

# Middle Warehouse, Castlefield, Manchester Heritage Statement & Design & Access Statement

April 2026



Prepared for: Peel

LEVRANT

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# 1. Introduction

## 1.1. Purpose

This Heritage Statement and Design and Access Statement has been written by Levrant, a practice of conservation architects, surveyors, planners, and heritage consultants which specialises in the historic environment.

Levrant were commissioned by Peel in January 2026 to prepare a Heritage Statement for a series of external repair works to the Grade II Listed Middle Warehouse, Castlefield, Manchester (Figures 1 & 2), which is now known as Castle Quay.

Reference should be made to the drawings by Anstey Horne.



**Figure 1:** The south elevation of Middle Warehouse /now known as Castle Quay.

(Source: Levrant 2026)

## 2. The Site

### 2.1. Location & Statutory Designations

Middle Warehouse (now known as Castle Quay) is located in Castlefield, Manchester, and is bounded to the north by the Bridgewater Canal basin and an area of public realm, to the east by Joseph Whitley Street, and to the south and west by Castle Quay. (Figure 2).

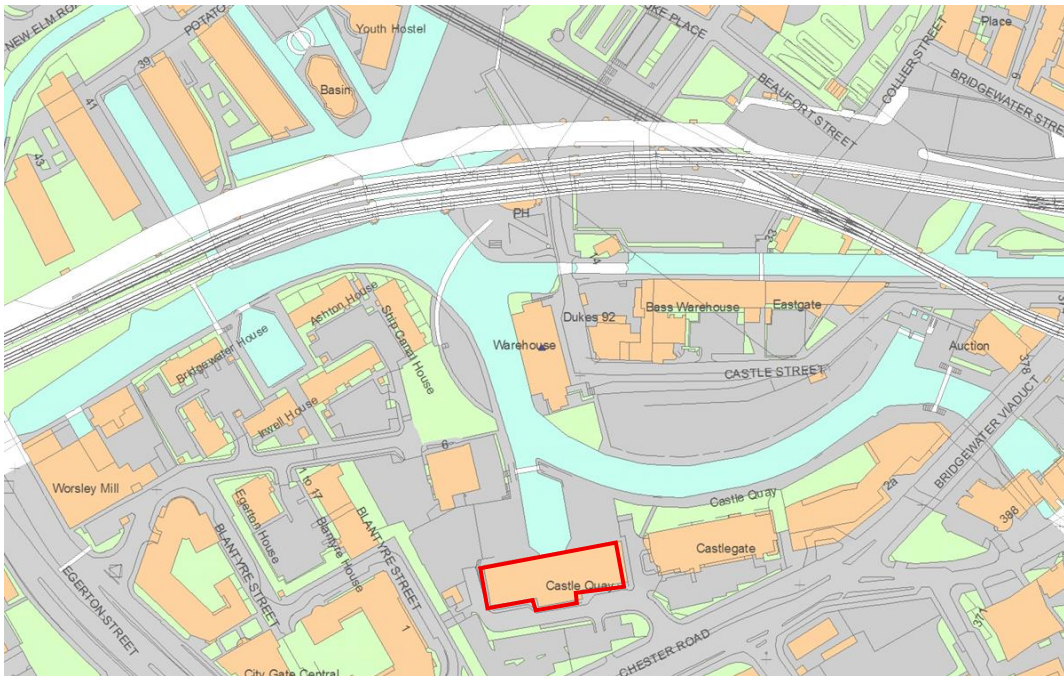


**Figure 2:** A current map showing the location of the Middle Warehouse, outlined red.

(Source: Historic England)

### 2.2. Listed Buildings

The grading of Listed buildings reflects their relative architectural and historic interest (i.e. significance). Grade I buildings are of “exceptional interest”, Grade II\* buildings are particularly important buildings of “more than special interest”, whilst Grade II buildings (such as Merchants Warehouse) are defined as being of “special interest”.

The listing of a building (irrespective of grading) does not prevent change however it does mean that LBC must be applied for in order to make any changes to that building which might alter or affect its special interest.

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 LBC.

Consequently, it is first necessary to understand the implications of the listing; this report provides a baseline assessment of the building to understand its special interest as a statutory listed building.

Middle Warehouse was Grade II Listed on the 5<sup>th</sup> June 1990. The full list description is as follows:

*Official list entry:*

*List Entry Number: 1208653*

*MANCHESTER, CHESTER ROAD (north side),*

*Middle Warehouse, at former Castle Field Goods Yard*

*05/06/90*

*GV*

*II*

*Former canal warehouse, unoccupied at time of survey. 1828-31; altered in C20. Red brick with some sandstone dressings (and some C20 concrete); roof concealed. Large rectangular plan except for central projection at rear. Five storeys, a 26-window range, symmetrical, with a 10-window centre (probably formerly pedimented) dominated by a giant segmental blank arch containing a pair of segmental arched shipping holes, with a low sandstone pier in the centre and responds at the sides, a blank medallion in the centre of the blank arch and keystones to all arches; windows here and in the outer ranges mostly small and round-headed with raised sills, but those in the outer ranges arranged in pairs between former 5-stage loading slots altered as windows (C20 full-height fire-escapes added near both ends). Plain stone band over top storey, and plain parapet (replaced over the centre by a concrete flat-roofed penthouse). Four-stage loading slot in right-hand return wall. Rear has windows similar to those at front, and added C20 concrete hoppers. Interior: remains of loading hoists visible in shipping holes.*

*History: similar to former Duke's grain warehouse on Bridgewater Canal at Liverpool, built 1811. Very prominent feature of site, enhanced by restoration of basin leading to shipping hole during course of survey.*

*Listing NGR: SJ8310797413*

## 2.3. Conservation Areas

Conservation areas are designated areas that are deemed to have special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.

Middle Warehouse is located within the Castlefield Conservation Area (designated on the 13 October 1979), which forms the largest conservation area in Manchester. On the 26<sup>th</sup> June 1985 the area was extended by the addition of land bounded by Ellesmere Street, Hulme Hall Road and the River Irwell (Figure 3).

The conservation area's boundary follows the River Irwell, New Quay Street, Quay Street, Lower Byrom Street, Culvercliff Walk, Camp Street, Deansgate, Bridgewater Viaduct, Chester Road, Arundel Street, Ellesmere Street, Egerton Street, Dawson Street and Regent Road.

