

Bonded Warehouse: Level 3

Manchester

HERITAGE STATEMENT

Prepared by:



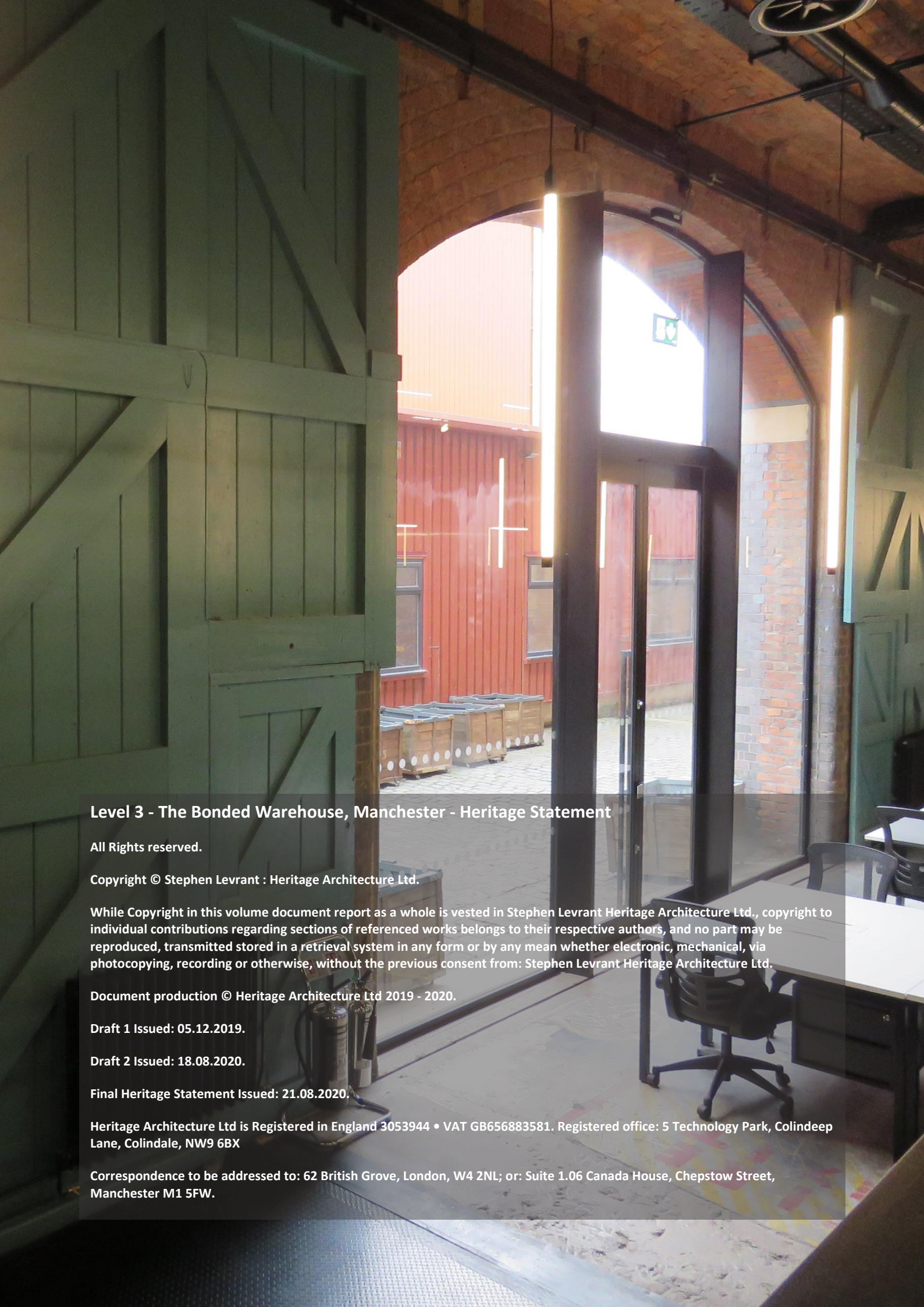
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Prepared for:
**All Works and Social
Bonded Ltd**

August 2020



Level 3 - The Bonded Warehouse, Manchester - Heritage Statement

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1 INTRODUCTION

1.1 Purpose

- i) In July 2020, Heritage Architecture Ltd. were commissioned by All Works and Social Bonded Ltd to assess the impact of the redevelopment to Level 3 of the Bonded Warehouse, Manchester (**Figure 1, below**). The mid- late 19th century warehouse is a listed building and is situated within the Castlefield Conservation Area.
- ii) The former Grape Street bonded warehouse, situated at Quay Street, Manchester, was constructed between 1867 and 1868. A “Bonded Warehouse” describes a secure warehousing facility for the storage of goods upon which payments or duties were outstanding.



Figure 1: The Bonded Warehouse, north elevation, as seen in an oblique view from March 2019. (SLHA)

- iii) On 31st July 2018, the warehouse was added to the National Heritage List for England (NHLE) at Grade II. This provides the building statutory protection under the Planning (Listed Buildings and Conservation Areas Act) 1990.
- iv) Between December 2017 – July 2018 (prior to listing), refurbishment works were carried out to the interior of the warehouse to create office space at Levels 4, 5 and mixed-use units to Level 1 (completed). During this period, strip out works were also made to Levels 3, 6 and 2, leaving only original 19th century fabric in situ.
- v) The proposals for each of the remaining floors are to be submitted individually for LBC (Levels 2, 3 and 6). The focus of this present report will be on **Level 3 only**.

- vi) The overall purpose of the Heritage Statement is to identify and assess the redevelopment works upon the fabric and character of the listed building. The key test, derived from the 1990 Act and subsequent guidance, is whether the proposed change makes any difference to the significant fabric or alter the appreciation of the special interest of the designated heritage asset. Thus, it is important to determine the degree of change and whether the proposed physical alterations and additions will result in a negative perception of the listed remains of the building or diminish its values as a designated heritage asset.
- vii) The structure of the document is consistent with the requirements of the **NPPF 2019**, paragraphs **189** and **193**, and Historic England's guidance on the form of '*Statements of Heritage Significance*' (Oct 2019). It utilises a tailored form of the ICOMOS heritage impact evaluation method, to ensure clarity and that the conclusions are evidence-based and consistent.
- viii) In accordance with the 2019 guidance the following Heritage Statement is presented in two parts. The first part is a heritage significance appraisal which reveals the relative architectural and historic interest of the building and its components in line with its designated status. This will form the front end of the report, Part 1: Significance Appraisal.
- ix) The Heritage Significance Appraisal (part 1) is then used as the baseline to measure the impact of the proposed works, that is, the impact on its special architectural and historic interest. The Heritage Impact Assessment (Part 2) evaluates the impact of the specific works listed below.
- i) The proposals are intended to facilitate the re-use of the listed building. The focus of the Heritage Impact Assessment (Part 2 below) is on the proposed internal alterations on **Level 3** specifically including the following:
 - New glazed external doors (retention of original timber doors);
 - Office fit out, including lighting, M&E, free standing furniture;
 - Lightweight, part glazed partitions to create work suites;
 - WCs and Kitchenette areas;
 - New mezzanine 'pods';
 - Restoration / repainting of columns
 - Widening of existing brick opening to reception;
 - Treatment of original floors



Figure 2: Level 3 of Grade II Listed Bonded Warehouse. Looking west across the space corner. March 2019. (SLHA).

- ii) The Statement is produced by Heritage Architecture Ltd exclusively for the use of All Works and Social Bonded Ltd, for the present (August 2020) proposals for alterations to Level 3 of the building, and is not intended for adoption, use or reliance for any other purpose by the applicant or any third party.
- iii) The following report should be read in conjunction with the design and access statement prepared by Studio Osbourne Architects. The local authority is Manchester City Council (MCC).

1.2 Research methodology

- i) This Heritage Statement is the result of an extensive process which synthesises literature and documentary research, building surveying and professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings and reports.
- ii) Initial surveys of the Site and surrounding areas were conducted in March 2019 by visual inspection, in order to map out and identify the relevant parts of the Conservation Areas and Listed Buildings affected by the proposals. Additional surveys of the Site have since been undertaken in July 2020 to inform the present report.
- iii) The analysis aims to inform options for the design development and enable the local planning authority to make decisions in line with legal requirements and the objectives of the development plan and the policy requirements of the NPPF.

- iv) The methodology thus is intended to facilitate an understanding of:
 - a. the **nature** of the significance of the Bonded Warehouse, to determine the sensitivities of its fabric and setting and the best means of securing its sustainable use and conservation.
 - b. the **extent** of the fabric that holds heritage significance, in order to lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for its long-term conservation.
 - c. the **relative** significance of individual components, to determine how rigorously conservation policies should be applied. This is intrinsic to decision-taking, particularly where there may be unavoidable conflict with other planning objectives (for example the need for improved accessibility).

1.3 Authorship

- i) This report has been prepared by Stephen Levrant : Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.

2 THE SITE

2.1 The Site and statutory designations

- i) **Figure 3 (below)** illustrates the location of the Bonded Warehouse. The Site is located to the west of the city centre and is now bounded by the Museum of Science and Industry site (MOSI) to the south and the former Granada Studios site to the north.
- ii) The Bonded Warehouse was once served by the London and Manchester Railway company train line that entered the building at upper floor level (present day Level 3). The Warehouse was formerly bounded by Charles Street / Grape Street to the north and was known as the Charles Street Warehouse.
- iii) As outlined above, the Bonded Warehouse was listed on 31st July 2018 at Grade II and sits within the Castlefield Conservation Area. Figure 3 identifies the location of the Grade II listed Bonded Warehouse and identifies the surrounding designated heritage assets.

