reinforcements will be added to preserve structural integrity.

3.2 Existing Door Opening

The existing door to be blocked up is a later addition and does not hold significant historical or architectural value. Blocking it will not affect the overall significance of the station but will instead allow for a more cohesive internal layout in line with modern usage.

3.3 New Door in Existing Opening

The proposal includes the reopening of an existing historic opening that has been infilled with modern masonry. The restoration of this original opening, through the insertion of a new door, will

better reflect the building's historical layout and improve internal circulation. This intervention is considered to enhance the heritage significance of the space by reinstating an original feature.

3.4 Timber Partition for Information Window

The timber partition where a new information window is proposed is of historical value. The introduction of this window will be designed to respect the detailing and materiality of the partition. The intervention will not involve significant loss of historic fabric, and the window will be crafted to complement the existing features, ensuring minimal impact on the heritage value of the partition.

3.5 Raised Timber Floor

The raised timber floor to be removed is a later addition, installed during previous modifications to the building. Removing it will restore the floor levels in the back-of-house area to their original configuration, thus enhancing the authenticity of the space. This is considered a positive intervention, allowing for the recovery of the building's original fabric and spatial arrangement.

3.6 Level Differences and New Accessible Ramp

There is a slight level difference between spaces in the affected area, which disrupts seamless movement through the building. The installation of a new accessible ramp will address this issue, ensuring compliance with modern accessibility standards. The ramp will be designed to be as discreet as possible, minimising its visual impact and ensuring it harmonises with the building's historic fabric.

4 Impact Assessment

4.1 Structural Changes

The removal of load-bearing walls, while altering the internal layout, will be executed in a manner that respects the building's structural and historical integrity. New reinforcements will be introduced to ensure the continued stability of the building. These changes are largely internal and will not affect the external appearance or overall historical significance of the station.

4.2 Restoring Original Features

Reopening the historic door and restoring the original floor levels in the back-of-house area will enhance the historical authenticity of these spaces. These works are considered positive interventions that will return key elements of the building to their original state, reinforcing its heritage value.

4.3 Introduction of New Features

The introduction of an information window and an accessible ramp, while new additions, will be designed to complement the existing architecture. Careful consideration will be given to materials,

detailing, and placement to ensure these interventions are sympathetic to the building's historic character. The fire lining to compartmentalise existing partitions will also be applied discreetly to ensure compliance with modern safety regulations without detracting from the visual appearance of the building.

4.4 Modern Ventilation Systems

The new extract and ventilation systems will be carefully integrated into the existing fabric. The visual impact of these systems will be kept to a minimum, with careful placement of grilles and vents to ensure they do not detract from the building's architectural features.

5 Mitigation Measures

5.1 Reversibility

Where possible, all interventions will be designed to be reversible. For example, the blocking of the door opening will be done in a manner that allows future reinstatement if needed. This ensures that any changes made as part of this reconfiguration can be undone without causing permanent damage to the historic fabric.

5.2 Conservation of Historic Materials

Where original materials are affected, they will be carefully conserved and, if necessary, repaired using traditional techniques. The new materials introduced for the information window and ramp will be chosen to complement the existing fabric, ensuring continuity in terms of aesthetics and craftsmanship.

5.3 Minimising Visual Impact

All new additions, including the accessible ramp, information window, and ventilation systems, will be designed to minimise visual impact on the building's historic fabric. The materials used will be selected to harmonise with the existing finishes, ensuring that modern interventions do not dominate or detract from the station's character.

6 Conclusion

The proposed works have been carefully designed to balance the functional needs of Manchester Victoria Station with the preservation of its historical significance. While the reconfiguration involves changes to the internal layout, these have been sensitively planned to ensure minimal impact on the building's heritage value. Where possible, original features are being restored, and new interventions are designed to be sympathetic to the station's architectural character. It is believed that the proposed alterations will enhance the operational efficiency and accessibility of the station while safeguarding its important heritage assets for future generations.

7 Addendum

7.1 Introduction

This Heritage Statement has been prepared in support of a listed building consent application for the reconfiguration of the existing staff office and Customer Information Point (CIP) at Manchester Victoria Station into a commercial open-plan space. The proposals involve alterations to both the structural and internal layout of the building. In compliance with Section 16 of the National Planning Policy Framework (NPPF), this statement provides a full justification for the works, assessing the significance of the building, and how the proposals will impact its architectural and historical character.