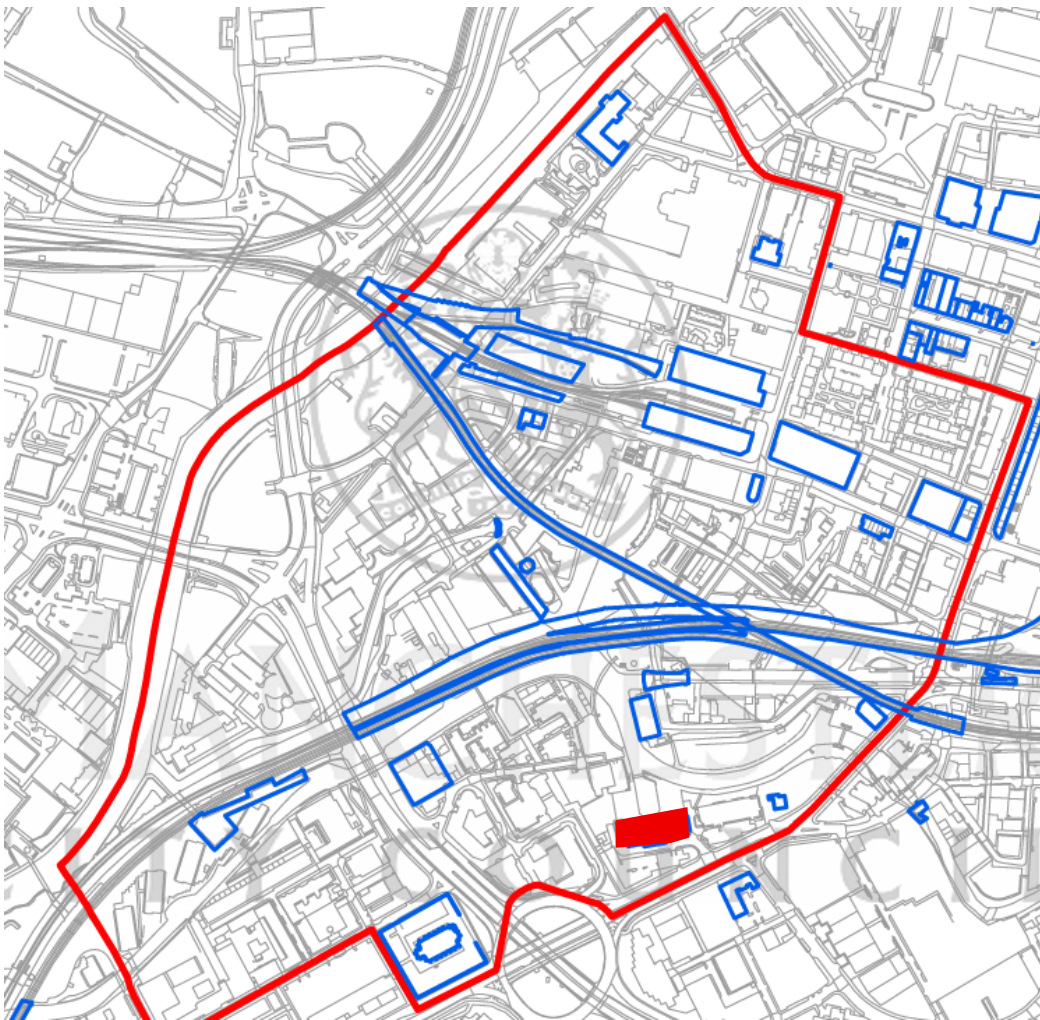


**Figure 3:** Map showing the boundary of the Castlefield Conservation Area in red, listed buildings in blue, and Middle Warehouse shaded red.

(Source: Manchester City Council)

## 3. Policy Content

### 3.1. Legislation and Planning Policy and Guidance

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

The **1990 Act** provides the foremost component of the legislative framework which governs the specific protection of buildings, structures, and areas of special architectural or historic interest over and above that which is provided by development management.

**Section 66 (1)** of the Act is applicable; it requires the Local Planning Authority ('LPA') to *"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"* when considering whether to grant LBC/ Planning permission.

As the building is within the Castlefield Conservation Area, **Section 72 (1)** of the Act is of relevance. It requires that *"special attention shall be paid to the desirability of preserving or enhancing the character or appearance"* of conservation areas. As such, the potential impact of the current repair proposals on the character and appearance of the conservation area will be a consideration of this Heritage Statement.

#### National Planning Policy Framework ('NPPF') (2025)

**Section 16** of the NPPF sets out the Government's planning policies on the conservation of the historic environment. 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 consequently shall not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment.

The NPPF stresses that 'great weight' should be given to the conservation of designated heritage assets (**Paragraph 212**), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of its setting. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.

The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential 'harm' from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm.

Degrees of harm are categorised within the NPPF as 'substantial' and 'less than substantial'. **Paragraph 214** states that *"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss"*.

**Paragraph 215** relates to 'less than substantial harm', stating that *“this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”*.

### Planning Practice Guidance (‘PPG’) (2019)

The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section *“conserving and enhancing the historic environment”* of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement. The document was published in 2014 and the Historic Environment chapter was last updated in July 2019.

### Local Planning Policy – Manchester City Council

#### **Manchester Core Strategy (2012)**

The 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”*. The following policies from Manchester’s Core Strategy (2012) are of importance to the heritage assets considered within this statement.

**Policy CC9 (Design and Heritage)** states that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The policy also establishes that new development must support the range of uses the Council expects in the city centre and contribute to a coherent and integrated physical environment.

**Policy EN3 (Heritage)** states that throughout the city, MCC will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to support MCC in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance.

The Council’s 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**). The policy thus evidently requires proposals to be sensitive to the inherent values of the designated heritage asset, with any impact justified by clear, documentary evidence.

### Unitary Development Plan for the City of Manchester, 1995

The Unitary Development Plan (the ‘UDP’) for Manchester was adopted by the Council in 1995. The Core Strategy, adopted in 2011 and referred to above, replaced significant elements of the UDP, though there are saved policies which are extant, and which are relevant to a consideration of the impact of development proposals on heritage assets.

Development Control Policies 18.1 and 19.1 are saved from the UPD and address conservation areas and listed buildings respectively. The policies stipulate that careful consideration is given to proposals which affect the respective heritage assets, providing a series of provisions to consider such as relationships between new and old buildings, and promote their preservation and enhancement.

### Places For Everyone (PfE) (2024)

**Places for Everyone (PfE)**'. PfE is the long-term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth. The plan sets out a strategic policy framework for the nine boroughs and helps these areas to meet their local housing and employment needs by identifying land and infrastructure to support growth.

Objective 4 of the PfE seeks to: - Enhance our cultural, heritage and educational assets; - Improve sustainable transport and active travel access to these locations; - Improve access for local people to jobs in these locations.

### Historic England Guidance

In 2015 Historic England ('HE') released three Good Practice Advice notes supporting the implementation of national policy and the related guidance provided within the PPG. *Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment* (2015) ('GPA2') and *Good Practice Advice Note 3 - The Setting of Heritage Assets* (amended December 2017) ('GPA3') were both utilised as part of this assessment in order to gain a full understanding of the relevant issues.

This Heritage Statement also accords with the guidance and approach established in Historic England *Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and *Conservation Principles, Policies and Guidance* (2008).

## 4. Historical Development

### 4.1. Brief Historical Development of Castlefield and the Site

The Roman army settled in the north-west of England in 79AD. For strategic reasons they selected the Castlefield area for their fort, which they named 'Mamucium', built on a site protected by the Rivers Irwell and Medlock just north of the Site.

The site of the Roman village connected to the fort was located close by in what is now the southern end of Deansgate and was formed to supply the needs of the soldiers. After the Romans left (circa 410AD) it declined and was abandoned, eventually becoming known as Aldport, meaning 'The Old Town', and as Manchester grew, Alport Town was incorporated into the burgeoning town to the north and east.



**Figure 4:** John Foulkes' map of the Castlefield canal basin in 1785 showing the future site of Middle Warehouse.

(Source: Salford Museum Archive).

During the 18<sup>th</sup> century the area was known as 'Castle Field' after the Roman's fort, and in 1761 it became the site of the world's first industrial canal, the Bridgewater Canal, built by James Brindley for by Francis Egerton, 3<sup>rd</sup> Duke of Bridgewater. Following its completion the area surrounding the canal at Castlefield quickly formed a shipping hub during this significant period of the Industrial Revolution.

The new canal brought coal and other goods from the countryside to Manchester, making it a prime location for warehousing, forming a major catalyst for the growth of the Castlefield district, and in 1802 the canal basin at Castlefield was added to by the cutting of the Rochdale Canal, which connected to the Bridgewater Canal at Lock 92, known as "The Dukes Lock".

Then first warehouse to be built in the canal basin was the now demolished Duke's Warehouse in 1761, followed by the Grocer's Warehouse the c1770s (demolished in 1960), which formed possibly the first warehouse in Britain where barges could unload directly inside the building via shipping holes. A number of other since demolished warehouses included Old Warehouse, New Warehouse and Staffordshire Warehouse. Only two early warehouses now survive in the Castlefield Basin, and these include Middle Warehouse (built c1828-1831) and Merchants Warehouse (built c1825).



**Figure 5:** 1825 Bridgewater Estate map of Castlefield canal basin (amended in the c1830s), illustrating the completion of Middle Warehouse.

