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28 September 2023

Jack Naven
Planning Department
Manchester City Council
Town Hall
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Dear Jack,

Science and Industry Museum, Liverpool Road, Manchester, M3 4JP
Planning and listed building consent application for replacement of the New Warehouse roof and refurbishment of associated external fabric, and waterproofing works to the special exhibition gallery at basement level (PP-12340236)

Please find enclosed an application for planning and listed building consent at the Science and Industry Museum for:

"Full planning and listed building consent for phased refurbishment works at the New Warehouse, Science and Industry Museum where Phase 1 works shall include the full replacement of the roof with new insulation, downpipes and gutters, access gantries and ladders and revised rooflight arrangement, fabric repairs and decoration works to the façades, waterproofing works to the Special Exhibitions Gallery at basement level including some excavation of the Upper Yard to allow for access, the installation of a new entrance porch on the west elevation, installation of scaffolding and hoarding during construction works, and other associated works, and Phase 2 works which shall include the reinstatement of the Upper Yard hard landscaping following completion of the waterproofing works to the Special Exhibitions Gallery"

The applicant is the Science and Industry Museum.

1 Background

In April 2022, £14.2 million of funding from the Governments Department of Culture, Media and Sport (DCMS) was awarded to the Science and Industry Museum (SIM) to complete urgent repairs and improvements. This funding will facilitate works to substantially improve thermal efficiency and futureproof the Site against predicted increased rainfall as a result of climate change. Overall this will ensure the museum's environmental sustainability and support Greater Manchester's goal to become carbon neutral by 2038 – 12 years ahead of the national target.

Proposals forming this application are part of a wider programme of refurbishment works across the Science and Industry Museum including works to the external fabric of the New Warehouse, the Special Exhibitions Gallery, and the Viaduct between the Station building and the 1830s Warehouse. This application specifically relates to works to the New Warehouse and Special Exhibition Gallery and focuses

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on external fabric. The proposed works are necessary to ensure the longevity of the listed building and its continued use as a Museum. Further detail on the proposed works is set out in Section 5 below.

2 Site Context

The Science and Industry Museum is located to the northwest of central Manchester, to the east of the River Irwell and is within the Castlefield Conservation Area.

New Warehouse is a Grade II listed Building within the Science and Industry Museum complex. 'New Warehouse' was built in 1880, specifically for use by the Great Western Railway and housed both goods and livestock that were transported on the railway. The four storey construction was unlike the earlier warehouses, designed with the use of cast iron columns with wrought iron beams internally. The station and its buildings handled a significant amount of goods during the latter part of the 1800s and into the first quarter of the twentieth century with traffic as diverse as cotton, grain timber and meat.

The decline of the railways for goods transportation, political and policy decisions and new developments in road and shipping all contributed to the steady neglect of the site from the years after World War I. Therefore, following decades of investment shortages Liverpool Road was closed by British Rail in 1975.

Following negotiations and with pressure from the Liverpool Road Station Society New Warehouse was bought by the Greater Manchester Council in 1982 to house the new Greater Manchester Museum of Science and Industry which opened in 1983. This was originally limited to the Power Hall and Passenger Station. Shortly after however the ground and basement floors of New Warehouse were brough into use as exhibition and storage space respectively. The upper floors were then renovated in the late 1980s for museum use by BDP, with alterations including insertion of a ramp and lift, fire escape stairs, restaurant, education and conference spaces, and a new main entrance to Lower Byrom Street. The library and records areas were added in the basement in 1990 and in 1992 the shop was extended with a new frontage and additional basement storage created. In 1995 additional funding allowed further works to be completed with the exhibition gallery undergoing renovations with a new partial floor being inserted. Between 1996 and 2000, the remainder of the first and second floors of New Warehouse were converted, a new glass lift and stair tower added, the shop further extended, first floor partitioned and top floor restaurant formed, alongside a new interactive zone and meeting rooms. Finally, Work on New Warehouse was undertaken again in 2009-10, incorporating a Learning Centre, Conference Centre, new shop facilities and new main entrance.

In order to ensure the longevity of the listed building, and that the building is suitable to accommodate both staff and visitors moving forward, this application outlines a programme of urgent external fabric repairs and improvements that are set to take place over the next two years.

3 Significance of New Warehouse

New Warehouse is a component of part of the oldest passenger/goods railway in the world. The Liverpool Road Site as a whole is of national and global significance as it is the first of its kind and a model for others that followed. Historically, the whole site, including New Warehouse is of the highest value, for its broader associations with railway pioneers and for its wider global influence on the development of railway transport. The associated communal value, both at the time of their development and today, as an educational and historical resource, is of the highest order. Liverpool Road remains the most complete surviving early railway station complex in the world and the historic buildings make a unique and highly positive contribution to the Castlefield Conservation Area and the wider city.

