

**Heritage Statement**  
**Albion Works, 12, Pollard Street,**  
**Manchester, M4 7AJ**  
**Proposed Re-routed Gas Supply**  
**12 December 2025**



**Rev C 02/02/2026**

## **1 Property Details**

- 1.1 The Property Address: Albion Works, 12, Pollard Street, Manchester, M4 7AJ
- 1.2 Listed Building Statutory Address: **Cooperative Warehouse**, Pollard Street.
- 1.3 National Grid Reference: SJ 85449 98162
- 1.4 Listed Building Entry No: 1247018
- 1.5 The building is listed as Grade II
- 1.6 The official list entry describes the building as following. Warehouse. c.1890-1910. Red brick with some sandstone dressings (roof not visible). Long rectangular plan parallel to street. Three storeys and basement, 32 bays, including a 6-bay office range at the right-hand end. The latter has a still-band and moulded stone cornice to the ground floor windows carried round the west return wall, a large round-headed doorway with stone architrave in the 3rd of the 6 bays, plain pilasters to the upper floors, and large square-headed windows on all floors, those at ground floor containing coupled sashes with small-paned overlights and those above with 9-pane glazing. The 6-bay west return wall has canted oriels tiered through 1st and 2nd floors and carried on large stone corbels beside the ground-floor windows, but otherwise similar fenestration except the 2nd floor which has square 12-pane windows. The main range to the left of the offices has segmental-headed windows. Plain parapet with stone coping. No chimneys. Part of a group with Vulcan Works to the left, and the industrial and commercial buildings of Pollard Street. Included for group value.

## **2 Proposals**

- 2.1 Listed building consent is being applied for the replacement and re-routing of an existing gas supply pipe which supplies the building and its tenants with gas heating and hot water.

- 2.2 The existing gas pipework inside the building needs replacing due to movement in the foundations. To meet current safety standards, the new pipe must be vented along its full length. The proposed gas installation has been designed in accordance with recognised industry standards, including IGEM G/5 Edition 3, clause 9.4.4.1, which requires gas pipework installed within ducts, risers, or other enclosed spaces to be permanently ventilated to prevent the accumulation of gas in the event of a leak.
- 2.3 Compliance with this standard would necessitate the provision of multiple high- and low-level ventilation openings if the pipework were routed internally, resulting in repeated penetrations through historic fabric and an increased risk of harm to the building. In addition, this would exceed all reasonable costings thus leaving the contractor GTC no option but to cut off the supply entirely.
- 2.4 To avoid this level of intervention and harm, it is proposed to install a 3-inch diameter stainless steel gas pipe externally, face-fixed to the building elevation. This approach provides continuous natural ventilation, fully satisfying the intent and requirements of IGEM G/5, while eliminating the need for internal ducting or intrusive ventilation measures.
- 2.5 The external routing of the pipework represents the least intrusive solution, aligning with the conservation principles of minimum intervention and reversibility. The pipe will be fixed to the building with stainless steel Munsen clips with rubber inserts to allow for pipe expansion and contraction. At high level the pipe penetration will be stopped and sealed through the cladding using flexible 30 minute fire rated mastic or silicone. The whole installation can be readily removed in the future with minimal and localised impact, leaving the historic fabric largely unaltered and easily repairable. (See drawings Nos AWG 10, 11, 12 & 20).
- 2.6 The building already incorporates several externally mounted services on its elevations, and the proposed pipework will sit within this established context. As

such, it will not detract from the architectural or historic interest of the building and will preserve its industrial character.

2.7 In accordance with the National Planning Policy Framework (NPPF), the proposal has been developed to minimise harm to the significance of the heritage asset while enabling its continued viable use. The external pipework provides a practical and economical means of supplying gas for heating to the existing tenants, thereby supporting the building's ongoing occupation and long-term conservation.

2.8 The work will be carried out by GTC (a leading UK Independent Gas Transporter) which is required to maintain and manage such assets under the Pipeline Safety Act. <https://www.gtc-uk.co.uk/about-gtc/>

2.9 All tenants have been notified of the work.



Photograph 1 East Elevation (proposed pipe route marked in yellow)



Photograph 2 Typical Surface Fixed Services