(Source: Salford Museum Archive)

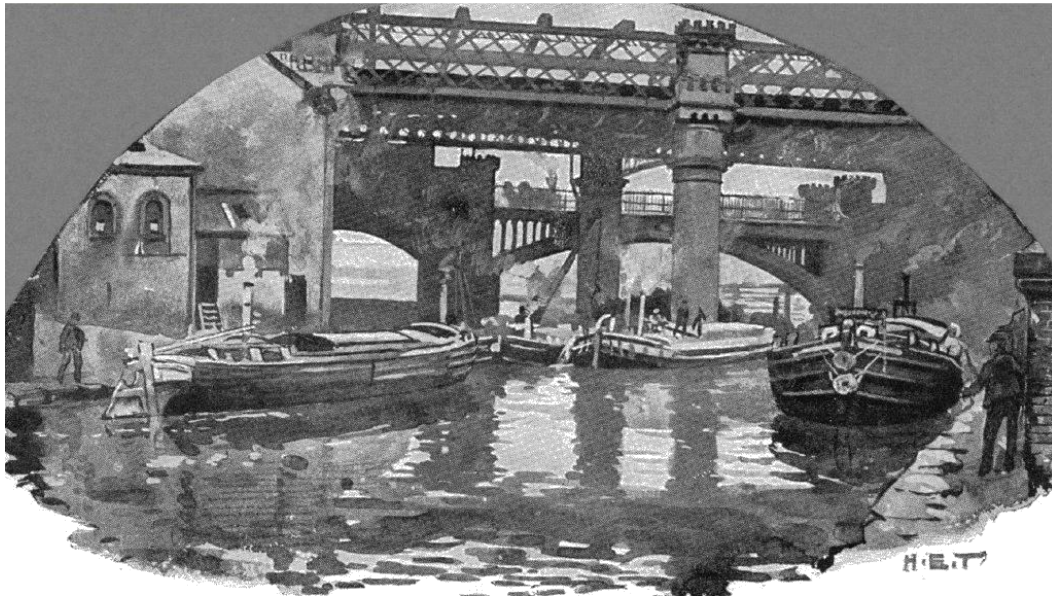


**Figure 6:** Castlefield Basin in 1900, showing the Bridgewater Canal, with the c1877 viaduct in the foreground, with the 1840s viaduct behind.

(Source: Manchester Local Image Archive).

Middle Warehouse was built c1828-1831 by the Manchester Ship Canal company on the south bank of the Middle Basin, and was designed with two “shipping holes”, which allowed canal boats to enter into the warehouse via the adjacent canal basin.

In the 1840s Castlefield witnessed a dramatic change, as the first of three overhead railway viaducts was constructed across the canal basin. Due to the existing network of canals in Castlefield, the construction of the Manchester South Junction and Altrincham Railway Viaduct in 1844 saw high-level brick and cast-iron viaducts crossing directly above the earlier canal basin.

In the late 1870s a second railway viaduct was constructed alongside the original viaduct, which saw both lines crossing one another over the site of the original Roman fort. This new Cheshire Lines Committee Railway Viaduct carried passengers to the Manchester Central Railway Station, just east of the Site.

## 4.2. History and Development of Middle Warehouse

The warehouse was originally known as “Duke’s Middle Warehouse” and forms a simple, brick-built, rectangular building in the English garden wall bond, that is of five-storeys to the Castle Quay elevation (south) and six-storeys to the basin elevation (north).



**Figure 7:** 1857  
“Hargreaves  
Warehouse” Hulme and  
Castlefield Leases Plan.

(Source: Manchester  
Central Archives).

As seen in other contemporary warehouses around the canal basin during the early 19<sup>th</sup> century, the building was designed with small, round-headed window openings containing multi-pane timber casements to its principal north and south elevations

Six vertical loading bays, or 'loopholes' were located elevations that were originally surmounted by a wooden, gabled hood or “cat head” that contained the hoist machinery allowing for cargo to be hoisted to and from the warehouse and canal/road.

The north elevation directly fronted the canal basin, which contained two “shipping holes” set within a large, brick and stone arch, which was a common feature in Castlefield warehouses during the 18<sup>th</sup> and 19<sup>th</sup> centuries, allowing two barges to be steered directly into the lowest floor level of the warehouse, where hoists to the centre of the floorplates could lift and lower cargo through each floor level of the warehouse above.

The east and west gable ends contained a single loophole to their centre, giving loading access to all floor levels. The 1919 photograph depicted in Figure 8 below shows that at this time a large clock face can be seen surmounting the loophole to the eastern gable wall, although it is unknown when this clock was incorporated in the façade. Also seen in the 1919 photograph is that the building originally contained a steep, pitched/slanted timber roof structure, which was lost during the fire.

The 1919 fire destroyed the entire warehouse, leaving only the four external walls. During the c1920s the building was rebuilt as a warehouse using modern building materials/methods, resulting in a reinforced concrete frame being constructed within the external brick shell and a flat concrete roof replacing the original pitched roof.

External reinforced concrete loading bay and staircase structures were constructed to all elevations, and the reconstruction and replacement of the perimeter parapet wall with new brick and a concrete ring beam, along with alterations to window openings/sills and new windows to all elevations.



**Figure 8:** 1A view looking south-west towards the north and east elevations of Middle Warehouse from the basin showing the fire that destroyed the majority of the building in 1919.

Note the building appears to have originally been divided into four bays internally, and had a clock to its northern gable (outlined)

(Source: Manchester Archives)



**Figure 9a:** A view looking into the northern boat holes in the days following the 1919 fire, showing the total destruction of the interior of the warehouse.

(Source: Manchester Archives)

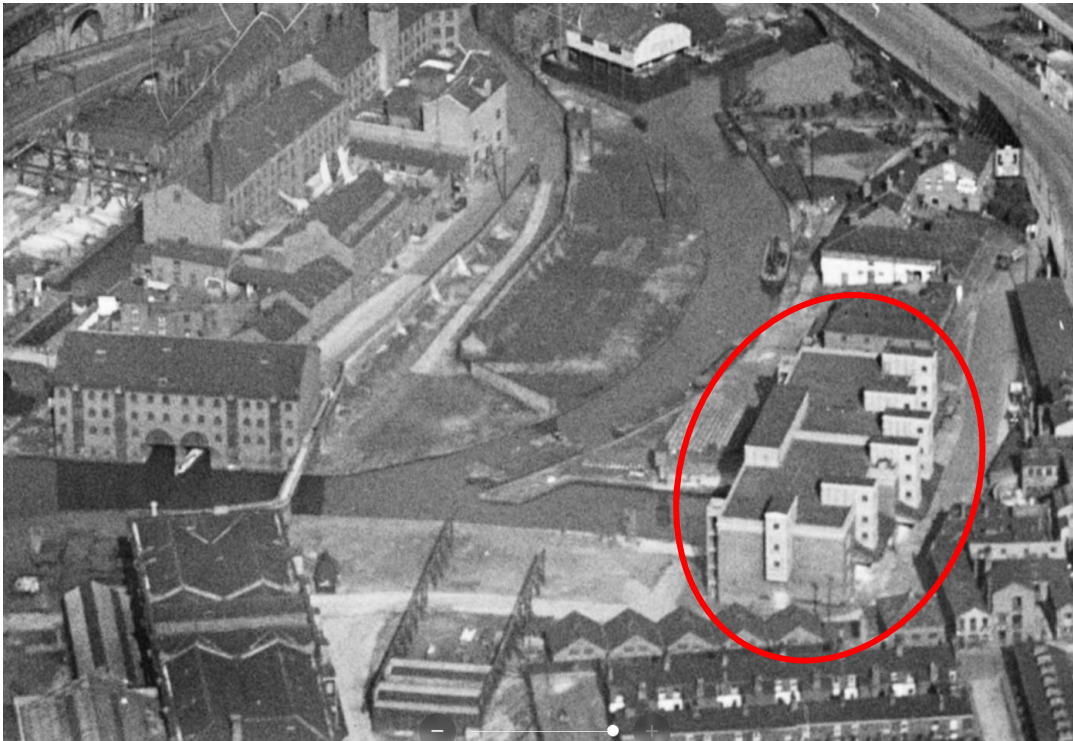


**Figure 9:** An aerial view looking east across the Castlefield Canal Basin in September 1934, showing the appearance of the warehouse following its c1920s reconstruction.