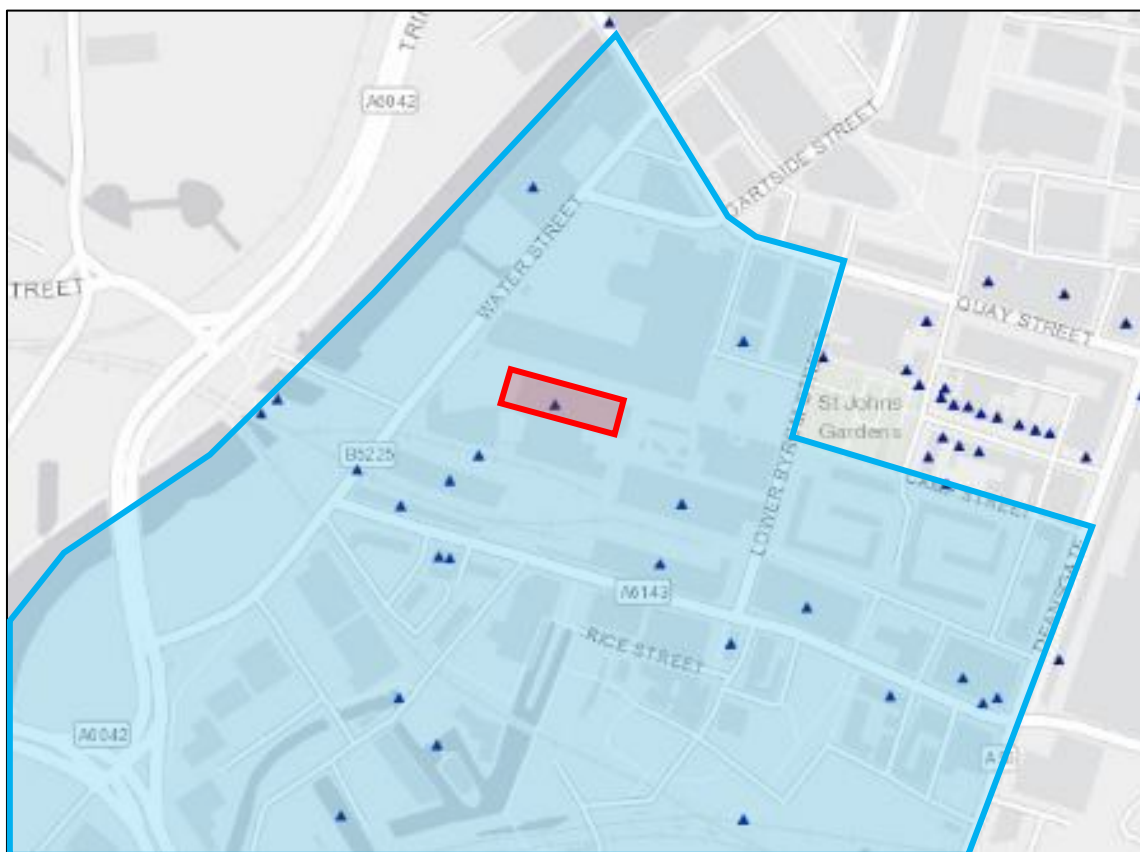


Figure 3: Location and heritage designations plan. The Grade II listed former Bonded Warehouse is outlined in red. Listed buildings generally are identified by blue triangles. The part of the Castlefield Conservation Area which is visible within the plan is outlined in blue. (Historic England / Ordnance Survey / SLHA).

2.2 Listed buildings

- i) Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest: Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.
- ii) The former Bonded Warehouse is listed at Grade II. It is, therefore, important to understand the implications of the listing. The Site was designated on the National Heritage List for England on 31st July 2018 as the 'Former Grape Street railway bonded warehouse' (see Appendix A for full list description).
- iii) The listing of a building (irrespective of grading) does not prevent change, it simply means that Listed Building Consent must be applied for in order to make any changes to that building which might alter its special interest.
- iv) **Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990** requires that no person shall execute or cause to be executed any works for the demolition of a listed building, or for its alteration or extension in any manner which would 'affect its character' as a building of special architectural or historic interest, unless the works are authorised in the form of Listed Building Consent. Unlike non-Listed Buildings, it is a criminal offence to carry out works to a designated Listed Building without consent when it is needed. It is, therefore, important to define the nature of the works and understand the implications of any proposed changes.
- v) **Figure 3 (above)** illustrates the location of the Listed Buildings surrounding the Bonded Warehouse site. As the focus of the proposals relates only to the interior of Level 3 (and to the external doors), it is considered the proposals will have no impact upon any nearby Listed Buildings, inclusive of their settings. The focus of this report therefore, rests upon the physical impact of Level 3 of the Listed Building and the (potential) visual impact of the development upon the designated Castlefield Conservation Area, in which the building is situated.

2.3 Conservation areas

- i) Conservation areas are designated areas that are deemed to have special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.¹
- ii) The Castlefield Conservation Area is one of the largest in Manchester and was designated in 1979. As the Bonded Warehouse is situated within the Conservation Area, any changes to the exterior must be considered, to ensure that they would not create an adverse visual impact upon the character and appearance of the designated area.

¹ Section 69 (1) Planning (Listed Building and Conservation Area) Act 1990.

3 POLICY CONTEXT

3.1 The Planning (Listed Building and Conservation Areas) Act 1990

- i) The Grade II listed Bonded Warehouse is protected by Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that *“no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.”* Authorisation comes in the form of Listed Building Consent, which is sought from the relevant Local Planning Authority, in this instance Manchester City Council.
- ii) As the Bonded Warehouse is also within the Castlefield Conservation Area, **Section 72** of the Act is of particular relevance as it requires the Local Planning Authority to pay special attention to the *‘desirability of preserving or enhancing the character and appearance’* of the designated area. As a result, the inclusion of the building within the Conservation Area will be a material consideration in the local planning authority’s determination of any application for planning permission as regards works to the building.

3.2 National Planning Policy Framework (NPPF) (2019) and PPG

- i) The policies in the NPPF constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development and should consequently not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment (**NPPF paragraph 8**).
- ii) The focus of the Government’s planning policy guidance is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses, consistent with their conservation (**NPPF paragraph 192**).
- iii) It will be clear that development of a heritage asset may have the potential to have some impact on its fabric or setting, and that it could be either beneficial or harmful. The fundamental design objective, therefore, is to ensure that the balance of the impact on the heritage asset is demonstrably beneficial, minimising any negative impact on its significance. Consequently, development works are required to be assessed using clear and convincing evidence of the impact. This report seeks to contribute to such evidence.
- iv) The cumulative impact of the proposed development should, therefore, be evaluated against the substantial public benefit of maintaining a viable and sustainable use for the heritage asset, in accordance with the requirements of **NPPF para. 196**.

- v) The Planning Policy Guidance: Conserving and Enhancing the Historic Environment (2014 onwards – the PPG) provides further information on the implementation of the policies within the NPPF and has been utilised as part of this assessment.

3.3 Manchester City Council Core Strategy, 2012

- i) It will be clear that relevant, local heritage planning policy maintains the same focus as the NPPF. The City Council's heritage policies focus on the fundamental importance of *"preserving or, where possible, enhancing the historic environment"*. In particular it notes that the Council *"will support high density and mixed-use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form"* (policy CC9).
- ii) This key regeneration objective is tempered by the need to ensure that, *"historic sites and areas of particular heritage value should be both safeguarded for the future and, where possible, enhanced for their own heritage merits and as part of wider heritage regeneration proposals"* (paragraph 12.21, Policy EN3). This evidently also requires development proposals to be sensitive to the inherent values of the heritage asset and clarity of evidence, in order to justify the impact.

3.4 Historic England's Good Practice Advice Notes

- i) In 2015 Historic England released a series of 'Good Practice' and Advisory documents supporting the implementation of national policy and the related guidance in the PPG. The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology or particular data sources.
- ii) **Good Practice Advice Note 2 (GPA.2): "Managing Significance in Decision-Taking in the Historic Environment"** was referenced to gain a full understanding of the relevant issues, alongside the NPPF and PPG. This essentially emphasises the need for decision making to be sensitive to the need for change, with the objective of conserving heritage asset by continued use.
- iii) **Section 7 of GPA.2** emphasises the importance of properly assessing: *"the nature, extent and importance of the significance of a heritage asset and the contribution of its setting,"* in order to conceive a successful development. This will also assist the local planning authority make decisions in-line with the 1990 Act and the objectives of the development plan, as well as the policy requirements of the NPPF. Consequently, the guidance in GPA.2 emphasises the importance of understanding the:
- particular nature of the heritage asset's significance (as the best means of conservation).
 - extent of the Site's significance (to better understand the adaptability of the heritage asset and the viability and prospects for sustainable conservation).

- the level of significance in terms of the hierarchy of heritage components (as this provides the essential guide to the application of Planning policies and is intrinsic to decision-taking, particularly where there may be conflict with other planning objectives).
- iv) The Heritage Statement is written with particular reference to **Historic Environment Advice Note 2: “Making changes to historic assets” (2016)** and **Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)**.
- v) Historic England thus emphasise that the best way to conserve a historic building is to keep it in use, preferably that for which it was designed, or alternatively an appropriate new use which would secure its long-term conservation. The emphasis on securing continued use leads Historic England to conclude that:
- “An unreasonable, inflexible approach will prevent action that could give a building new life; indeed it can eliminate that use. A reasonable and proportionate approach to owners’ needs is therefore essential”.*
- vi) The emphasis of **HEA.2** is thus on ensuring that the key objective of sustainable use is not compromised by unnecessary focus on the minutia of change, where the building’s overall significance is unaffected.
- vii) Reference has also been made in the methodology of this report to the 2017 **“Good Practice Advice in Planning Note 3. “The Setting of Heritage Assets” (GPA.3)**. **GPA.3** acknowledges the primacy of the NPPF and PPG and does not constitute a statement of Government policy itself, nor does it seek to prescribe a single assessment methodology.
- viii) However, **GPA.3** emphasises the following fundamental Planning issues which have informed this Heritage Statement.
- a) Data gathering, and analysis of visual impact should be *proportional* to the status of the Site, and the needs of decision taking.
 - b) The concept of ‘*setting*’ is not itself a heritage asset, nor a heritage designation. Its importance entirely lies in what it contributes to the significance of the identified heritage asset (or to the ability to appreciate that significance).
 - c) By definition, all heritage assets have significance. However, their sensitivity to change and the contribution made by setting varies in proportion to the significance, nature and status of the identified heritage asset.
 - d) An individual heritage asset’s setting may be enhanced by development, although it is acknowledged that not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset (or the ability to appreciate it).
 - e) Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed, change may be positive, for instance where the setting has been compromised by poor development.

- ix) Therefore, the advice and methodology suggested in Historic England's guidance for the analysis of significance and development impact, has been used in particular as the basis for the consideration of 'setting' and the Heritage Impact Assessment of the development in this report.
- x) Other key Historic England guidance documents referred to in the development of this re-development proposal, to ensure compatibility, include the following:
 - *Conservation Principles Policies and Guidance* (2017),
 - *Understanding Place: Conservation Area Designation, Appraisal and Management* (2011).

4 HISTORICAL DEVELOPMENT

4.1 Introduction

- i) The St. Johns Masterplan Area comprising the former ITV Granada Studios contains a large and complex series of buildings, historic street patterns and sequence of former uses from the late-18th Century to the early-21st Century. This section will chronologically chart these phases and developments highlighting the historic context of the Bonded Warehouse and its surroundings.

