

21 December 2022

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
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F.A.O Eve Woolstencroft

Dear Eve

Power Hall, Science and Industry Museum - Listed Building Ref. 131489/LO/2021

Variation of Condition Application – Railway Doors

Please find enclosed an application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) for a Variation of Condition Application to Listed Building Consent Ref. 131489/LO/2021, as approved on 19 November 2021. This Permission relates to the Grade II Listed Power Hall. The Applicant is the Science and Industry Museum (on behalf of the Science Museum Group).

For clarity, the Description of Development as written on the Decision notice is as follows:

“Listed Building Consent for the reinstatement of Power Hall roof, installation of new windows and doors and stripping of external services and removal of railway doors.”

This application seeks amendments to the wording of Condition 2 on the Decision Notice to reflect updated drawings to be added to the approved documents list. A concurrent Section 96a (Non-material amendment) application is also being submitted to amend the Planning Permission Ref. 131488/FO/2021 which sits alongside the Listed Building Consent.

The amendments relate to openings on the building’s west façade and are summarised briefly below:

- Large Rail Doors – Under the existing consent an asymmetrical composition was proposed for the large rail doors on the building’s west façade. Within this design proposal one leaf was proposed to be fully glazed and the other comprised of slatted timber cladding.

Within this application a symmetrical composition is proposed for the large rail doors on the building’s west façade. This will consist of two centrally located large panels flanked by timber clad

panels referencing the architectural language of the already consented window and door assemblies.

- Small Railway Doors – The existing consent for the small rail door to the south of the west façade elevation was for fully clad vertical timber boarding, which references the historic doors and other door and window proposals.

It is proposed within this application that the material used for the small rail doors match the installations as already consented. Under this application however a jib door fire escape will also be integrated within the assembly, removing the need for a separate aperture in the façade.

- Fire Exit Doors – It is proposed that the original single door set and non-original masonry arch will be removed to reinstate a solid masonry wall between the two railway door apertures and reinstate the historic composition of the west façade. No new lighting is required at this door.

1. Background and Planning History

The Power Hall is a Grade II Listed Building within the Science and Industry Museum complex. The Science and Industry Museum is located to the north-west of central Manchester, to the east of the River Irwell and within the Castlefield Conservation Area.

In December 2020, £4.3 million of funding from the Government's Public Sector Decarbonisation Scheme was awarded to the Power Hall and the wider Science and Industry Museum (SIM) site to substantially improve energy efficiency and lower carbon emissions across this globally significant site. This grant 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.

Although being delivered as one project the required Planning and Listed Building Consent applications have been split into several separate applications due to the different Listings of the buildings located on Site and the deadlines for the government's public sector decarbonisation scheme funding.

Planning Permission Ref. 131488/FO/2021 and LBC Ref. 131489/LO/2021 were granted 19 November 2021, which facilitated the refurbishment of the Grade II Listed building, including the installation of a new roof; installation of new windows and doors; the removal of the 1980s platform and railway doors; high level building services.

The extent and scope of this S.19 application relates to works to the west façade of the Power Hall. The west elevation historically provided access for goods carriages and road vehicles - formerly having direct vehicle access to Liverpool Road via a ramp and direct rail access. As with the north elevation it is plain, with no decorative features.

Through a historical investigation it is understood that apertures on the west façade would not originally have had any doors, however a historic steel and timber beam at high level above the aperture suggests that there may have once been a sliding mechanism.

Timber framed doors were then installed onto the west façade during restoration works undertaken in the 1970s/80s, although they appear to have been quickly replaced by the metal concertina sliding system that is present today.

An agreement was reached as part of Listed Building Consent Ref. 131488/ FO/2021 for the removal and demolition of the metal concertina doors located on the west façade, and the replacement of the fully glazed single door set.

2. Proposed Amendments

Technical reviews during the pre-application process for the existing consent determined that the non-original metal concertina doors which were installed as part of the 1980s restoration works need to be replaced as they are of poor quality, both thermally and visually. They are also not water tight. The proposed works therefore aid in decarbonising the Power Hall through enhancing thermal efficiency, whilst also referencing the building's historic character. This application seeks to amend the existing consent outlining new proposals for the infill assembly for the apertures and a revised strategy for the modern, fully glazed single door set.