Note the replacement of original pitched roof with a concrete flat roof, the reconstruction of parapet walls and the introduction of a number of reinforced concrete external loading bay/staircase structures to all sides.

(Source: Britain From Above)

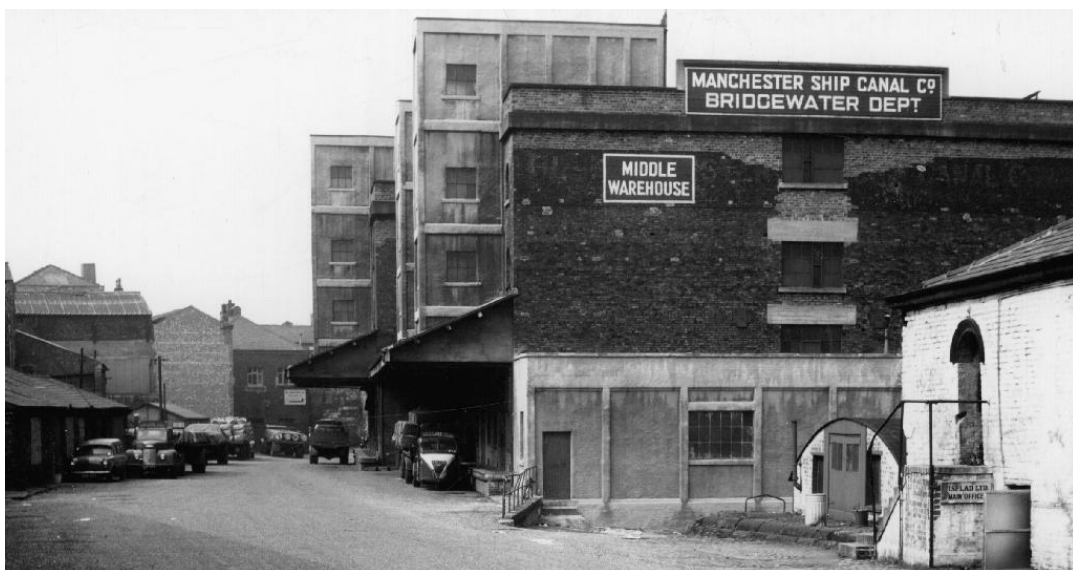


**Figure 10:** Looking west towards the eastern elevation of the warehouse in 1962, showing the c1920s reinforced concrete additions and reconstructed upper parts of the elevations.

(Source: Manchester Archives)

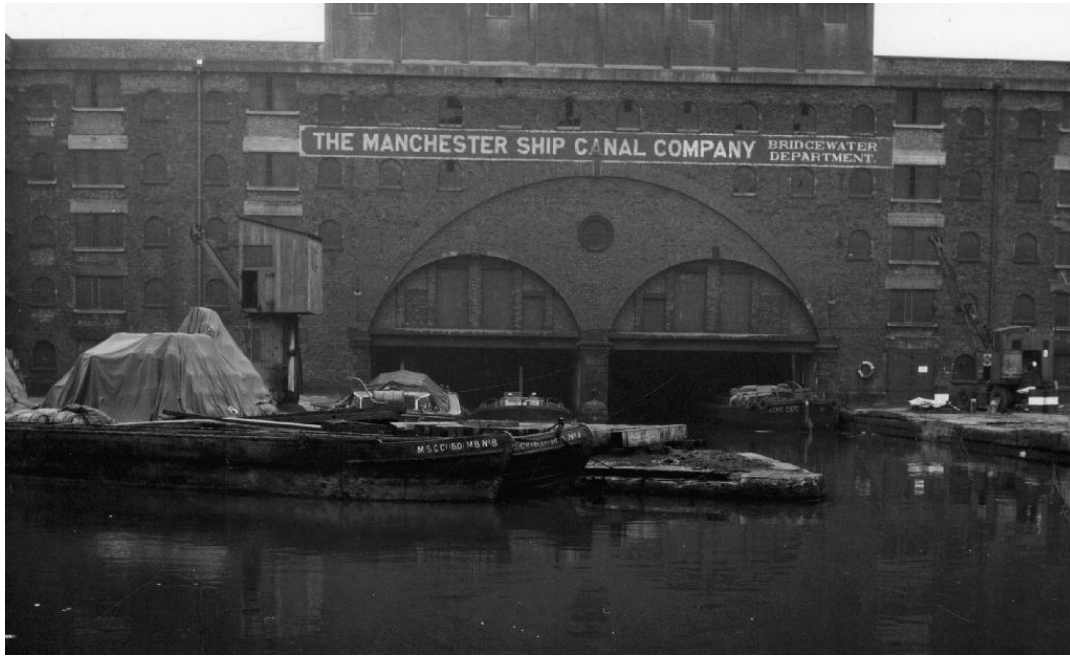


**Figure 11:** Looking south towards the north elevation from the canal basin in 1961, showing the alteration to the upper brickwork and loopholes. Note the large reinforced concrete room on top of the c1920s flat roof.

(Source: Manchester Archives)

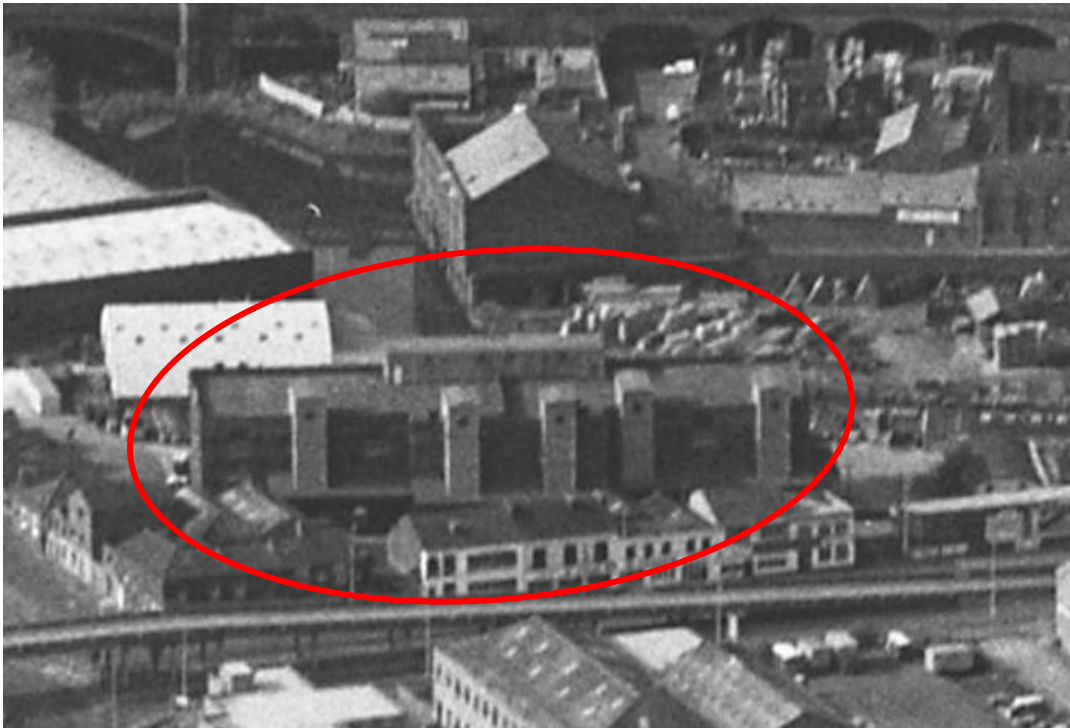


**Figure 12:** Aerial view looking north across Middle Warehouse in 1979, showing the c1920s extensions to the south elevation and roof level.

