

Design and Access Statement Warehouse

**Albion Works, 12, Pollard Street,
Manchester, M4 7AJ**

Proposed Re-routed Gas Supply

12th December 2025



Rev C – 02/02/26

1 Property Details

1.1 The Property Address: Albion Works, 12, Pollard, Street, Manchester, M4 7AJ

2 Design

2.1 Listed building consent is sought for the replacement and re-routing of existing gas supply pipework serving Albion Works. The existing internal installation requires replacement in order to meet current safety standards and to ensure the continued safe occupation of the building.

2.2 Compliance with these standards requires the replacement pipework to be continuously ventilated. Routing the pipework internally would necessitate multiple ventilation openings and repeated penetrations through the historic fabric, resulting in a greater level of intervention and an increased risk of harm to the significance of the listed building.

2.3 To avoid this level of impact, it is proposed to install the replacement gas pipe externally, face-fixed to the building elevation (see Photograph 1). This approach provides continuous natural ventilation while minimising disturbance to the historic fabric.

2.4 The proposed pipework will be stainless steel, selected for durability and corrosion resistance. This reduces the likelihood of future deterioration and supports the long-term conservation of the listed building fabric.

2.5 The building already incorporates a number of externally mounted services on its elevations. The proposed pipework will be read in this established context and will not detract from the building's industrial character, architectural interest or group value.

2.6 The proposed works are reversible and can be removed in the future with minimal and localised impact. In accordance with the principles set out in the National Planning Policy Framework, the proposal represents the least intrusive and most proportionate means of addressing safety requirements while preserving the significance of the heritage asset and supporting its continued viable use.

3 Access

3.1 The proposal enables the continued provision of gas heating and hot water to the building at a reasonable cost, supporting its ongoing occupation and optimum viable use.

3.2 The availability of reliable heating is of particular benefit to elderly and infirm occupants, contributing positively to comfort, wellbeing and accessibility within the existing residential accommodation.



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