7.2 Historical, Technical, and Architectural Significance of the Building

Manchester Victoria Station is a heritage asset of significant historical and architectural value. It is an important example of 19th-century railway architecture, reflecting the expansion of rail transport and its role in the industrial growth of Manchester. The station is noted for its period features, including original brickwork, load-bearing walls, partitioning, and chimney structures, many of which retain their historical significance and contribute to the overall character of the building.

The areas affected by the proposed works include internal spaces that were previously repurposed for modern staff and customer use. The partition walls, raised timber flooring, and certain doors and frames are later additions that do not form part of the original 19th-century fabric. However, the original load-bearing masonry walls, chimneys, and structural elements are considered integral to the building's historic character.

7.3 Justification for the Proposed Works (in line with NPPF Section 16)

In accordance with **Paragraphs 194-195 of the NPPF**, the proposals are necessary to sustain and enhance the viable use of the heritage asset. The reconfiguration into a commercial open-plan space is required to meet contemporary commercial demands while retaining as much of the building's historical character as possible. The new use will ensure the continued use and conservation of the building, which is in line with the NPPF's aim to support sustainable heritage asset use.

Paragraph 197 of the NPPF emphasises the need to consider the public benefits of heritage works. In this case, the alterations will bring substantial public and economic benefits by creating an adaptable, commercial space within Manchester Victoria Station, a key transport and commercial hub. The proposals strike a balance between conserving the building's historical integrity and ensuring its functionality for modern purposes.

7.4 Impact on the Architectural and Historical Character of the Building

Alteration and Removal of Original Fabric:

- **Partition Walls:** The removal of later additions such as modern partition walls will have minimal impact on the historic fabric of the building. These partitions are not original and do not contribute to the historical significance of the station. However, where new openings are

made in **load-bearing masonry walls**, care will be taken to ensure that structural integrity is maintained with the use of appropriate lintels, as shown in the drawings.

- **Doors and Frames:** Certain original **doorways and frames** will be retained, though some later door installations will be removed, and walls will be infilled. The removal of these modern doors will not impact the station's original fabric, and the infilling will be undertaken in a way that respects the original masonry.
- **Raised Timber Flooring:** The existing **raised timber flooring** within the CIP area, which is not part of the original structure, will be removed to create a level commercial space. This change will not affect the building's original structural fabric but will improve the functional use of the space.
- **Structural Beams and Chimneys:** The installation of new **steel beams** to support existing chimneys and brickwork at a high level is necessary for structural stability. The chimneys, being original features, will be retained and supported in place, ensuring their preservation while enhancing the building's structural integrity.

Preservation of Key Architectural Features: The design ensures that the building's key features, such as the high-level chimneys and original load-bearing walls, will be preserved. New interventions have been carefully designed to be reversible, meaning they can be removed in the future without causing lasting damage to the building's historical fabric, in line with **Paragraph 200 of the NPPF**.

7.5 Photos and Description of Significance of the Area Affected

Photos:

- Attached to this statement are detailed photos of the affected areas, including the existing partition walls, doors, and timber flooring. These images provide visual context for the proposed changes and highlight the distinction between the later additions to the building and the original architectural elements.

Raised Timber Flooring (To be removed):



Modern Partition Walls (To be removed):



Existing Customer Information Point (To be striped out & masonry wall altered):





Description:

- The **Customer Information Point (CIP)** area, where the changes are proposed, was modernised in recent years. Its current partitions and flooring are not part of the building's original design. This section of the station, although functional in its current state, does not significantly contribute to the overall architectural or historical narrative of the building. However, the masonry walls, chimneys, and high-level structures remain key elements that contribute to the historical character of Manchester Victoria Station. Through design development we're opted to retain as much of the existing chimney as possible, whilst also opening up the space by altering the masonry walls between the exiting CIP and back of house.

7.6 Conclusion

The proposed works are justified in accordance with **Paragraphs 194-202 of the NPPF**. The alterations are necessary for the functional upgrade of the space, ensuring the continued viable use of Manchester Victoria Station. The changes have been carefully designed to minimise harm to the building's historical and architectural significance, with key original elements being preserved. Where original fabric is altered, removed, or concealed, these changes have been assessed to ensure that they do not compromise the overall character of the heritage asset.

We believe that the public and economic benefits of the proposal outweigh the minimal impact on the building's historic fabric and respectfully request that listed building consent be granted.