(Source: Britain From Above).

The warehouse continued to operate in a warehouse use until the 1980s. In the mid-1980s Middle Warehouse was converted to residential apartments as part of the first phase of the wider regeneration of the Castlefield Basin area.

Works to the building included:

- removal of all c1920s external reinforced concrete structures,
- reconstruction of round-headed openings and replacement of all windows/introduction of others,
- conversion of loopholes to balconies with reimagined “cat head” structure to the top of each,
- construction of a large, new pitched roof structure,
- rebuilding of 1920s parapet wall in cavity construction with concrete aping stones,
- introduction of new PVC rainwater goods, with guttering installed below the retained c1920s reinforced concrete ring beam at parapet level,
- glazing of the original shipping holes to the north elevation,
- the excavation of the original basin to the north.

Other works included the demolition of surrounding historic buildings within the warehouse yard to the south and landscaping.

An article in the Manchester Evening News, dated the 26<sup>th</sup> March 1991, explained that a show flat would be ready for viewing on the 29<sup>th</sup> March, and that discussions were taking place with prospective tenants for the lower two floors with a view to offering bar and restaurant facilities.



**Figure 13:** A view looking south of the conversion of Middle Warehouse nearing completion.

(Source: Manchester Evening News, 26<sup>th</sup> March 1991).

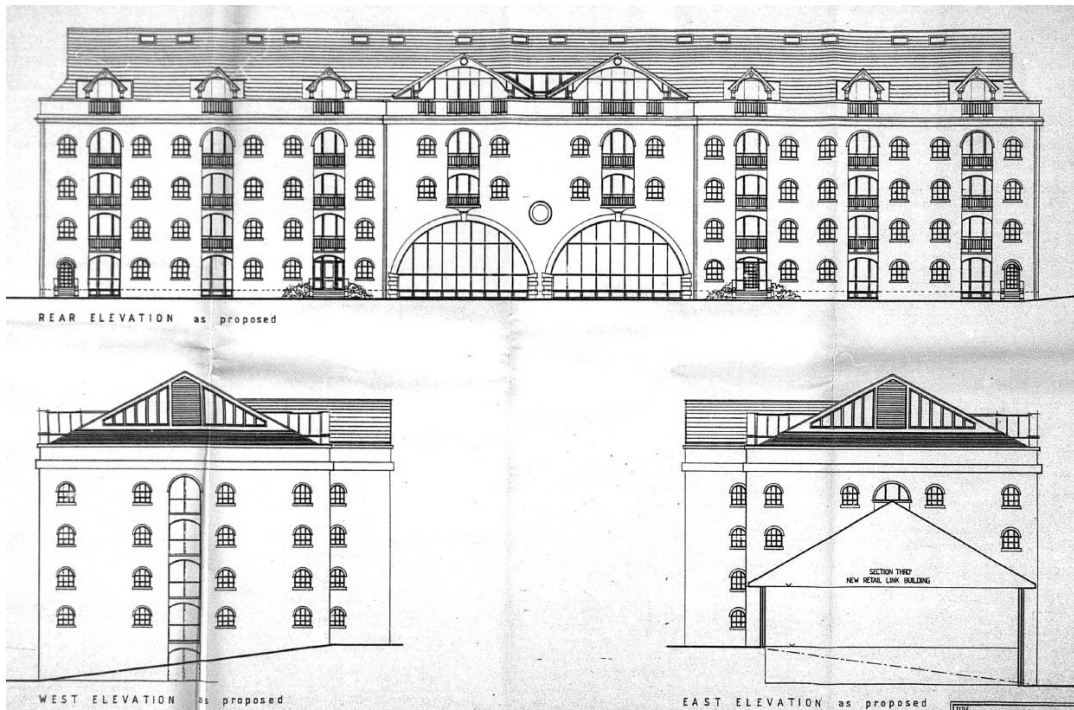


**Figure 14:** September 1989 proposed south, west and east elevations showing the changes made to the warehouse for its apartment conversion, including the addition of a new pitched roof structure, open gable balconies and former loophole balconies, and new windows/doors throughout.

(Source: Sept 1989 architectural plans for current residential conversion – Manchester Central Library Archives)

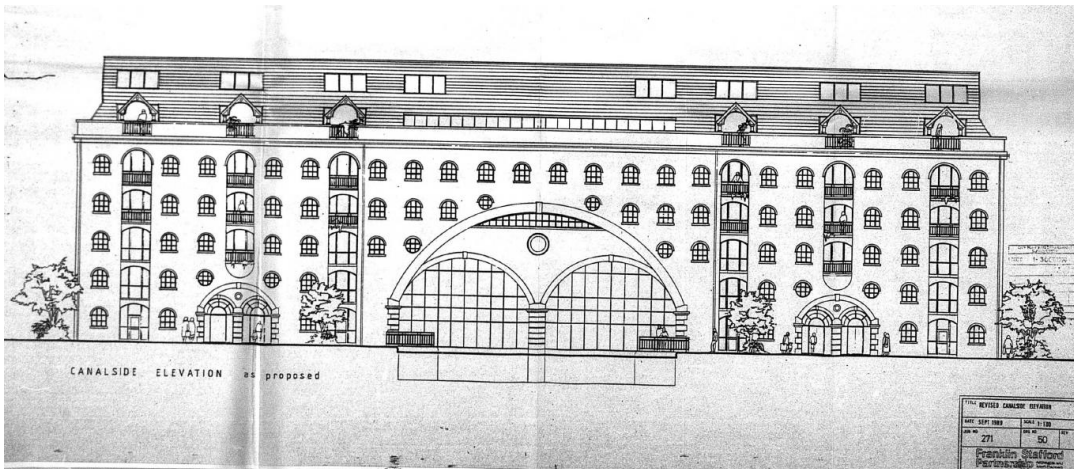


**Figure 15:** September 1989 proposed north elevation showing the addition of a new pitched roof structure, open gable balconies and former loophole balconies, and new windows/doors throughout.

(Source: Sept 1989 architectural plans for current residential conversion – Manchester Central Library Archives)

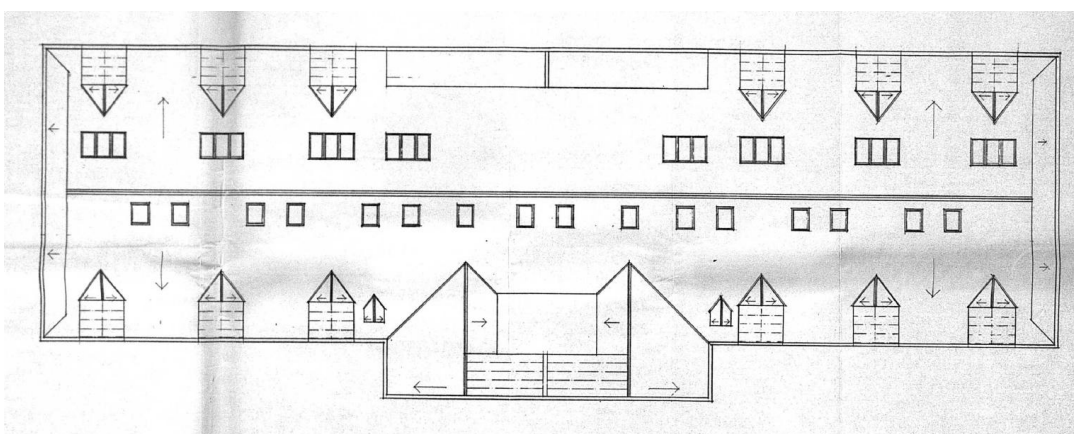


**Figure 16:** September 1989 proposed roof plan illustrating the new pitched roof structure and open gable balconies that formed part of the building's conversion into apartments.