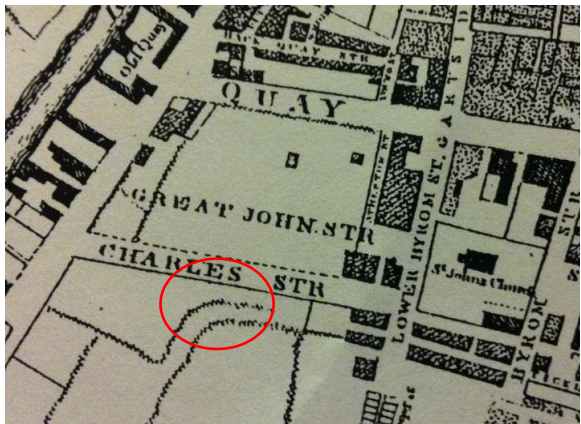
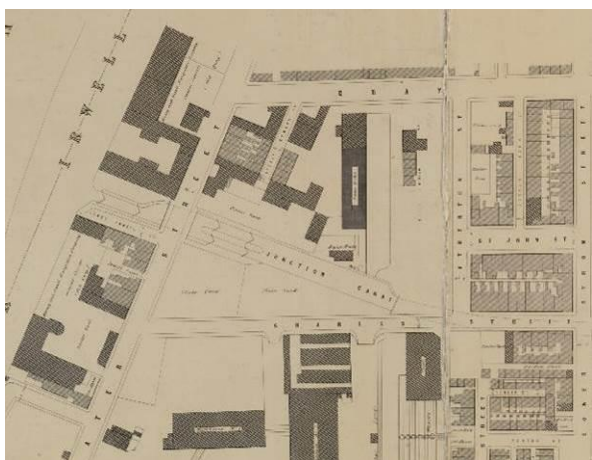
4.2 Historical Background and Development of the surrounding area

- ii) The immediate environs surrounding the Site as it is today, began developing following the establishment of the first of Manchester's Quays in the late 18th century. This first quay was located at approximately the junction of Water Street and Quay Street, thus giving Quay Street its name. By the beginning of the 19th century other warehouses and wharves had been constructed and a handful of small residential roads and courts, which were interspersed with warehousing and industrial buildings, leading off Quay Street southwards.
- iii) A cluster of grander Georgian townhouses faced Water Street at the point where the canal crossed underneath Water Street, via the Irwell Bridge. These small pockets of housing were intersected by timber yards, warehousing facing the Irwell and quays with associated industrial buildings.
- iv) Land for a new canal was purchased in 1824 and in July 1836 the Salford & Manchester Junction Canal Act was passed allowing work to commence on the new Salford Junction Canal. The Act permitted the construction of a basin to be positioned parallel to Atherton Street and terminating just before Quay Street. This basin was named Brunswick Basin and served as a potato market on its sidings. By the early 1840s the canal was regarded as surplus to requirements largely due to the timing of its construction coinciding with the beginnings of the railway boom. A section of the canal to the east was infilled and was later to become the site of the Manchester Central Railway Station (now Manchester Central Conference centre) and the Great Northern Warehouse. The canal remained open, but to limited trade and closed in 1922.
- v) By 1850 there were over 80 houses on the site which were densely concentrated mainly on the site later occupied by Granada Stage One and the neighbouring garden/studio. The majority of these houses were back-to-backs, three-storey terraces and courtyard housing, intersected by occasional public houses.
- vi) The Brunswick Potato Market structure was open on all sides in 1851 and by 1891 the market was filled-in. Granada purchased the section of the canal that passed beneath their new studio site in 1955 with the end of the market building nearest Quay Street being shortened to accommodate the construction of Granada's first phase in 1956. This building was subsequently kept as part of the studio's reception, with the remainder of the market buildings being demolished.

- vii) Once Sidney Bernstein had purchased the Granada site, clearance of any remaining housing and streets began. It was at this time that the Junction Canal was infilled, and modern studio buildings constructed upon the site. The industrial nature of the area continued into the mid-20th century, by which time some areas of housing had been cleared and other more modern engineering works had been constructed.

4.2.1 Map Regression

Table 1: Historic map regression

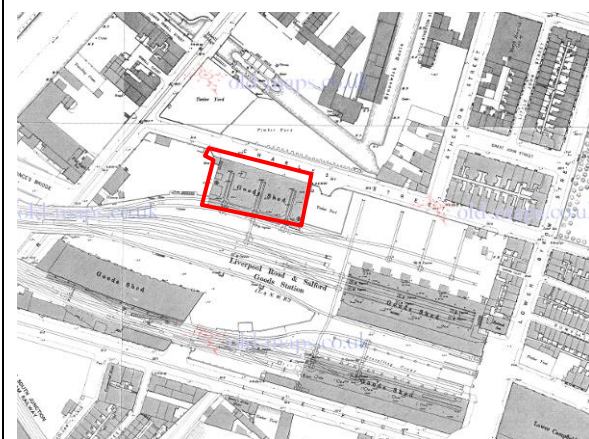
Image	Date and description
	1770 – The site is largely undeveloped at this date except for two small buildings to the east and a cluster of dwellings to the north-west. Charles Street and Great John Street has been laid out but is yet undeveloped. Liverpool Road, to the south, and New Quay Street to the north have not been laid out yet but the quay by the river is already referred to as the ‘Old Quay’.
	1800 – By 1800 no major developments had taken place in and around the site. Charles Street and Great John Street have still not been developed and the area to the south, now containing MOSI and the Liverpool Road Station, is still to be laid out.
	1850 Adsheads – By the middle of the 19th Century the Salford & Manchester junction Canal has been constructed, cutting across what was once the western side of Great John Street. The canal entered an underground tunnel (now Grade II Listed) at the junction of Atherton Street and Charles Street. A potato market is now seen located to the left side of the Brunswick Basin, which branches off north from the canal arm. Housing has been developed to the north-west of the site forming Little Edward Street, with a further street initiated to the east named Little Atherton Street. Industrial development is also present on Charles Street.



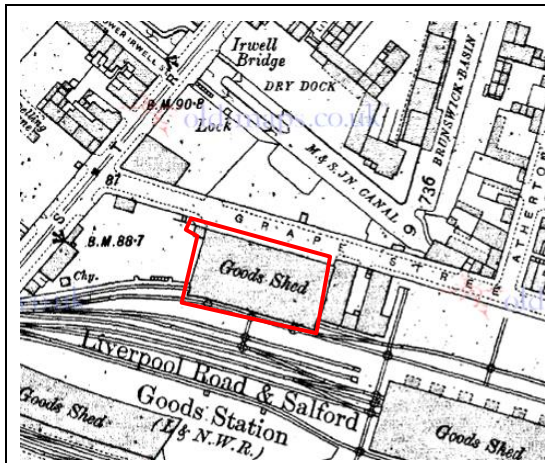
1886 Slaters – Slaters map illustrates the Bonded Warehouse as having been built to the south of Charles Street with the train line adjoining it to the south. Although not highly detailed, this map does not illustrate the presence of the lean-to the west or the stables.



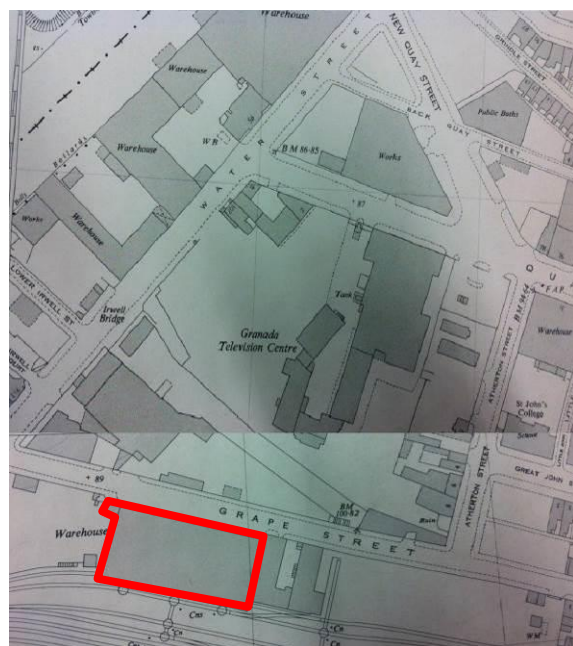
1888 Goad map – The site and its surroundings have been fully developed by the end of the 19th Century with further housing located to the western side of the Brunswick Basin and potato market. The Bonded Warehouse (named Charles Street Warehouse on the map) appears to the south of the site upon the recently renamed 'Grape Street'. The associated lean-to and stables for the warehouse are also shown on this map, although the 1891 OS map below highlights this might not be accurate. It is known that Goad maps were continuously altered to highlight alterations and changes to buildings as they were live documents used for insurance purposes.



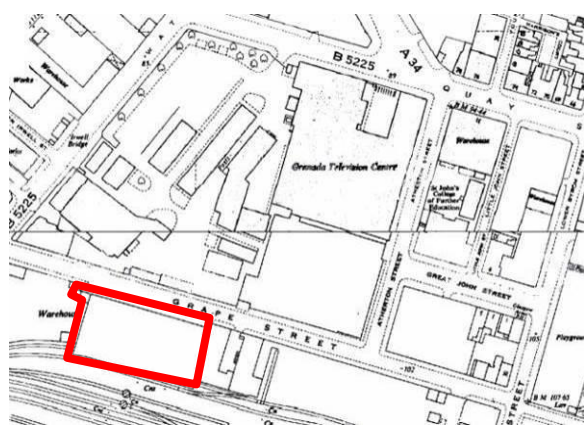
1891 OS – the 1891 OS map illustrates the internal configuration of the railway tracks inside the Bonded Warehouse. The lean-to is illustrated to the west but the stables are not shown.



1908 OS – the 1908 OS map is the first OS map to illustrate the presence of the stables, to the east of the Bonded Warehouse. The warehouse is shown as being an integral part of the Liverpool Road and Salford Goods Station, as it is was then called. The ITV Granada site is still shown as being dominated by the Manchester and Salford Junction Canal. Note Charles Street has been renamed as Grape Street.



1957 OS – By 1957 the site had been acquired by Sidney Bernstein and Phase 1 of Granada Studios has been completed. The new studios used some of the existing industrial buildings on the site as offices and canteens etc. with the plan to demolish/ redevelop them once the last construction phase was completed. The new Phase 1 administration building and Studio 2 can be seen to the north-east of the site with a petrol garage located to the right of this. The Bonded Warehouse and associated stables are still illustrated as being outside of the TV centre site at this time.



1963-5 OS – This map illustrates the completion of the last main phase of the Granada Studios development. The new Studio 8 and 12 buildings have been constructed to the south of the existing studios, resulting in any remaining structures located around and above the Salford Junction Canal tunnel opening being removed. A large part of the western end of Great John Street's southern aspect has been removed and some industrial buildings to the centre of the site still remain in situ. The Bonded Warehouse and stables are still shown as being to the south of Grape Street and have not been 'consumed' into the ever-expanding TV centre site.

4.3 The Bonded Warehouse Site – History and Development

- i) In 1831, two warehouses for storing cotton and a transit shed were constructed to the south of Grape Street as part of the Liverpool Road Station complex in 1831. However, in 1866 a fire gutted one warehouse and severely damaged the other, and these in turn were subsequently demolished and the present day 'Bonded Warehouse' was constructed.
- ii) Originally known as the 'Charles Street Warehouse', the Site was built in 1869, comprising five-storeys, including a semi-basement that lay below the raised level of the railway lines. The Warehouse had three internal track runs from north to south and a principal internal railway line which ran along its southern side; this had a further parallel line outside the building from which sections of railway track branched into the warehouse's three large goods entrances.
- iii) Goad's map of 1888 includes an illustrative section through the warehouse (**Figure 4, below**) which shows the construction as well as the uses of the various floors. Goad's cross section provides considerable detail on the structural arrangement of the building as it stood a few years after construction. Level 3 (shaded red on the image), is shown to have been used as a flour, paper and cement store.