This Application for an updated design details are submitted following pre-application consultation with the planning case officer and the conservation and design officer at Manchester City Council (MCC) as the Local Planning Authority (LPA). A virtual meeting was held with MCC on 29 September 2022 at which the proposals were discussed. It was agreed that the principles of the amendments appeared to be acceptable.

It was also agreed via email correspondence on 13 December 2022 that the changes proposed could be progressed as a Variation of Condition Application to the existing LBC.

The amendments proposed are to vary wording of Condition 2 (Approved Drawings). These cover the design developments detailed below.

2.1 Large Rail Doors

Under the existing consent an asymmetrical composition was proposed for the large rail doors on the buildings' west façade. This comprised a slatted timber clad panel and glazed curtain wall system. Within these proposals one leaf was to be a fully glazed thermally broken door and the other to be slatted timber cladding.

Based upon MCC feedback an alternative option has been brought forward with this application. A symmetrical composition is proposed comprising of two centrally located glazing panels flanked by timber clad panels. The centralised glazing panels reference the architectural language of the already consented window and door assemblies on the building's north façade while giving visitors the benefit of a long view in and out of the Power Hall, improving the visual connection between the interior and the upper/west yard.

Functionally, the position of the proposed glazed panel allows for a more robust, watertight base junction detail to be achieved without interrupting the railway tracks.

These amendments are demonstrated in submitted drawing 'PHL-CGA-00-XX-DR-A-31535 – PL1'.

2.2 Small Rail Doors

The existing consent for the small rail door to the south of the west façade elevation was for fully clad vertical timber boarding, which references the historic doors and is in line with other door and window proposals.

It is proposed within this application that the material used for the small rail doors match the installations as already consented. Under this application however a jib door fire escape will also be integrated within the assembly, removing the need for a separate aperture in the façade.

These amendments are demonstrated in submitted drawing 'PHL-CGA-00-XX-DR-A-31540' – PL1.

2.3 Fire Exit Door

The proposals for the fire exit door seek to remove the non-original door set and non-original masonry arch so that a solid masonry wall can be reinstated between the two railway door apertures, helping to reinstate the historic composition of the west façade of the building.

In response to the pre-application feedback received, the new fire exit door located within the timber infill of the small railway doors will be detailed to visually match the fire exit door on Lower Byron Street and present limited visible ironmongery.

No new emergency light will be required at the new exit door due to the location of an existing emergency light above the adjacent exit from the Good Office.

3. Proposed Amended Condition Drawing References

Condition 2 – Approved Drawings

The table below summarises all the revised drawings submitted as part of this application which supersede the originally approved drawings. We request that Condition 2 of the new Decision Notice is revised to reflect these changes.

Drawing Name	Approved Drawing Reference	New Drawing Reference
Proposed Ground Floor Plan	PHL-CGA-00-00-DR-A-06110 PL1	PHL-CGA-00-00-DR-A-06110 PL2
Proposed Sections 01 – 03	PHL-CGA-00-XX-DR-A-06210 PL2	PHL-CGA-00-XX-DR-A-06210 PL3
Proposed Section 04 - 05	PHL-CGA-00-CC-DR-A-06211 PL2	PHL-CGA-00-CC-DR-A-06211 PL3
Proposed Elevations 01 – 02	PHL-CGA-00-XX-DR-A-06310 PL2	PHL-CGA-00-XX-DR-A-06310 PL3
Large Rail Door	N/A	PHL-CGA-00-XX-DR-A-31535 PL1
Small Rail Door	N/A	PHL-CGA-00-XX-DR-A-31540 PL1

4. Methodology

A Method Statement for all works to be carried out as part of this application has been prepared by H.H Smith and 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 Statement have been split into three workstreams which are summarised below.

Removal of Existing Doors

The existing sliding door is to be dismantled into sections and cut, if required, using a reciprocated saw. Once cut into small enough sections the frame will be lifted out and disposed of. Access to high level areas is to be completed from aluminium scaffold towers. Once completed, all framework is to be dismantled into small sections and carried out of the building via designated walkways which have been protected. From this point frameworks are to be disposed of into skips.

Curtain Wall Install

The new curtain walling and glass is to be manually carried into the building and stored by the required openings in a safe location to avoid damage. Operatives will construct curtain walling in its original location. Tower scaffolding is to be erected by a competent operative with all relevant qualifications and will have edge protection and toe boards attached at all times. Once the erection of the tower scaffold is complete a scaff tag will be completed and displayed by the tower access point. The tower scaffold must have outriggers erected and locked in place which must have protection installed below when placed upon the existing cobbles. Once the frame is secured operatives are to install new pieces of glass into the frame. Glass will be manually carried to the opening location and stored in a designated location. Furthermore, glass will be lifted into the frame and secured.