(Source: Sept 1989 architectural plans for current residential conversion – Manchester Central Library Archives)

## 5. Site Survey (Levrant Feb 2026)



**Figure 17:** A view looking north-west towards the south (left) and east (right) elevations from Castle Quay, illustrating three of the six original “loopholes” which were extended with reinforced concrete structures in the c1920s and demolished as part of the 1980s works.



**Figure 18:** A view looking up at the upper part of the south elevation, illustrating the c1920s reinforced concrete ring beam and modern parapet brickwork.

Note the recesses within the concrete ring beam (outlined) which formed the locations of the c1920s concrete extensions that were removed in the 1980s.



**Figure 19:** A Looking up at the south-east corner, showing the concrete ring beam and recess from the now demolished 1920s extension.



**Figure 20:** A view of the 1very poor condition of the 1980s plywood fascia board to the dormer window at the south-east corner of the roof level.



**Figure 21:** A Similar view to the centre of the south elevation, again illustrating the failure of the original 1980s works to the building.



**Figure 22:** A detailed view of the surviving original c1830s pointing to the north-east corner of the building, which can be seen to have “penny” pointing.



**Figure 23:** A view looking across the north elevation from the western side of the basin.



**Figure 24:** A typical view of one of the top floor balcony arrangements on the northern side of the building, of which all elements date to the 1980s apart from reconstruction of the post-1919 fire brick wall.



**Figure 25:** A view looking west along the parapet of the building, illustrating the inherent design flaw from the 1980s development, which saw new leadwork and guttering being installed to follow the recesses within the 1920s concrete ring beam in five locations along the south elevation – which has resulted in an inadequate rainwater run-off from the top floor apartment balconies causing long-standing water ingress issues for residents.

## 6. Assessing Heritage Significance

### 6.1. Defining Significance

This Significance Assessment uses recognised criteria to assess the heritage significance and interest of the Site. The assessment of significance accords with the requirements of the NPPF (2025) and uses Historic England's methodology outlined in its 2019 document, 'Statements of Heritage Significance'. Historic England's 'Conservation Principles, Policies and Guidance' 2018, has also been utilised as part of the following assessment.

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 interest needs to be disaggregated and determined. Consequently, the significance of a 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.

The below analysis of the significance of the Grade II listed Middle Warehouse allows for an assessment of the current integrity and authenticity of the building and its components. This has been used to understand the building's capacity for change and thus has informed the potential impact of the current Proposals. The focus is on providing a necessary and proportional amount of information in order to justify any proposed alterations, based on the perceived level of heritage significance.

The below hierarchy of significance (Table 1) is tailored to the Middle Warehouse building to outline individual features and building elements and is not intended to be directly transferable to other listed buildings as the purpose is to disaggregate the relative value of its particular physical fabric and more intangible elements of its special interest.

**Table 1: Definition of significance terms used in this report**

**High heritage significance** relates to those components of the site deemed to be of special interest. They are important to the understanding of the site's design concept and play a considerable role in reflecting its archaeological, architectural, artistic or historic interest.

**Medium 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 its archaeological, architectural, artistic or historic interest.

**Low heritage significance** relates to those components of the site deemed to be of more modest interest. They make a relatively insignificant contribution to the understanding of the architectural design concept and retain a slight role in revealing the site's archaeological, architectural, artistic or historic interest.

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

## 6.2. Statement of Significance

The Statement of Significance provides a summary of the Site's heritage interest.

The special architectural and historic interest of Middle Warehouse is recognised by its Grade II Listed designation. The building is located within the Castlefield Conservation Area, where it forms a significant component.

Middle Warehouse yields high historic interest through its early date and unusual building type, which now forms only one of two such warehouses surviving in the Castlefield Basin and Manchester itself. The warehouse has strong historical ties and associations with the Duke of Bridgewater and to the formation and early success of the Basin at Castlefield, and of trading in the wider city.

Middle Warehouse yields medium architectural and aesthetic interest through its simple, functional design, which survives to a much lesser degree following the building's substantial damage and loss caused by the 1919 and subsequent rebuilding and refurbishment in the c1920s and late 1980s, effectively resulting in a façade retention scheme.

Elements within the building that yield **high significance** include:

- Original external elevations, including all original buff stone detailing.
- Original boat holes to the north elevation, including stonework.
- The locations of the original loopholes to north and south elevations (not including modern infill-canopies/balconies).
- Surviving original "penny" pointing.
- The original canal basin to the north elevation.

Elements within the building that yield **low significance** include:

- The c1920s reinforced concrete ring beam beneath the brick parapet wall around the perimeter of the building/c1920s reinforced concrete window sill replacements.

Elements within the building that yield **no significance** include:

- The interior of the building, not including the inside face of the external walls which is largely of exposed brick.
- All windows and doors (c1980s)
- The entire roof structure (c1980s)
- The modern brick parapet wall/concrete coping stones around the perimeter of the building.
- All c1980s rainwater goods (PVC) and modern leadwork.
- All balconies/terraces and projecting timber roof canopies (c1980s).

## 7. Proposals

### 7.1. Introduction

Middle Warehouse (now known as Castle Quay) was built in the early 19<sup>th</sup> century as a shipping warehouse and forms a significant component of the Castlefield Conservation Area.

The building's simple/functional design and materials were substantially altered following a substantial fire in 1919, which destroyed the entirety of the interior/roof. The subsequent rebuilding and refurbishment in the c1920s further eroded the building's historic fabric with the introduction of reinforced concrete elements, extensions and a flat roof. Its conversion into apartments in the late 1980s attempted to visually restore the character and appearance of the original warehouse design, but using typically 1980s materials and design flare, and remains almost unaltered externally till today.

Since the building was completed in the late 1980s/early 1990s there have been a number of issues, principally being the inadequately designed new guttering around the perimeter of the new pitched roof structure, which saw new leadwork and guttering being installed to follow the recesses within the 1920s concrete ring beam in five locations along the south elevation, resulting in an inadequate rainwater run-off from the top floor apartment balconies causing long-standing water ingress issues for residents.

Other issues include areas of repointing needed, the general redecoration of 1980s elements, and the repair and replacement of sections of the 1980s plyboard gables to the new roof structure.

The proposals aim to be light touch and will only focus on the necessary like-for-like repair of historic fabric, and the sensitive, conservation approach to rainwater goods replacement. The proposals will not impact the surviving original historic fabric of the Middle Warehouse and will instead focus on the upgrading of c1980s additions.

#### 7.1.1. Design Philosophy

All proposed works have been developed in line with conservation principles to not impact on surviving historic fabric, undertaking repairs where required in appropriate materials and both like-for-like upgrading replacements. The use of traditional materials and skilled craftspeople will be at the forefront of repair works.

#### Materials

New materials that are to be utilised in the repair, alteration of the building will include:

- Deep section 200 x 150mm moulded aluminium guttering and downpipes
- Sikalastic Liquid Applied Coating to the 1980s terraces
- Tricoya wood panelling to 1980s roof features
- Cavity Trays to 1980s cavity parapet walls.

## 7.1.2. Proposals

The Listed Building Consent application seeks to undertake the sensitive external repair and minor alteration of rainwater goods to the Grade II Listed Middle Warehouse.

A summary schedule of the proposals is as follows:

### Roof level

- Isolated repairs and re-fitting of modern 1980s roof and ridge tiles to the main roof and dormers.
- Re-fillet cement verges to modern 1980s dormers and gable ends.
- Strip down modern 1980s pergolas, treat and coat steelwork, reinstate new timber cladding and treated timber spars on a like for like basis (Figure 26).
- Replace modern 1980s plywood joinery with new Tricoya to dormer cheeks (Figure 26).
- Remove modern 1980s GRP column casings, treat and coat hidden steelwork and re-fit / replace GRP mouldings (Figure 26).
- Overhaul and repair modern 1980s terrace doors and windows to Levels 2-5 inc Dryflex timber repairs and new draught seals.
- Prepare and redecorate all modern 1980s joinery and steel railings (Figure 26).
- Replace modern 1980s plastic perimeter eaves guttering and downpipes (Figure 26 & 27) with marginally larger diameter guttering in a more appropriate painted aluminium moulded version.
- Re-coat modern 1980s terraces to Level 5 and sheet lead joints to the new parapet gutters (Figure 27).
- Lead solder repairs to modern 1980s valley gutters, stepped flashings et al.
- Retrofit cavity trays within the modern 1980s parapet walls to halt water ingress.



**Figure 26:** A view looking up at a 1980s dormer balcony to the eastern and of the south elevation, showing the modern recessed guttering fixed to the 1920s reinforced concrete ring beam, and plywood gable structure.

Note the black and red 1980s paint scheme to the modern railings.

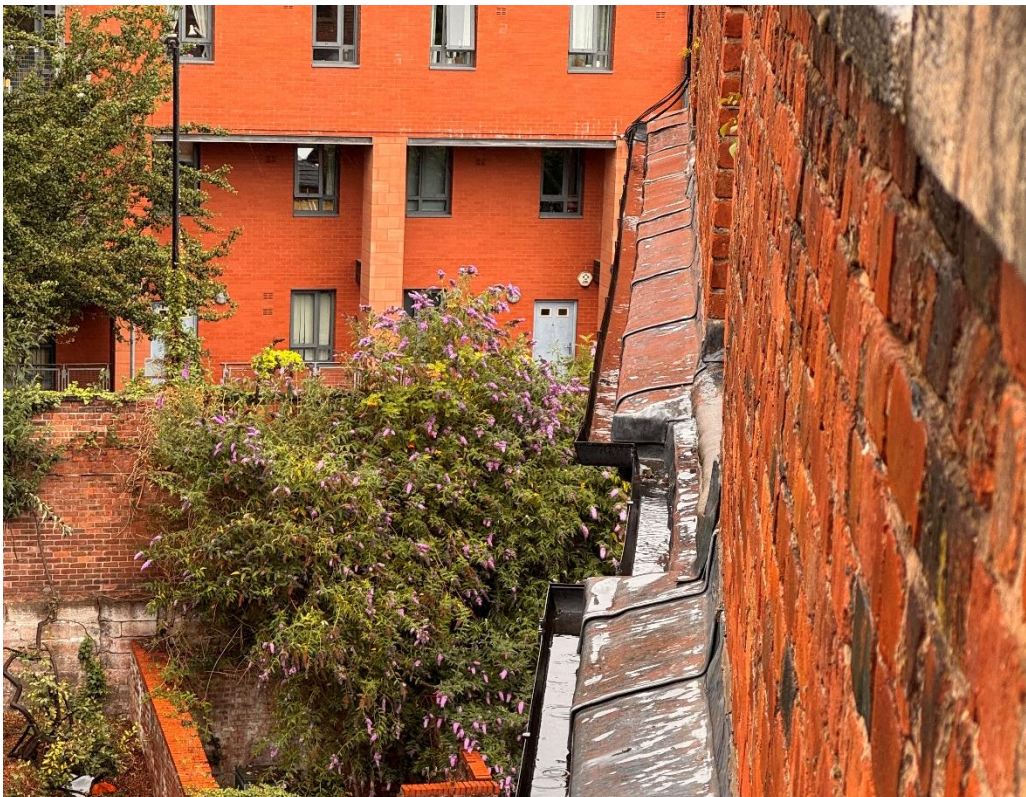


**Figure 27:** A view looking west along the parapet of the building.

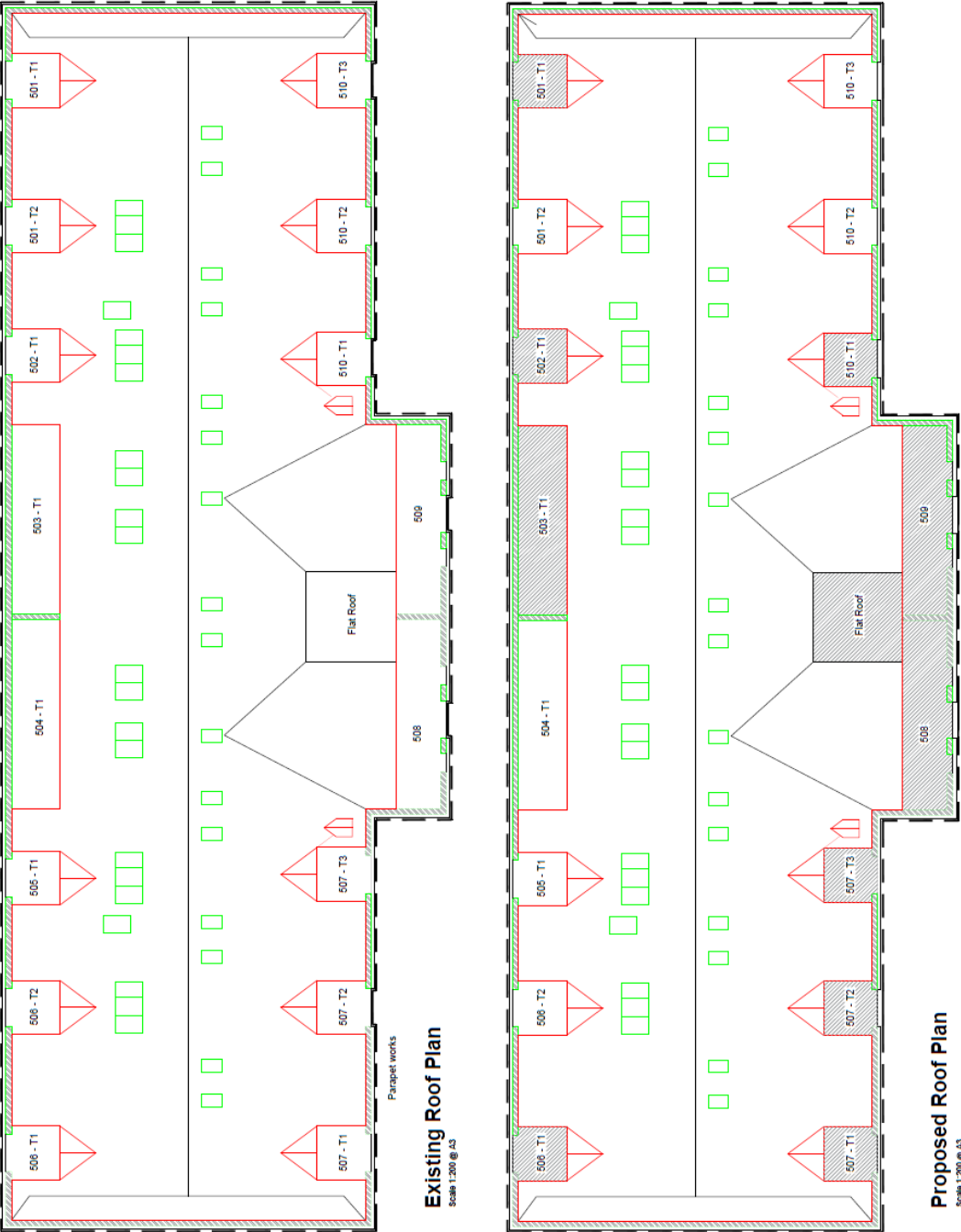
This view demonstrates the inherent design flaw of the 1980s works, which saw new leadwork and guttering being installed to follow the recesses within the 1920s concrete ring beam in five locations along the south elevation, resulting in an inadequate rainwater run-off from the top floor apartment balconies causing long-standing water ingress issues for residents.

The inset image below aims to approximately illustrate the proposed continuation of new moulded guttering (yellow) and an extension of the run off to meet the



new gutter (outlined white).

**Figure 28:** Existing and proposed roof plan – illustrating the areas of balcony flooring proposed to be renewed (shaded/hatched grey).