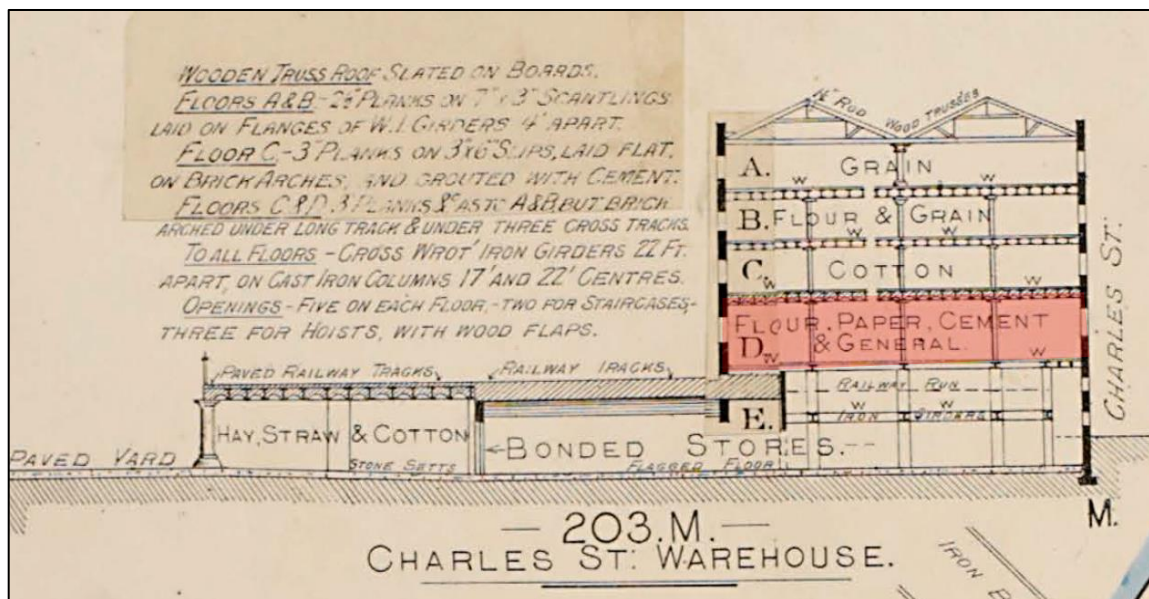


Figure 4: Cross section of the bonded warehouse from the Goad Map of 1888. The present day Level 3 is shaded red.

- iv) Charles Street was renamed Grape Street at some point between 1891 and 1900. This was likely due to the number of timber merchants and timber yards located on and around Charles Street during that period that the name changed to signify this; 'Grape' being a type of wood. Several carpenters' shops and timber yards were sited in and around Charles Street in the 1890s.
- v) The street was bought by Granada Television Studios after the neighbouring Liverpool Road Goods Station had been bought by the City Council in the late 1960s. Granada's acquisition of the street also included the purchase of the Bonded Warehouse and goods yard to the rear of

the Liverpool Road Goods Station. **Figure 5 (below)** illustrates the Bonded Warehouse had fallen into a dilapidated state by the mid-late 20th century.

- vi) In 1968, the two former stable blocks which had been constructed to the east of the Warehouse c.1891 and 1901 were converted into an experimental theatre. As part of the Granada Tours in 1988, the single storey stable block was converted into a replica of the Coronation Street Rovers Return Pub, complete with a replica frontage built onto the north gable end of the stable.



Figure 5: The Bonded Warehouse in 1975 showing it in a state of dereliction. This photo illustrates the former relationship of the Warehouse to Grape Street. The former stable block, converted by Granada in the late 20th century is also visible in the image. (Manchester City Archives).

4.4 Level 3 – History and Development

- i) Following the building's acquisition by Granada Studios, the basement and ground floors of the Bonded Warehouse were remodelled internally during the late 20th century. Level 3, which had originally been utilised as a flour, cement and bread store, was partially redeveloped for use as a television set (see **Figures 6a** and **6b**).

- ii) Principal changes to Level 3, as shown in 2016 (**Figures 6a, 6b and 6c below**) included the introduction of lightweight partitions to accommodate the set design; a new reception area to the east; new staircases, WC facilities, M&E fittings and a lift. As these alterations were made prior to the building being designated as a listed building on 31st July 2018, Listed Building Consent was not required.



Figures 6a, 6b (left) and 6c (above): The Bonded Warehouse, Level 3. 2016. The images illustrate the layout of Level 3 when it was utilised as a Granada Studios set. Figure 5C illustrates the reception area conversion, including new lifts.

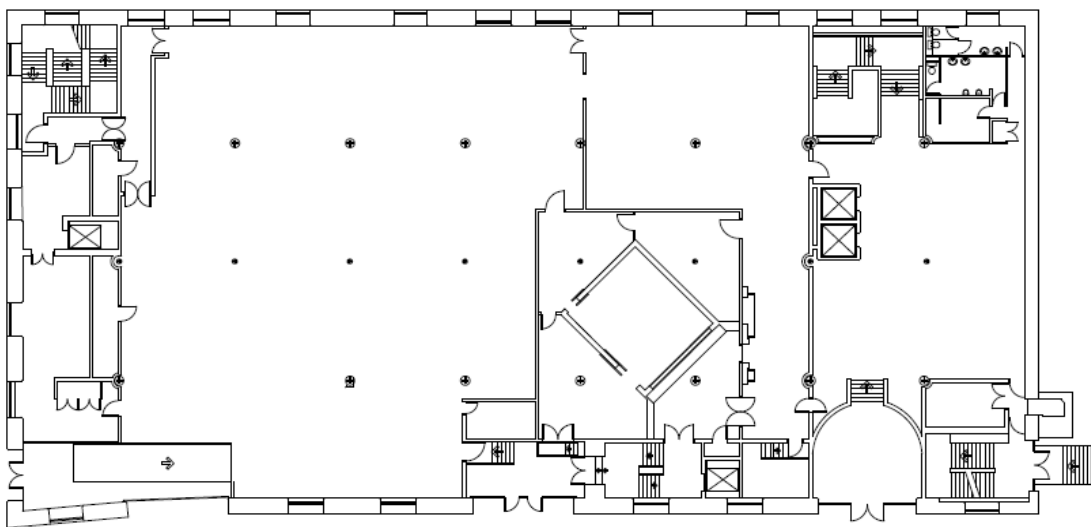


Figure 7a: Floor Plan of Level 3 (2016). Note the lightweight partitions to the centre of the floor plate and the new reception area to the east side. Lift shafts feature to the east and west.

- iii) Following Allied London's acquisition of the former ITV Granada Estate in 2014, proposals to redevelop the Bonded Warehouse as part of the St. Johns Masterplan began to emerge (c.2015). Between December 2017 and July 2018 (prior to listing), internal works were carried out in order to refurbish the warehouse for commercial use. Works to Level 3 included the removal of lightweight partitions and staircases (of no significance), and the reconfiguration of the reception area. Thus, reinstating the former, open spatial character of Level 3 (see 2018 plan below).

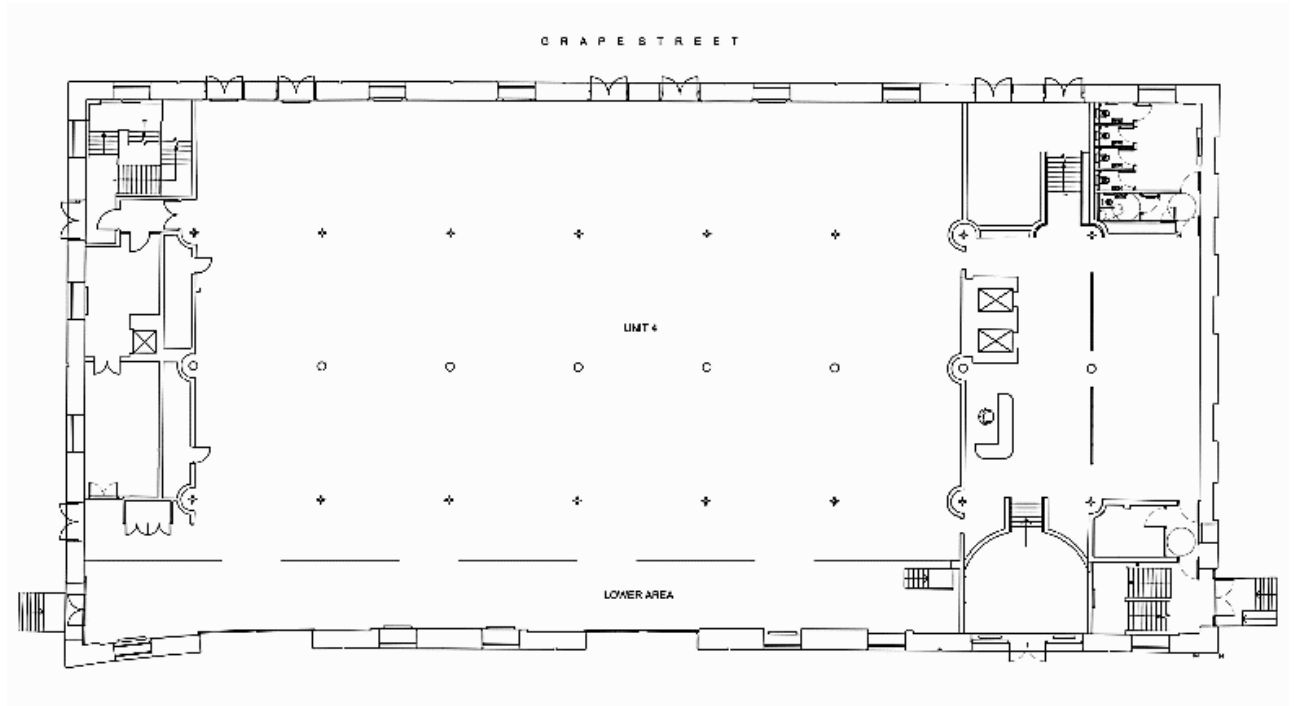


Figure 7b: Floor Plan of Level 3 (2018). The plan illustrates the space as built (2017 - 31st July 2018). Note the retention of significant elements such as the columns. The reception area to the east is shown to have been refurbished, with significant fabric (walls and columns) left in situ.

4.5 Level 3 – Summary of alterations prior to listing (31st July 2018)

- Lift core to east and west of the floorplate
- Lightweight partitions for Granada Studio Television Set (removed during 2017 strip out works)
- M&E and Lighting for Granada set design
- Reception area (glazed partitions and WCs to north east corner)

5 BUILDING DESCRIPTION (MARCH 2019)

5.1 Level 3

- i) The following section describes Level 3 following the refurbishment of the floor in 2017 – 2018 (prior to listing). The principal focus being on the surviving historic fabric of the former warehouse.
- ii) Excluding the modern reception area, Level 3 conveys its original planform as an open-plan warehouse. The structure of the building is visible throughout the floor level and comprises cast iron columns supporting principal wrought iron beams running north-south across the building. These beams support a series of secondary, closely spaced-wrought iron beams, running east-west. In turn above these secondary beams is a series of brickwork jack arches. Note the removal of M&E fittings to the ceiling (as shown in **Figures 6a** and **6b** above).
- iii) The cast iron columns vary in section across the floorplate, with the central line of columns having a substantial circular section whilst those to the north and south have a slimmer section in the form of a cross. It is presumed that this variation corresponds with the increase in load required to be carried by those columns in the centre of the floorplate. Both cast iron column types have a simple decorative cast iron capital and have been painted in modern paintwork.



Figure 8: Circular section column and capital to Level 3. Site Visit, March 2019.



Figure 9: Slim cross section column and capital to Level 3. Site Visit, March 2019.