Cladding Install

Timber framework and insulation materials will be manually carried into the Power Hall and stored in the required openings in a safe location to avoid potential damage. The timber framework is to be fixed securely to the existing masonry structure and new walling structure. Any works that are completed at heights will be done from the tower scaffold. Tower scaffolding is to be erected by a competent operative with all relevant qualifications and will have edge protection and toe boards attached at all times. Once the erection of the tower scaffold is complete a scaff tag will be completed and displayed by the tower access point. The tower scaffold must have outriggers erected and locked in place which must have protection installed below when placed upon the existing cobbles. Once the framework is constructed operatives are to install the insulation and build up into the framework. Metal and timber cladding materials will be manually carried to the opening location and stored in a designated location before being lifted into position and secured to the timber frame.

5. Planning Policy

The latest National Planning Policy Framework (NPPF), published in 2021 is a key material consideration in regard to this application. The 2021 NPPF addresses the importance of design quality in new developments. Paragraph 130 of the 2021 NPPF states that: *“local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme.”*

Paragraph 190 of the NPPF also 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 of the NPPF 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.

The accompanying Heritage Impact Assessment notes that based on the ‘family of openings’ consented as part of the approved LBC application there would be no additional impact on the significance of the Listed Building or Castlefield Conservation Area other than the benefit of infilling the 1980s fire escape door, façade repairs and the reinstatement of the visual connection between Power Hall and 1830s Station Building and Warehouse. Based upon this, it is considered that the proposals will maintain the same level of harm as the existing consent which is considered to be ‘less than substantial’, and is significantly outweighed by the public benefits arising from the works

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan (UDP). Policy EN3 of the Core Strategy notes MCC *“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”* and states *“proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset”*. Core Strategy Policy CC9 also highlights that proposals should protect or enhance the heritage assets that have been identified, including listed buildings.

The proposals are in line with Policy CC9 Design and Heritage within the adopted Manchester Core Strategy (2012). The policy supports the need to ensure buildings are of the highest standard in terms of appearance and function, and all reinstatement works will repair the listed fabric to match the original like-for-like.

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.

A series of detracting features will be removed as part of the proposed works including the 1980s door openings and surrounding 1980s brickwork – including the relieving arch. Furthermore, when undertaking façade repairs, the proposals will match the surrounding historic brickwork contributing to the retention of the Power Hall’s Historic Character. All works will be carried out by a competent operative and following reinstatement, this will result in a direct heritage benefit by restoring the original appearance of this elevation.

The central section of glazing proposed would enable views of the collection and views out over the rails towards the 1830s Station Buildings enhancing the visitor experience and understanding of the building’s historic use and the site’s significance. Furthermore, the continuation of the approach to a ‘family of openings’, using timber and glass, would subtly recall the timber sliding doors common to goods sheds, treating them in distinct groups (according to historic and proposed new uses) and rearticulating their original design and composition in a contemporary manner.

The works proposed to facilitate the future reuse and conservation of the Power Hall will overall result in the significance of the building preserved and its contribution to the character and appearance of the conservation area being enhanced.

6. Application Documentation

The following documents are submitted in support of this application:

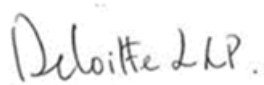
- Completed Variation of a Condition application form;
- Power Hall – Element 3b NMA and Section 19 - Design Document Addendum prepared by Carmody Groarke;
- Power Hall – Element 3b NMA and Section 19 - Amended Drawings Pack (See above drawing schedule) prepared by Carmody Groarke;
- Power Hall – Element 3b NMA and Section 19 - Methodology for works to west façade prepared by H.H Smith; and
- Power Hall – Element 3b NMA and Section 19 - Heritage Addendum for works to west façade prepared by Donald Insall Associates

The Application has the Planning Portal reference: PP-11765221 and the application fee will be paid online.

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with as a non-material amendment.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact Frances Hampson (fhampson@deloitte.co.uk / 0161 455 6766) or Josh Wyatt-Smith (jwyattsmith@deloitte.co.uk / 0161 455 8451) if you have any questions or require any further information.

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP