HERITAGE STATEMENT

evolve.

139343/LO/2024 – Manchester Victoria Station

MANCHESTER VICTORIA STATION

VICTORIA STATION APPROACH

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1. Introduction

This Heritage Statement has been prepared to support the application for the renovation and modernisation of the Starbucks located inside Manchester Victoria Station. This statement assesses the historical, technical, and architectural significance of the station, evaluates the impact of the proposed works on its character and appearance, and ensures compliance with the National Planning Policy Framework (NPPF), particularly Section 16 which emphasises the conservation of heritage assets.

2. Historical Significance

Manchester Victoria Station, opened in 1844, is a key historical asset reflecting the rich industrial and transportation history of Manchester. Designed by George Stephenson and expanded significantly in the late 19th and early 20th centuries, the station incorporates various architectural styles and elements. It has played a pivotal role in connecting Manchester to other major cities and facilitating the industrial growth of the region.

3. Architectural Significance

The station's architectural significance lies in its blend of Victorian and Edwardian styles. Key features include:

- The original facade and roof structure, showcasing Victorian architectural aesthetics.
- The large iron and glass train shed, an engineering marvel of its time.
- The ornate interior detailing, including tiling and ironwork, reflecting Edwardian craftsmanship.

These elements contribute to the station’s Grade II listing, underscoring its architectural and historical importance.

4. Technical Significance

Manchester Victoria Station is also significant for its technical advancements in railway engineering and design. The station's iron and glass train shed were a pioneering structure, showcasing innovative engineering techniques of the 19th century. The station's role in the development of railway infrastructure is a testament to its technical importance.

5. Proposed Works

The proposed works aim to renovate and modernise the existing Starbucks within the station, enhancing its functionality and aesthetic appeal while preserving the historical and architectural integrity of the station. The main aspects of the proposal include:

- Refurbishing the interior of the Starbucks to provide a modern, comfortable environment for patrons.
- Installing new lighting, furniture, and decor that align with the station's historical character.
- Upgrading the service counter and kitchen facilities to improve efficiency and customer service.
- Ensuring that any new installations are sympathetic to the existing architectural features of the station.

6. Impact Assessment

In line with Paragraph 189 of the NPPF, this assessment considers the significance of the heritage asset and the impact of the proposed works:

- Historical Impact: The renovation of Starbucks will not affect the station's historical fabric. The refurbishment will be internal, with no changes to the exterior structure or significant historical elements.
- Architectural Impact: The design of the renovated Starbucks will complement the station's architectural style. New elements will be chosen to harmonise with the Victorian and Edwardian features, ensuring a cohesive aesthetic.
- Technical Impact: Upgrades to the service counter and kitchen facilities will be carried out with minimal disruption to the station's structural integrity. These improvements are necessary to meet current operational standards while respecting the station's historical engineering achievements.

7. Justification for the Works

The proposed works are justified under Paragraph 192 of the NPPF, which encourages the sustainable use of heritage assets:

- Public Benefit: The renovation and modernization of Starbucks will enhance the customer experience, providing significant public benefit without compromising the historical and architectural value of the station.
- Sustainable Use: By upgrading the interior of the Starbucks, the works ensure its continued use and relevance, supporting the long-term conservation of this heritage asset.

8. Conservation of Original Fabric

The proposal commits to retaining all existing original building fabric within the station. The refurbishment of Starbucks will be internal and will not involve any alterations, removal, or concealment of original features. Any necessary repairs will be carried out using materials and techniques that match the original construction, ensuring the preservation of the station's historical integrity.

9. Conclusion

The proposed renovation and modernization of Starbucks within Manchester Victoria Station have been carefully designed to respect and preserve the station's historical, architectural, and technical significance. In line with the guidance provided in Section 16 of the NPPF, these works will enhance the functionality and aesthetic appeal of the Starbucks while maintaining the heritage value of the station. The careful balance of preservation and modernization ensures that Manchester Victoria Station will continue to serve as a vital transportation hub and a cherished historical landmark.

10. Consultees

This Heritage Statement is provided to enable all consultees to make an informed response. It outlines the significance of the heritage asset, the nature of the proposed works, and the measures taken to ensure the conservation of the station's historical and architectural character.