- iv) Similarly, the wrought iron beams are strengthened towards the centre of each span by the addition of further plates of wrought iron, up to a total thickness of three plates in the centre. This arrangement is presumed to have assisted in carrying the increased load found at the centre of each span (**Figure 10**).
- v) This arrangement is confirmed by the annotation within the section of the warehouse provided by Goad's map of 1888, which describes the configuration to all floors as being of *"Cross wrot' iron girders 22 ft apart, on cast iron columns 17' and 22' centres."*
- vi) The jack arches to the ceiling comprise tightly packed exposed soft red brickwork. Other features of note within the ceiling of Level 3 include a large timber hatch to access upper levels and some remains of lifting equipment and previous fixings for machinery (**Figure 11**).
- vii) This configuration is again detailed in Goad's map which describes the floor construction as *"3" planks on 3"x 6" slips, laid flat on brick arches and grouted with cement"*. The timber *"planks"* remain visible as the floor covering. Goad's map also suggests that there may have formerly been more hatches as this denotes under *"openings"* that there were *"five on each floor, - two for staircases, - three for hoists, with wood flaps."*



Figure 10: Typical ceiling arrangement at Level 3. Note the strengthening thickening plates added to the centre of the wrought iron beams. Site Visit, March 2019.



Figure 11: Original timber hatch to ceiling of Level 3. Site Visit, March 2019.

- viii) Within the Level 3 former warehouse space more widely a number of original features remain. These include plain exposed red brick walls; original windows; and three sets of original timber double doors to the south and west elevations of the building providing railway access to the principal southern line and the three north-south cross lines.
- ix) An additional feature of interest is the void to the southern section of the floor plate, which the historic mapping described above confirms was the location of the internal railway track to the warehouse, now removed. There are very few modern features within the floorplate, primarily these comprise blockwork walling to the east and west ends. Goad's map records that Level 3 was used in 1888 for the storage of *"Flour, Paper, Cement & General."*

5.2 Bonded Warehouse – Exterior, South Elevation

- i) **Figure 12** below illustrates the south elevation of the Bonded Warehouse as existing (March 2019). The building is shown to comprise the original red brick laid in English Bond, with blue engineering bricks (stamped “FORGE WOOD ALBION WORKS WEST-BROMWICH”) to the banding, quoins, and bullnosed window returns. Three original battened timber doors are located to the base of each loading bay with half glazed doors to each loophole and the remains of hoists and their associated brackets to the top of most.
- ii) All windows are largely original metal framed “factory” types with louvre openings. Window cills and the padstones of the brickwork arches above each window are of dressed sandstone. The roof coverings are of traditional pitched slate. Rainwater goods are of painted cast iron and are built into the external masonry walls.
- iii) The former track beds to the south of the warehouse have been removed, although the colonnaded viaduct structure which carried the track across Water Street into the building is still present (separately listed at Grade II).



Figure 12: Bonded Warehouse, South Elevation. Example of original window / timber door. Note, the removal of the railway track. Site Visit, March 2019.

6 SIGNIFICANCE ASSESSMENT

6.1 Significance methodology

- i) This significance appraisal is structured to provide an objective description of the Grade II listed Bonded Warehouse, with particular focus to Level 3.
- ii) The assessment of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2019 document, *"Statements of Heritage Significance"*. Historic England's *"Conservation Principles. Policies and Guidance"* 2008 has also been acknowledged as part of the following assessment. Consequently, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- iii) The key criteria for listing are special historic or architectural interest. Consequently, in order to determine the significance of a certain component of a heritage asset the sum of its architectural, historic, artistic or archaeological value needs to be disaggregated and determined.
- iv) The analysis of the significance allows for an assessment of the current integrity and authenticity of the identified heritage assets. This has been used to inform and justify their capacity for change. The focus is on providing necessary and proportional amount of information, in order to justify the proposed alterations, based on the perceived level of heritage significance.

Table 1: Definition of significance terms used in this Heritage Statement

High heritage significance relates to those parts or elements of the structure deemed to be of particularly special interest. These components are *fundamental* to the understanding of the Sites design concept and play a major role in reflecting their archaeological, architectural, artistic or historic interest.

The loss of such elements (through demolition removals or alterations) could potentially cause a **major adverse impact** on the special interest of the building.

Considerable heritage significance relates to those components of the structure deemed to be of special interest. They are *important* to the understanding of Sites design concept and play a considerable role in reflecting their archaeological, architectural, artistic or historic interest.

The loss of such elements (through demolition removals and/or alterations) could potentially cause a **moderate adverse impact** on the special interest of the buildings.

Moderate heritage significance relates to those components of the Site deemed to be of some interest. They will make a modest contribution to the understanding of subject site's design concept and play a minor role in reflecting their archaeological, architectural, artistic or historic interest.

The loss of such elements (through demolition removals and/or alterations) could potentially cause a moderate or low adverse impact on the special interest of the buildings.

Low heritage significance relates to those components of the Site deemed to be of more modest interest. They make a relatively negligible contribution to the understanding of the architectural design concept and retain a slight role in revealing the building's historic or aesthetic values.

The loss of such elements (through demolition, removal or alteration) may cause a **minor adverse, negligible adverse or neutral impact** on the special interest of the building.

No significance /Detrimental features and elements that do not contain any special interest. These can *detract from the significance* of the building and maybe evidence of poor craftsmanship or ad-hoc refurbishments.

The loss of such elements (through demolition removal or alteration) could potentially have a neutral or **beneficial impact** on the special interest of the building.

6.2 Conservation Areas

- i) Castlefield Conservation Area is the largest conservation area in Manchester.
- ii) The focus of the Conservation Area is the Castlefield Basin/ Potato Wharf and Liverpool Road areas, as these areas contain a large number of listed buildings which best represent the development of the railways and industry in this part of the city.
- iii) The numerous viaducts and bridges constructed as part of the development of the railways dominates the character of this area, creating a unique multi-level environment which straddled both warehouses and canals. These structures resulted from the growing rail network in and out of Manchester during the second half of the 19th Century.
- iv) In recent years, the area has been redeveloped for residential, commercial and recreational use which has restored something of the former historic urban grain to the area making it an open and vibrant area.
- v) The Bonded Warehouse is largely isolated in a section of the Conservation Area which has become increasingly shorn of historic context. It will be clear the special interest of the Conservation Area is better understood and appreciated from Castlefield Basin.

6.3 Significance assessment: Heritage Values

Archaeological Interest

- i) The Bonded Warehouse is considered to yield **low / moderate archaeological interest**. This is due to below ground evidence (such as the track beds) having been removed. It will be clear that there is potential for the building to yield additional direct evidence of methods of construction and use of this particular building type under further investigation.

Architectural and Aesthetic Interest

- ii) The Bonded Warehouse is considered to yield **considerable-high architectural and aesthetic interest**. Whilst the building was constructed in a utilitarian fashion and for a wholly functional purpose, it yields aesthetic value in relation to the range of traditional materials used, the open plan nature of the floor plates, the brickwork and external window treatments, and surviving original features.

Historic Interest

- iii) The building is considered to yield **high historical interest**. This is as a result of its status as an example of a particular industrial and warehousing typology and its contribution to the industrial development of Manchester, particularly as regards railway expansion and warehouses. The documentary evidence explaining the building's use is of particular relevance

as this describes the former uses of the building and how it was serviced by the railways and the specific types of materials stored within it.

6.4 Statement of Significance - Level 3

- i) The Bonded Warehouse is listed at Grade II and is considered to yield low/moderate archaeological interest, high historic interest and considerable-high aesthetic and architectural interest. Level 3 is of particularly high significance due to the retention of spatial quality and original features (as outlined below).
- ii) More widely, **high significance** is considered to apply to the open plan form of the building and its legibility, especially at Levels 3 and 6 where the original railway warehouse function and the open roof space respectively can be clearly seen and appreciated.
- iii) The Bonded Warehouse makes a positive contribution to the character and appearance of the Castlefield Conservation Area.
- iv) The majority of identified original component parts of Level 3 are considered to be of **high significance** according to the terminology defined above. For the avoidance of doubt, these areas and features include:
 - Exposed brickwork;
 - Original windows, doors, and floor hatches;
 - Internal cast iron columns and wrought iron beams;
 - Brick jack arch ceilings;
 - Timber floors;
 - Turntable
- v) Areas of **no / detrimental significance** include:
 - Modern lift cores
 - WC installation to the north east corner of Level 3
 - Reception area

7 HERITAGE IMPACT ASSESSMENT

7.1 Introduction

- i) This assessment of the heritage impact of the Proposed Development on the identified heritage assets concerns the potential visual (indirect) and physical (indirect) impact. It will be clear that the only designated heritage assets which have the potential to be affected by the current proposals is the Grade II listed Bonded Warehouse (the Site), and the Castlefield Conservation Area. The assessment of significance of these heritage assets has been established above in preparation for the following impact assessment.
- ii) The key purpose of the impact assessment is to ensure that the proposals demonstrably balance the degree of change, to deliver both a continued and sustainable use while contributing to wider conservation objectives established in National and Local Planning Policy. The **NPPF, paragraph 193**, states that *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation”*.
- iii) Consequently, the impact of the extant proposals to convert parts of Level 3 of the Bonded Warehouse for new uses now requires assessment in accordance with nationally and internationally recognised criteria.

7.2 Proposals

The proposals include the following:

- New glazed external doors (retention of original timber doors);
- Office fit out, including lighting, M&E, free standing furniture;
- Lightweight, part glazed partitions to create work suites;
- WCs and Kitchenette areas;
- New mezzanine ‘pods’;
- Restoration / repainting of columns
- Widening of existing brick opening to reception;
- Treatment of original floors

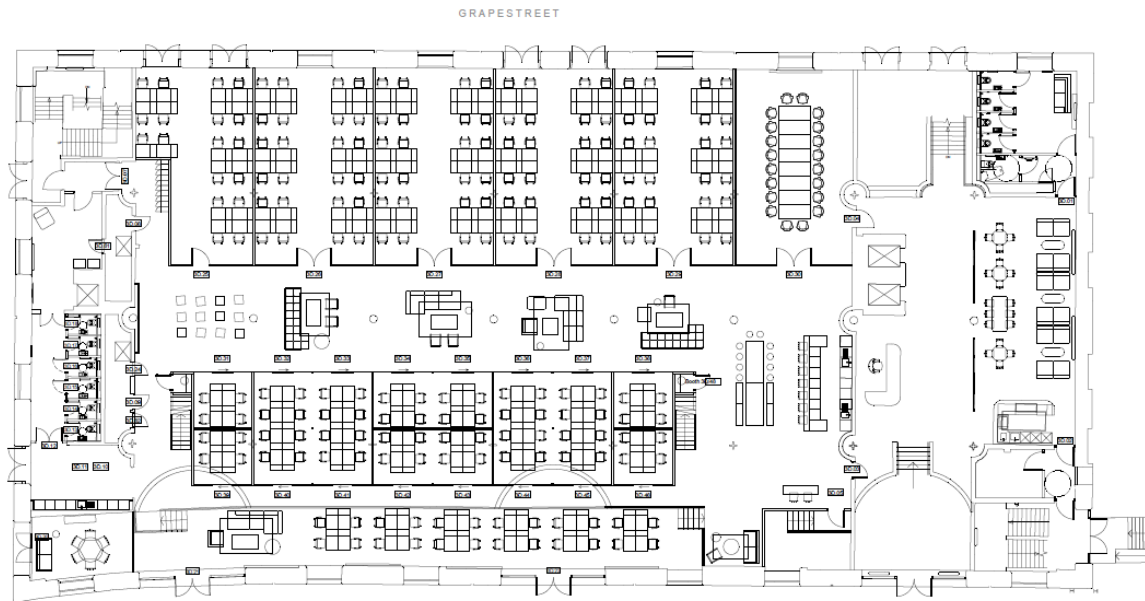


Figure 13a: Bonded Warehouse, Proposed Floorplan for Level 3 (2019: general arrangement. Source: OBI)