New Warehouse is a significant component part of the station complex and is a good example of the evolving design of railway warehousing. Its importance is reflected by its Grade II listed status. Architecturally and aesthetically, New Warehouse embraced fire-proofing technology and represents a distinct shift from the early warehousing form (for example, at the 1830s warehouse). The engineering and form displayed in the Liverpool Road buildings went on to influence railway development around the globe.

The original structure of New Warehouse building has a high heritage significance. Numerous alterations have been made to the building, particularly in order to serve its museum function. For example, the roof covering has previously been replaced in the late Twentieth century. These changes are, for the most part, neutral in their impact, though they have negligible heritage value in themselves. Evidential values remain high despite the numerous adaptations and alterations to facilitate museum use.

For further details see the Heritage Statement prepared by Buttress.

4 Pre-Application Engagement

Manchester City Council (MCC) have been engaged throughout the pre-application process having attended four meetings on site on 08 March 2023, 23 May 2023, 15 June 2023 and 03 July 2023. Both Planning and Conservation Officers were present at all meetings. During these meetings, the need for the proposed works was established with regard to restoration and waterproofing works as well as outlining the proposed approach to such works. Discussion was also focused on how the listed fabric of New Warehouse would be protected during works.

During initial meetings proposals were outlined to the council giving on opportunity for MCC to highlight any queries and feedback. The subsequent meetings were utilised to present updated proposals that incorporated feedback received from the Council. Council feedback is robustly reflected within the proposals as set out within the accompanying Design and Access Statement.

Historic England were also engaged during the development of this application. An email was issued on the 26.07.23 where proposals were outlined alongside an invitation to discuss proposals in more detail at a dedicated meeting. Historic England then confirmed on 26.07.23 that a site visit to discuss proposals would not be required given the listed building fabric affected is Grade II.

5 Proposals

5.1 New Warehouse

5.1.1 Roofing Works

Proposals seek to replace the entirety of the slate covered pitched roofs (already previously replaced in the late Twentieth century) with 100% new slate and ridged tiles. Roof slates have been chosen to match the existing as closely as possible however there will be a slight reduction in size with the new slates. A technical specification of the new slates (prepared by Buttress) has been submitted in support of the application to avoid further condition requirements. The specification of the slate was discussed with the conversation officer on site with no concerns raised. Existing timber and counter battens will be replaced like for like while the existing roof trusses, sarking boards and tie beams are set to be replaced with isolated instances of repairs to be carried out where necessary.

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Re-roofing works will present the opportunity to re-insulate the roof with STEICO special dry insulation. The proposed insulation will match the wood fibre insulation that has recently been consented for the adjacent Power Hall proposals (131488/FO/2021 and 131489/LO/2021). As a result of the proposed insulation works roof height will be raised as insulation depth is being increased by 150mm. Detail of the interface of the roof with the parapet has been provided within the DAS and architectural drawing prepared by Buttress.

5.1.2 Roof Glazing

It is proposed that 80% of the existing rooflights and skylights are to be removed. The rooflights that currently serve the internal voids will however be maintained for lighting purposes. New rafters, structure and sarking boards will be introduced where rooflights are to be in-filled or overslated which will match those that are existing. Where rooflights are being retained they will be replaced with a new heritage patent glazing system with a double glazed infill to match the appearance of the existing.

5.1.3 Gutters

Existing gutters are set to be replaced and a new traditional stepped, lead lined detail is to be introduced which will disperse into existing sumps and outlets located at the perimeter of the façades. The existing slotted gutter sole boards will be kept retaining the interior aesthetic. In addition, box gutters will be replaced with new details at the parapets to accommodate new roof coverings and lead capping is to be introduced along all elevations.

5.1.4 Scaffolding

It is proposed that a full perimeter access scaffold will be installed to facilitate the external fabric repair works, that includes the provision of a full temporary roof covering over the entirety of the masonry footprint. This scaffolding will be used to provide access to the roof allowing works to be undertaken as well as offering vital protection from the weather for the duration of the works. Details of the scaffolding structure has been provided in drawings submitted in support of the application prepared by P.B. Scaffold Design Ltd.

5.1.5 Roof Access and Maintenance

The original primary access point to the northeast corner of the warehouse (accessed from the northeast stair core internally) will be reinstated and the vertical hooped ladder will be replaced like for like, with a new aluminium landing platform also being introduced. In addition, a series of fixed aluminium up and over ladders are to be installed, providing the necessary access to each valley gutter. Aluminium balustrading will also be provided across the valley gutters where skylights are being reinstated.

Along box gutters, lanyard and mansafe systems will be installed to provide access to sumps and catchment pits from within the valleys and box gutters. It is proposed that one access portal will be reinstated which is located centrally, this access portal will be clad in lead externally with a timber external grade lockable door. Internally, a new fixed metal vertical ladder will be installed to provide access to and from the second floor.

5.1.6 Fabric Repairs and Decoration

Where defective external fabric has been identified, various fabric repair and decoration approaches have been identified within proposals. These include patch repointing, stone repairs and redressing, replacement of defective masonry and replacement of timber on a like for like basis. For specific detail regarding each the locations of each repair type please refer to drawing no. NW (05) 201 to NW (05) 210 submitted in support of this application and prepared by Buttress Architects.

5.2 Special Exhibitions Gallery

5.2.1 Fabric Repairs

It is proposed that fabric repairs will be carried out where necessary to address current water ingress issues which will be carried out on a like for like basis. In addition, isolated decoration works are proposed to instances of rusted metal work where required.

5.2.2 Waterproofing Works

Regarding waterproofing works it is proposed that cobbles, tracks and additional surfaces will be partially lifted to allow a new waterproofing system to be installed across the exposed concrete pad. This will follow proprietary works and any necessary concrete repairs. Concealed flashings and upstands are to be installed across interfaces and abutments in order to conceal detailing from the proposed works.

It is likely that the waterproofing solution will take a hybrid approach using both a spray and membrane solution. It is important to highlight that the final solution will be dependent on what is uncovered when the cobbles, tracks and additional surfaces are lifted. Upon completing the installation of waterproofing works stone cobbles and setts and tracks will be reinstated on a like for like basis. The existing landscape treatment is to be reinstated to match the existing arrangement.

5.1.3 New Entrance Portal

It is proposed that a new projecting entrance portal will be introduced at the west elevation of the Special Exhibitions Gallery / New Warehouse. The current arrangement provides limited to no protection to the interior circulation lobby from the transfer of water. Water is currently being brought into the lobby underfoot as well as being susceptible to driving rain.

The proposals allow for the removal of the glass canopy and supporting framework and looks to retain the existing automated sliding double door set and curtain glazing arrangement. A bespoke tailored solid steel entrance portal will be fabricated offsite, then brought to site, fixed, and installed to the concrete slab below the cobble setts. The portal will not be directly connected to the existing transoms and mullions, the only physical interface will be the canopy, interfacing with the rear gutter at the abutment with the existing curtain glazing solid panel, above the door set. The design language of the new entrance portal shall be in-keeping with the existing modern additions to the building at the main entrance.

The entrance portal will incorporate lighting, signage, as well as an external matwell, fixed within the internal portal footprint, to aid and limit the transfer of dirt and water throughout the interior. For full details please see section 6.13 of the Design and Access Statement submitted in support of the application and prepared by Buttress.

6 Methodology

Method Statements for all works to be carried out as part of this application have been prepared by Buttress which fully detail how the works will be carried out, as well as how historic fabric will be protected, prior to works beginning and throughout works taking place. The Method Statements have been split into two key workstreams related to repair and restoration works to the New Warehouse Roof and Waterproofing works around the Special Exhibition Gallery.

The accompanying Heritage Impact Assessment prepared by Buttress assesses the works in terms of impact on the listed building and concludes that no harm to the heritage asset has been identified for the majority of proposals with one instance of potential negligible harm.

7 Application Phasing

The application is for a phased proposal and the description of development reflects this approach. The first phase shall comprise all refurbishment and repair works to the external fabric of the building including erection of scaffolding, excavation of hard landscaping above the SEG to access the basement, and waterproofing works to the SEG. The second phase shall comprise the reinstatement of the hard landscaping on completion of the works to the SEG basement.

8 Accordance with Planning Policy

There are two material planning considerations in relation to this proposal, heritage and ecology. These are discussed below.

8.1 Heritage

The key material planning consideration for this application is the impact on the designated heritage asset, New Warehouse, and character of the Castlefield Conservation area and therefore adherence to planning policy regarding the historic environment.

Paragraph 190 of the NPPF (2021) states that *"in determining applications, local planning authorities should take account of:*

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

Paragraphs 201-203 place great weight on the conservation of designated heritage assets, emphasising the need to avoid "substantial harm" in terms of demolition, significant alteration, or compromise the setting unless that harm is clearly justified (via four specific tests) or there are substantial public benefits that outweigh that harm. 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. associated with these proposals please see the Heritage Statement prepared by Buttress.