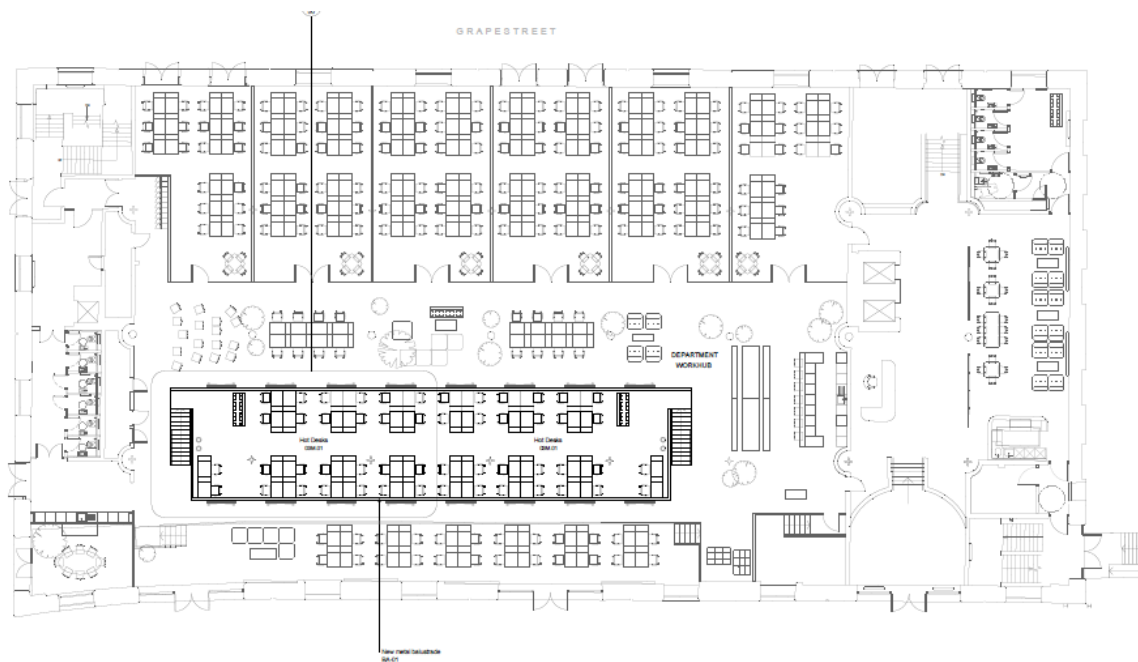


Figure 13b: Bonded Warehouse, Proposed Floorplan for Level 3 (2019: Mezzanine general arrangement. Source: OBI)

7.3 Measuring Heritage Impact

- i) It is necessary to determine the magnitude of heritage impact potentially afforded by the Proposals, based on an understanding of how, and to what extent, the development would impact the significance of the identified heritage assets. The magnitude of impact is a product of the extent of change which is likely to result from the proposed development on the physical fabric, character and setting of the listed building.
- ii) Where the proposed changes are considered to enhance the fabric or appreciation of the Grade II listed building, the impact on its significance will be deemed to be beneficial. Conversely, where the proposed development is considered to compromise its positive heritage values (as outlined above) the impact on the significance will be deemed adverse.
- iii) The effects are typically rated as: **High, Medium, Low, Negligible or Neutral**, and can be direct or indirect, adverse or beneficial.
- iv) This assessment of direct and indirect Heritage Impact is intended to inform the consideration of the proposals for the Bonded Warehouse, as described in the Planning submission drawings (OBI). The aim is to demonstrate the cumulative heritage impact of the proposed redevelopment in accordance with the requirements of the NPPF.
- v) The impact assessment is intended to identify the cumulative impact of the Proposed Development on the significant components of the listed building. The key purpose is to consider whether the revised development proposals would deliver a sustainable development which avoids any unmitigated 'harm' to the identified designated heritage asset.
- vi) The evaluation of heritage impact is measured against the relative significance of the components of the Grade II listed building, as described in the Significance Appraisal (above).
- vii) Therefore, measuring the heritage impact of the proposed development is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance.
- viii) It is the assessment of the cumulative impact of the development that indicates the overall heritage impact. The direct and indirect heritage impacts are outlined below. The definitions are derived from the ICOMOS (2011) guidance on 'Heritage Impact Assessments' and uses its recommended nine-point scale, with 'neutral' at its centre.

Table 2. Criteria for defining the effect and degree of direct and indirect heritage impact resulting from the proposed redevelopment of Dickinson House		
Magnitude	Direct heritage impacts. <i>(physical alteration change of use or experience of the principal building).</i>	Indirect heritage Impacts <i>(change to the site's setting or visual impact on the wider historic environment).</i>
Major adverse Impact. <i>Substantial harm of this nature, which fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component, or fundamental compromise of the setting of the designated heritage asset.	Substantially harmful change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage values of the identified heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Moderate Adverse Impact. <i>Such less-than-substantial harm will need to be demonstrably mitigated, and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of the designated heritage asset or its setting.	Less than substantial harm to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate those values.
Minor Adverse Impact. <i>The negative impact will need to be balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage values of the assets in the view, or the view as a whole, or the ability to appreciate those values.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change. Rather that the resultant effect would not diminish the value of the heritage assets' significant physical fabric, their settings or</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or

<i>significance to any appreciable degree.</i>		the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.</i>	Development which comprises a neutral physical impact resulting in no apparent change, or achieved by removing a component of no heritage value which detracts from the special interest of the building fabric.	Negligible perceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. A neutral impact occurs when the development does not affect the values of the heritage assets in the view, the townscape as a whole, or the ability to appreciate its significance.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic values of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.	Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
Moderate Beneficial Impact. The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage values.	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.	Evident improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage values. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage values of the heritage assets in the view, or the view as a whole, or the ability to appreciate its significance.
Major beneficial Impact.	Development resulting in restoration or alterations to a designated heritage	Substantial improvement of the fabric and character of a

The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage values.	asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.	designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage values. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage values of the heritage assets in the view, the view as a whole, or the ability to appreciate its significance.
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- i) This impact assessment, alongside the design development of the proposed scheme, has been an iterative process in order to avoid harm to heritage significance of individual assets and within views.
- ii) Mitigation in respect of any damaging impact upon the setting, and / or the context of the identified heritage assets is formulated upon the overall benefits of the Proposed Development.

7.4 Heritage Impact Assessment (HIA)

- i) The key purpose of the impact assessment is to assess whether the proposals demonstrably balance the degree of change, and whether the proposed new uses are sustainable and lead to the long-term maintenance of the building. The basic objective is to provide the evidence to facilitate clear, transparent and practical planning decisions.
- ii) The over-arching aim is to demonstrate that the development positively contributes to the long-term protection and enhancement of the heritage assets, in accordance with the requirements of both national and local planning policy.
- iii) Impacts of the proposals are considered below in Table 3: (please refer to accompanying drawings detailing the proposals):

Table 3: Heritage Impact Assessment (Redevelopment of Level 3)

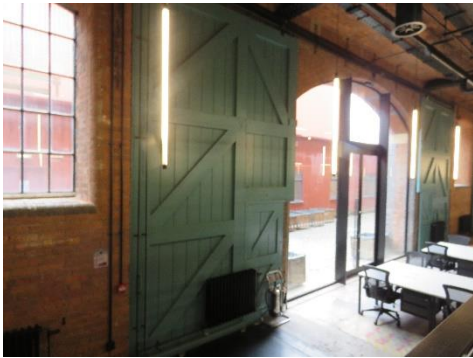
Element Description	Image	Proposals	Impact / Mitigation
Original entrance doors to Level 3 – largely original construction with modern locks, indent sections	 	Existing timber doors fixed internally in the open position, made good and painted. New glazed door with glazed side panels externally.	This will result in both physical and visual change which in turn, will have a minor adverse effect on the character of the external elevation (south). The original doors will, however, be retained and fixed internally, allowing for the special interest of the original doors to be only appreciated from within. New fittings should be fixed into mortar joints to minimise damage to the historic fabric which will enable reversibility without permanent damage / scarring. Indirect impact: Minor adverse Direct Impact: Minor adverse

Table 3: Heritage Impact Assessment (Redevelopment of Level 3)

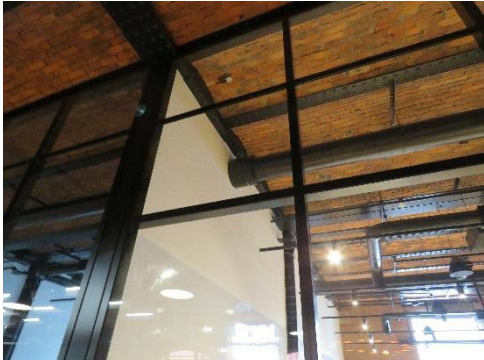
Element Description	Image	Proposals	Impact / Mitigation
Stepped / recessed area to the south		Retain existing stepped area as a feature and integrate into the design. Install lightweight stairs and balustrades to separate from raised area.	The installation of the balustrades and stairs will result in some visual change but will not impact on the overall character of the space. The installation of the lightweight barrier is required to enable the space to be safely used as an open place office. Thereby facilitating the design of the proposed scheme. Indirect impact: Neutral Direct Impact: Neutral
Level 3 interior comprising original walls, columns, flooring and ceiling throughout	 	Subdivision of north side to create part glazed work suites.	The partitions forming the work suites to the north side are part glazed. The partitions dividing the offices, however, have a minor adverse impact as they subdivide the original open plan form, subsequently eroding the spatial character of Level 3 to a minor degree. The cast iron columns have been overpainted and remain a key feature to each office unit. Indirect impact: Minor adverse Direct Impact: Negligible Adverse

Table 3: Heritage Impact Assessment (Redevelopment of Level 3)

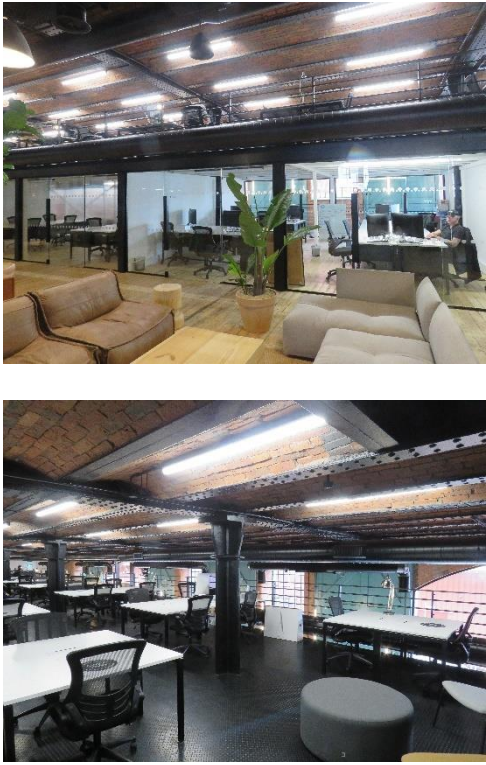
Element Description	Image	Proposals	Impact / Mitigation
Original walls, columns, flooring and ceiling throughout		Installation freestanding mezzanine “pod” open with balustrades at upper level	The open spatial quality of Level 3 is an integral part of the significance of the Grade II building and ultimately allows for the space to be appreciated and understood as a bonded warehouse. Whilst the mezzanine pods will intrude upon this spatial quality to some degree, high significance elements such as the brick arch ceiling and columns remain largely appreciable at mezzanine level. The visual impact is therefore considered to be minor / negligible adverse. Indirect impact: Minor / negligible adverse Direct Impact: Negligible Adverse

Table 3: Heritage Impact Assessment (Redevelopment of Level 3)

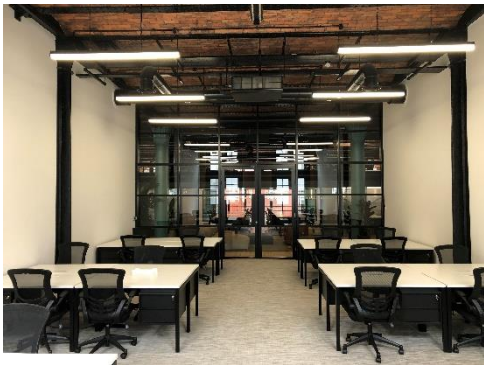
Element Description	Image	Proposals	Impact / Mitigation
Original timber floor to Level 3		Retention and re-use of timber floor	The original floorboards are of intrinsically high significance and make a positive contribution to the historic readability and character of the space. The floorboards are to be reinstated and will be fully visible as part of the refurbishment works. There are, however, instances where floorboards have been removed and replaced. Resulting in an adverse visual and physical heritage impact. Indirect impact: Negligible adverse Direct Impact: Minor adverse
Original timber floor (north side)		Woven floor coverings to work suites floors	Woven floor coverings are overlaid above the original floorboards. Whilst this results in visual change, the works are reversible and necessary to facilitate the design of the proposed scheme. Indirect impact: Negligible adverse Direct Impact: Neutral

Table 3: Heritage Impact Assessment (Redevelopment of Level 3)

Element Description	Image	Proposals	Impact / Mitigation
Turn tables at Level 3		Turn tables are to be infilled with a platform to carry the floor through the same level as the existing floor	Whilst this would result in demonstratable physical change, the proposals ensure the radius feature of the redundant turn table is retained and highly visible. The proposals aim to make a feature of the turn table, thus maintaining the historic character. It will be clear that the adverse physical impact is mitigated in part by the turntable design forming part of the proposals. Indirect impact: Neutral Direct Impact: Negligible adverse
Original brick jack arch ceiling to Level 3		Installation of lighting, M&E	The light fittings / M&E are light touch and allow for the jack arch detail to be fully appreciated. The mesh panelling again allows for the vaulted ceiling to remain visible. Indirect impact: Negligible adverse Direct Impact: Negligible adverse

Table 3: Heritage Impact Assessment (Redevelopment of Level 3)

Element Description	Image	Proposals	Impact / Mitigation
Original cast iron columns and timber doors		Restored and repainted	Original features cleaned and repainted, remaining a key feature within the space. Indirect impact: Minor beneficial Direct Impact: Minor beneficial
Western ancillary area at Level 3		Installation of WCs to western ancillary areas behind modern partition	Whilst the installation of the WC area will result in some negligible adverse impact to original fabric, the existing character of this part of the warehouse space has already been largely altered. Consequently, this is a suitable space to adapt for WCs. Any adverse direct (physical) impact will be mitigated by the benefit of bringing the listed building back into active use. Indirect impact: Neutral Direct Impact: Negligible adverse

Table 3: Heritage Impact Assessment (Redevelopment of Level 3)

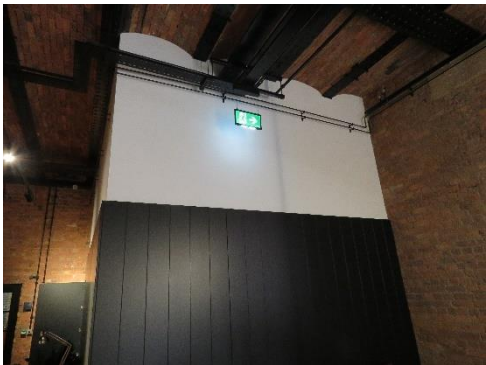
Element Description	Image	Proposals	Impact / Mitigation
Level 3		Kitchenettes and furnishings	Kitchenettes to the west is shown be fixed to lightweight plasterboard partition (non-original fabric). Kitchenette to the east is demonstrably lightweight and suitably located. All fittings are removable. M&E plans indicate the services have largely replaced existing service units / openings, resulting in a negligible adverse physical impact. Indirect impact: Neutral Direct Impact: Negligible adverse
Level 3, south east corner		Lightweight plasterboard partitions to create enclosed plant room.	The plant room is necessary to enable the space to be adapted for office use. The localised section does not detract from the ability to appreciate the open character of the warehouse space as a whole. Indirect impact: Negligible adverse Direct Impact: Negligible adverse

Table 3: Heritage Impact Assessment (Redevelopment of Level 3)

Element Description	Image	Proposals	Impact / Mitigation
Existing brick opening to Level 3 from reception area		Widening existing opening to reception area; insertion of modern glazed fire door	The existing opening to the reception from Level 3 is to be widened. Whilst this would result in the removal of original fabric; it is not however, considered to have a detrimental impact upon the character of the building as a whole. The removal is required to be in accordance with fire safety standards. Note, principal reception area and WCs to east side installed prior to the date of listing - 31st July 2018 Indirect impact: Neutral Direct Impact: Minor adverse

7.5 Impact Assessment Summary

- i) With regards to indirect (visual) impact, the HIA has demonstrated that the current proposals for Level 3 would result in **one instance of minor beneficial impact, five instances of neutral impact; four instances of negligible adverse; one instance of minor / negligible adverse and two instances of minor adverse impact.**
- ii) With regards to direct (physical) impact, the HIA has demonstrated the current proposals result in **one instance of minor beneficial impact, two instances of neutral impact, seven instances of negligible adverse impact and three instances of minor adverse.**
- iii) The instances of minor adverse physical (direct) impact relate to the widening of the internal brick opening to the reception and to the repositioning of external timber doors (to be fixed internally) with new glazing. The minor adverse impact also extends to the loss of original floorboards in select areas of the floorplate.

- iv) It will be clear that widening the brick opening to the reception area is a necessary alteration, which allows for the principal escape access. The width required in line with safety standards is appropriate mitigation for the removal of original bricks. As stated above, this minor alteration would not impede on the character of the space. It is therefore considered that the minor physical impact would be outweighed by the benefits of securing a viable new use.
- v) The repositioning of the external timber doors to the south elevation is considered to have a minor adverse impact (both physical and visual). The proposed alteration will result in a minor adverse impact to the external character of the designated heritage asset. This will, however, be mitigated by the doors being fixed internally, allowing for the original doors to be appreciated within the space, enhancing the interior design to a minor beneficial degree.
- vi) The impact upon the Conservation Area is considered to **neutral** as the recessed brick arches which illustrate the original positioning of the entrances are to be retained.
- vii) It is considered the proposed partitions and mezzanine pods will have an adverse visual impact upon the character of Level 3, which has historically, remained open. The proposals do, however, allow for clear views of the jack arch ceiling and wrought iron beams, subsequently the visual impact is minor / negligible adverse. It will be clear that whilst the alterations will be largely reversible (hence the negligible adverse direct impact). It is therefore considered that in this instance, the adverse impact would be outweighed by the benefits of securing a viable new use for the space.
- viii) The other instances of negligible adverse impact relate to the M&E fittings to the brick, jack arch ceiling. It will be clear that M&E fittings will result in a negligible adverse impact (both visual and physical). The original design will however, remain fully appreciable and form a key characteristic of the space. The level of impact is balanced by the requirement for M&E fittings in the space, which are required to facilitate the space to be redeveloped for office use.
- ix) Therefore despite some alteration to the fabric and character of the space to Level 3, the overall impact of the proposals is considered to result in no instances of significant fabric loss or compromise, and would be appropriately balanced by the important heritage benefit of securing a sustainable use for the Grade II listed building. Therefore, the proposals would continue to meet the requirements of the NPPF, paragraphs 193 and 194 and Manchester City Council's Core strategy Policies CC9 and EN3.

8 NPPF PLANNING POLICY DISCUSSION

8.1 National Planning Policy Framework (NPPF)

- i) It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “*sustainable development*” (**NPPF, paragraph 8**). The fundamental planning objective is, therefore, to ensure that the development of the heritage asset contributes to the stimulation of a thriving historic environment. This requires a clear and proportionate evaluation of the significance of the affected heritage assets, as has been provided above.
- ii) The primary statutory requirement, as set out in the NPPF, is to preserve the significant fabric and character of the Bonded Warehouse, whilst facilitating its future use, and has been given great weight in developing the current proposals, with the physical and visual impacts appropriately mitigated. Therefore, as required by the **NPPF paragraph 194**, the public benefits of the development demonstrably outweigh any associated negative change to the overall significance of the building.

8.2 Local Planning Policy – Saved UDP

- i) In accordance with MCC’s Core Strategy Policy CC9 the new interventions within the building are considered to be both necessary to underpin the long-term use of Level 3 and desirable as they are of high-quality function and design.
- ii) In accordance with the NPPF and MCC’s Core Strategy Policy EN3 the proposals would demonstrably facilitate a sustainable long-term use for the Listed Building.

9 SUMMARY AND CONCLUSION

- The Bonded Warehouse is a Grade II listed building, designated as such on 31st July 2018.
- The Grade II listed building is located within the Castlefield Conservation Area.
- Level 3 is a highly significant space, with a number of features shown to survive largely intact and unaltered.
- Externally, the original windows, doors and fixtures are still present. The roof structure and internal structural arrangements, for instance cast iron columns, wrought iron beams and brick jack arches, can all be understood and related directly to contemporary sources and descriptions of the building.
- The Heritage Statement has provided proportionate information on the origins and development of the listed building and has arrived at a rigorous Significance Assessment in accordance with national (Historic England) and international (ICOMOS) guidelines.
- The significance assessment has concluded that the Listed Building is considered to yield **low / medium archaeological interest, high historic interest and considerable-high aesthetic and architectural interest.**
- All of the original features within Level 3 considered to be of **high significance**, notably include: exposed brickwork walling, original windows, doors, and floor hatches, timber and wrought iron roof structure, internal cast iron beams and wrought iron columns, brick jack arch ceilings, timber floors and turntable detail. The open spatial quality of the space makes a positive contribution to the significance of the space.
- Section 4 of this report has demonstrated that strip out works carried out in 2017 removed only set design fittings (of no heritage significance) left over from when the building was occupied by Granada. As these were done prior to the building being listed on 31st July 2018, Listed Building Consent was not required.
- The current proposals comprise changes of use to Levels 3 to convert it into an office space. In particular, this includes the provision of new work suites and open mezzanine office provision.
- The Heritage Statement has provided a detailed heritage impact assessment (both physical and visual) of the proposals, again referencing national (Historic England) and international (ICOMOS) criteria.
- The Heritage Impact Assessment has demonstrated that the proposals will result in varying instances of adverse impact ranging from minor to neutral. Whilst there are demonstrable

instances of minor and negligible adverse impact, they allow for a long-term viable use for Level 3 of the listed building.