Saved UDP Policy DC18.1 states that the Council give particularly careful consideration to development within Conservation Areas and will seek to preserve and enhance the character of these designated areas, while saved UDP Policy DC19.1 states that applications for listed building consent involving or having an impact on buildings of Special Architectural or Historic Interest will have regard to securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

8.2 Applicant Response

The proposals have been carefully developed to respond appropriately and sensitively to the significance of the Grade II listed asset, and the character of the conservation area, and setting of neighbouring listed buildings. The Heritage Statement concludes that the majority of proposals will result in a significant enhancement to the condition of the New Warehouse building. However, one instance of negligible harm has been identified as a result of the proposed roofing works.

Where negligible harm is identified, this is outweighed by the public benefits delivered by the scheme. The proposals will serve to provide a wind and watertight external envelope and therefore shall ensure the longevity of the listed building. This will protect its interior and the collections it exhibits, and maintain the building to allow it to continue to fulfil its role as a museum, its optimal viable use. By virtue of its use as a museum, the building will continue to deliver ongoing public benefit for years to come – through its purpose to provide education and entertainment to visitors, and through its ongoing contribution to the industrial landscape to which it contributes significantly.

The proposals will not result in any visible alterations to external fabric and shall maintain the existing envelope and materials. Therefore, the proposals will not have any impact on the character of the Castlefield conservation area or the setting of neighbouring listed buildings.

It is considered that proposals are in accordance with the NPPF, Policy CC9 Design and Heritage of the Manchester Core Strategy (2012) as well saved UDP Policies DC18.1 and DC19.1.

8.3 Ecology

Core Strategy Policy EN15 Biodiversity and Geological Conservation outlines that the Council will seek to maintain and enhance sites of ecological value throughout the City. When bringing forward development applicants are required to demonstrate that that they have assessed and taken account of the potential effect of the Proposed Development on biodiversity including national and locally priority species such as great crested newt, pipistrelle bats and certain bird species.

Chapter 15 of the NPPF, Conserving and Enhancing the Natural Environment (paragraphs 174 to 188), identifies numerous way in which planning policies and decisions can contribute to and enhance the natural and local environment. It notes that new development should minimise impacts on ecology and developments should be encouraged to incorporate biodiversity improvements in and around developments.

8.4 Application response

An Ecological Impact Assessment has been prepared by Rachel Hacking Ecology in support of this application. Within this assessment it is noted that no statutory or non-statutory designated sites were identified within the study area and the site is not located within an Impact Risk Zone.

In relation to bats, the survey notes that two Common Pipistrelles were recorded foraging and commuting in the vicinity of the building. As a result of these findings there will be a requirement to obtain a European Protected Species (EPS) Mitigation Licence from Natural England (NE) prior to demolition works.

The Ecological Assessment also contains recommendations and mitigation plans to reduce negative impact on this habitat. The assessment also notes that although the proposed works will result in the temporary disturbance of the habitats on site this will be of negligible ecological importance.

Based upon the above it is concluded that appropriate mitigation can be provided to ensure the proposed development can be undertaken in accordance with planning policy and legislation to protect bats and their roosts. For full details please refer to the Ecological Impact Assessment prepared by Rachel Hacking Ecology.

9 Application Documentation

The following information is provided in support of this application:

- Application form and Ownership Certificates, prepared by Deloitte (Dated September 2023)
- Application Site Boundary and Site Location Plan (Ref: 9488-BUT-NWXX-DR-A-(01)000 P1), prepared by Buttress (Dated 01/09/2023)
- Covering Letter, prepared by Deloitte (Dated September 2023)
- Design and Access Statement, prepared by Buttress (Dated September 2023)
- Heritage Impact Assessment, prepared by Buttress (Dated August 2023)
- Schedule of Works (Ref: 9488SoW-NW), prepared by Buttress (Dated September 2023)
- Ecology Statement prepared by Rachel Hacking Ecology (Dated 10/09/2023)
- Restoration Specification (Ref: 9488RS), prepared by Buttress (Dated September 2023)
- Timber Condition Survey Report prepared by H+R (Dated January 2023)

The Planning Portal Reference is: PP- PP-12340236 and the requested planning application fee has been paid online. We look forward to receiving your confirmation that the application has been formally registered. In the meantime, if you have any queries or require any further information, please do not hesitate to contact my colleagues, Ellie Bird (+44 20 7007 3891 / efbird@deloitte.co.uk) or Josh Wyatt-Smith (0161 455 8451 / jwyattsmith@deloitte.co.uk).

Kind regards

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