- It will be clear that a number of these works are largely reversible and thus the overall impact of the proposals to Level 3 are considered to be **minor / negligible adverse**.
- The proposals cannot be considered to result in anything more than limited instances of “*less than substantial harm*,” due to the fact that the special architectural interest of the Grade II listed buildings will not be fundamentally compromised.
- It is therefore considered that the proposals comply with para.193 & 196 (NPPF, 2019).

APPENDIX A: STATUTORY LIST DESCRIPTION**Former Grape Street railway bonded warehouse****Overview**

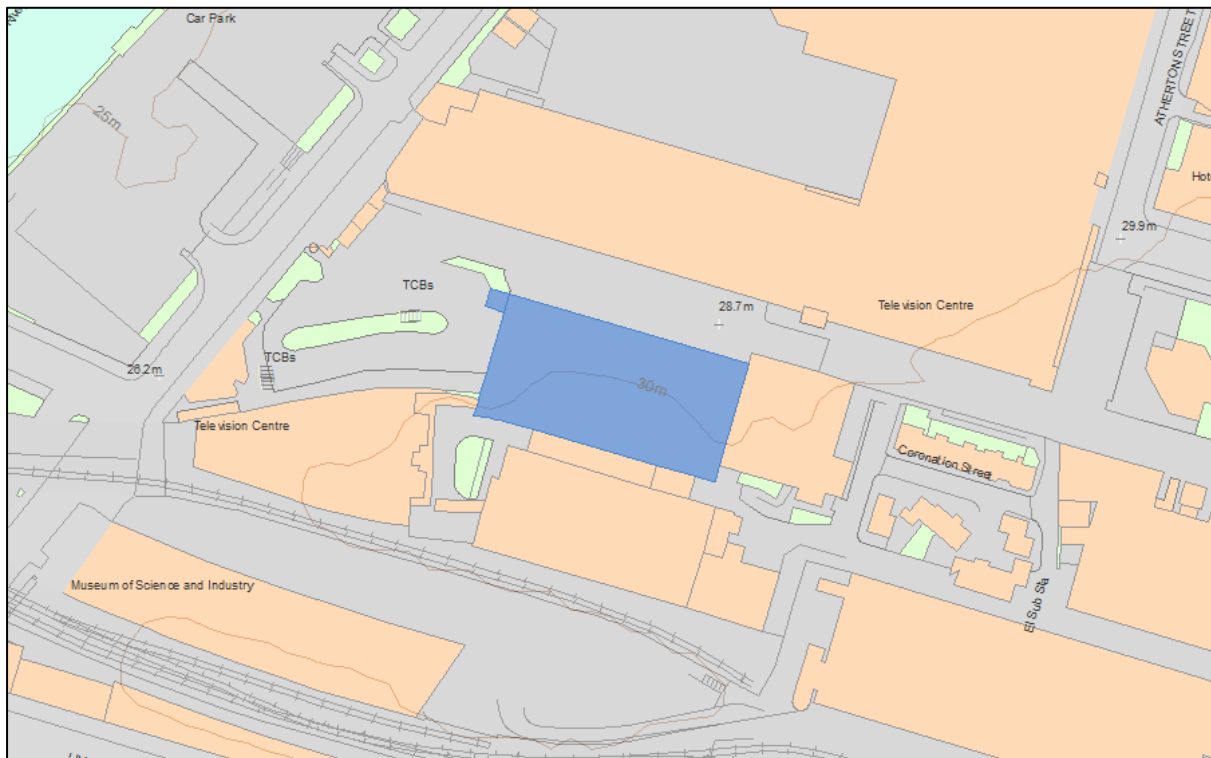
Heritage Category: Listed Building

Grade: II

List Entry Number: 1457402

Date first listed: 31-Jul-2018

Location Description: Quay Street, Manchester, M3 3JE.

Map

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1457402 .pdf

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 14-Mar-2019 at 15:13:51.

Location

Location Description: Quay Street, Manchester, M3 3JE.

The building or site itself may lie within the boundary of more than one authority.

District: Manchester (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SJ8307297946

Summary

Former railway bonded warehouse, built 1867 to 1868 for the London and North Western Railway; it underwent internal modifications in the C20 and early C21.

Reasons for Designation

The former Grape Street bonded warehouse, Quay Street, Manchester, constructed between 1867 and 1868, is listed at Grade II for the following principal reasons:

Architectural interest: * it has a sophisticated multi-level design, and an impressive, well-detailed external appearance that includes good polychromatic brick work and ashlar decoration; * it is relatively little altered externally, and retains distinctive features relating to its original use including substantial ground-floor goods doors, and a regular arrangement of windows and taking-in doors; * despite the late-C20 and early-C21 internal subdivisions and modifications, it is understood that the principal original internal structure survives well, including cast-iron columns, jack-arch and timber floors, and a queen-post roof with the remains of hoists.

Historic interest: * it forms part of the legacy of C19 large-scale railway warehouses in Manchester, and is a good illustration of the transport heritage of one of the country's most important industrial cities.

Group value: * it is part of an important group of listed railway structures including Liverpool Road Station (Grade I), the world's first large-scale railway warehouse (Grade I), two further warehouses and stores to the south-east (both Grade II) and various listed railway bridges and viaducts.

History

The former Grape Street bonded warehouse was constructed between 1867 and 1868 between Liverpool Road Station and Grape Street (originally known as Charles Street), as part of a complex of goods warehousing associated with the former Liverpool Road Station (listed Grade I). The station was built in 1830 (the oldest surviving terminal railway passenger station in the world) along with a warehouse opposite (the world's first large urban railway warehouse; listed Grade I). In 1844, following the opening of Manchester's Victoria Station, Liverpool Road Station became a goods depot under the ownership of London and North Western Railway. By 1851 two cotton stores had been built to the north-east of the station and in around 1855 a goods shed was built on the corner of Liverpool Road and Lower Byrom Street (listed Grade II). In 1866 a fire destroyed the cotton stores, which were replaced by the former Grape Street bonded railway goods warehouse. A further warehouse was built on Lower Byrom Street in 1888 (listed Grade II).

The former Grape Street bonded warehouse was a secure building where goods were stored in advance of any duty payments being made. The building is marked on historical late-C19 and C20 Ordnance Survey Maps as both a goods shed and warehouse and it is unclear whether it was used as a general goods store before it officially became a bonded warehouse. Originally goods were brought in by rail tracks, carried on a brick-vaulted viaduct which ran in front of the warehouse's south elevation; some of the viaduct arches in front of the warehouse were used as bonded stores. There were three turntables in front of the large doors on the south elevation that directed the tracks into the building. Three further turntables were located within the warehouse, linked to an internal railway track network. This included a track which ran through openings in

the east and west elevations and along the south end. The ground floor on the north side of the building was at a lower street level. In the late C19 a timber yard was established on the east side of the warehouse, and between 1890 and 1908 was replaced by two parallel rectangular buildings containing stables, stalls and a harnessing room. The warehouse remained in operation as part of the wider railway goods complex until 1975, after which the building was sold.

In the mid-C20 Granada Television Centre was established on the north side of Grape Street and by the 1980s it had expanded south to incorporate part of the former goods depot. The bonded warehouse was retained and converted to form part of the television studios which included the insertion of lifts, staircases, WC facilities and associated plant. The adjoining stables were also retained and converted into an experimental theatre with a performance space and a bar. New buildings were added to the site including those constructed above adjacent viaduct. The exterior television set for the soap opera Coronation Street was also built to the east side of the stables in 1982. In 1989 the basement and ground-floor levels of the bonded warehouse were further remodelled internally when the building was converted for use as part of the Granada Tours Scheme (the tours ended in 1999). Part of the single-storey stable range was converted to create a copy of the Coronation Street's Rover's Return, including a replica facade, to provide tour customers with a place to drink. Granada left the site in 2007. Since then parts of the warehouse have been reused on a temporary basis. The building is currently (2018) subject to internal and external refurbishment.

Details

Former railway bonded warehouse, built 1867 to 1868 for the London and North Western Railway; it underwent internal modifications in the C20 and early C21.

MATERIALS: red-brick construction with blue-engineering-brick detailing including banding and quoins, with Welsh-slate roof coverings.

PLAN: the warehouse has a rectangular footprint and is orientated east-west. There are six floors including a lower and upper ground floor.

EXTERIOR: five-and-a-half storeys, with four storeys to the south side where the ground level is higher, beneath hipped roofs of slate. All windows have segmental heads, brick voussoirs, blue-brick keystones and reveals, ashlar springers and cills, and are fitted with metal multi-pane casements. Taking-in doors are timber with glazed uppers. Ground floor entrances are fitted with double battened timber doors.

The 12-bay north elevation has six loading bays arranged in three pairs, with taking-in doors to the first to fourth floors, and the remains of brackets for the hoists above. The ground floors of the loading bays have small window openings. The other bays have tall, wide, arched entrances to the ground floor, and arched windows to the upper floors. The six-bay west elevation has two loading bays with taking-in doors and three lower ground-floor doors. The ground level at the southern end of this elevation is higher and there is another door at first-floor level (formerly access for an internal railway line). The 12-bay south elevation has three large first-floor doors where the railway tracks would have originally entered the warehouse. The remainder of this elevation has a similar arrangement to the north elevation, but has three single loading bays. The east elevation is largely blind, with a regular arrangement of arched recesses and there is a first-floor door to the higher south end (similar to that on the west elevation). Part of the east elevation's lower floors is obscured by the attached former stable block. The building has a dentilled parapet. At the top of the west elevation is a painted sign reading BONDED WAREHOUSE. Behind the parapet is the twin-hipped roof housing some C20 plant.

INTERIOR: it was not possible to gain access to the buildings, and the following description is based on other available information. All of the floors are supported by cast-iron cruciform and circular-hollow columns. The lower and upper ground-floor levels are also supported by substantial brick piers, some of which have blue-brick quoins and chamfer detailing to the corners. Along the southern edge of the lower ground-floor are sections of brick arches. The three lower floors are fire-proof constructions with wrought-iron girders and brick-jack arch ceilings. The upper three levels have timber floors. Most of the ceilings are covered in modern ceiling tiles. The lower four floors are subdivided by C20 and C21 plasterboard and concrete-block partitions to

form office and studio spaces, and there are several C20 and C21 inserted stairs and lift shafts, particularly on the north side of the building. The upper two floors remain as large open spaces. The top floor is open to the roof and is topped by a twin queen-post roof structure, within which there are the remains of the original hoist machinery.

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing



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