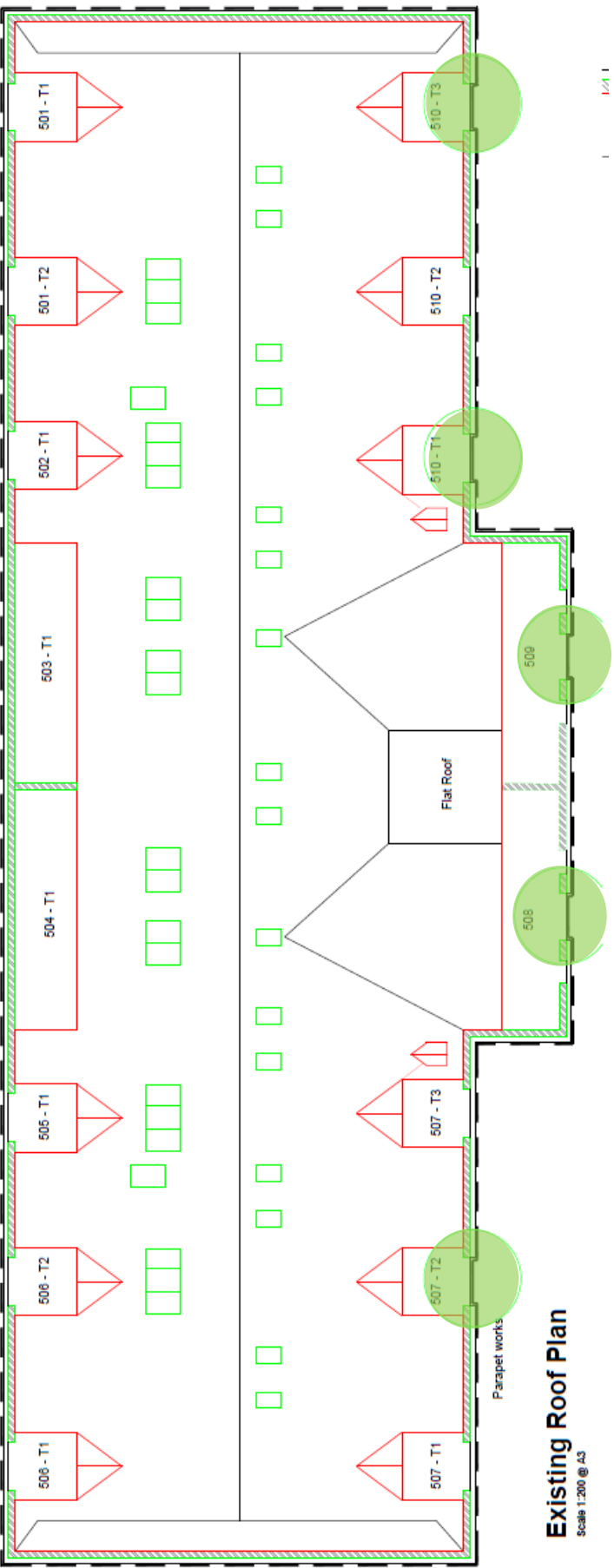


**Figure 29:** Proposed roof plan illustrating the recessed balcony gutters (shaded green) which will receive the proposed new guttering line/new moulded gutters.

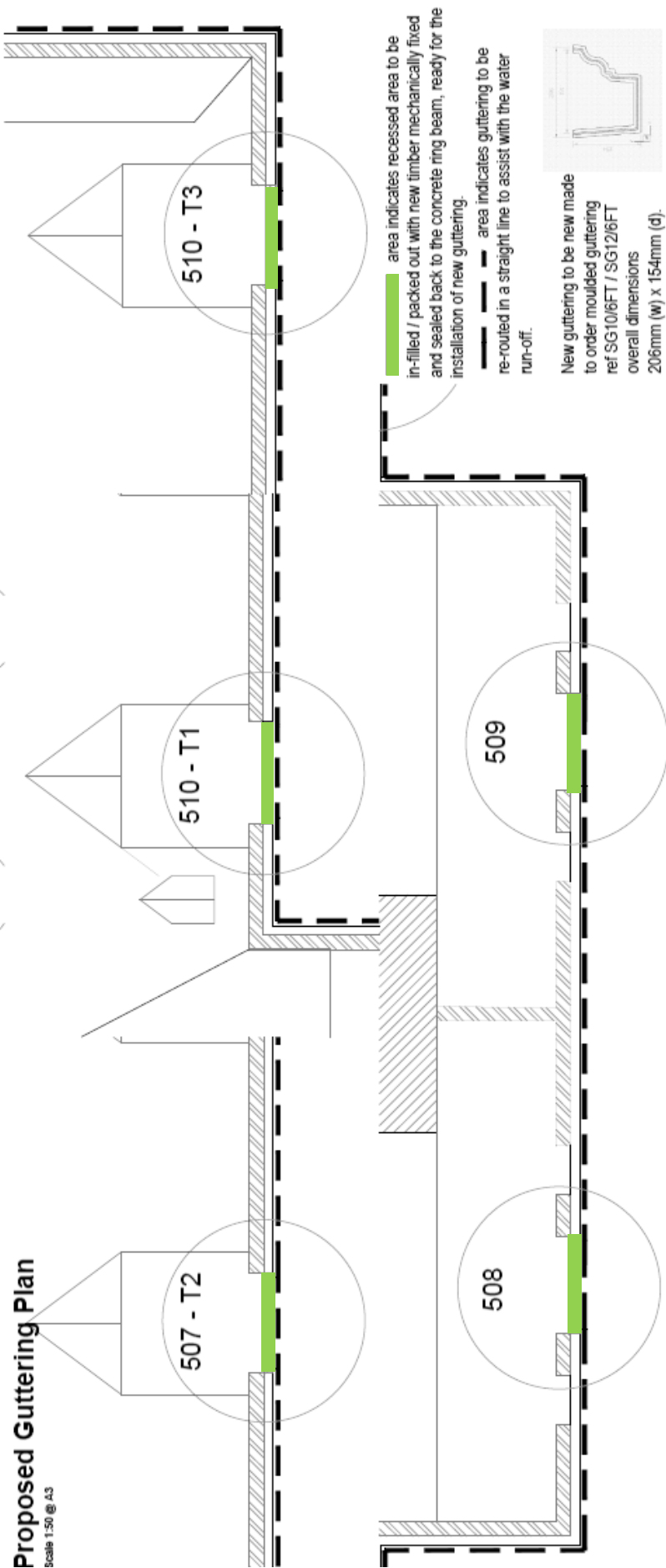
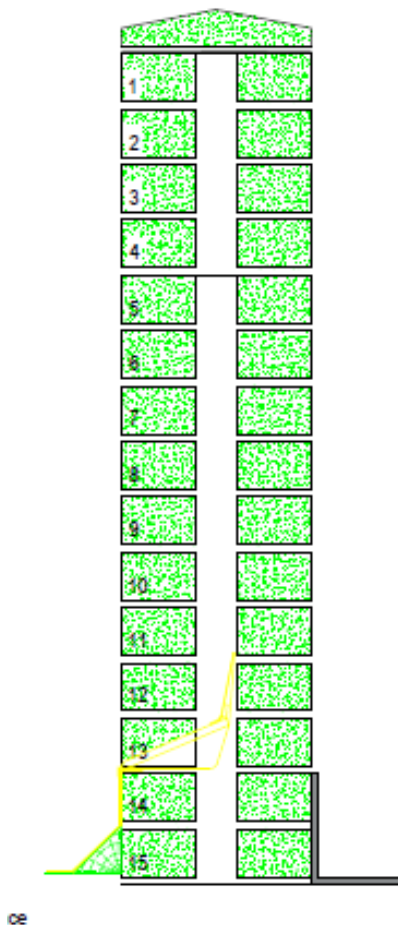


**Figure 30:** Detail of the roof plan illustrating the 5 locations requiring minor infill (shaded green) to allow for rainwater to run from the recessed balconies into the new line of the guttering.



Working in a systematic method one apartment / terrace at a time, carefully lift and set aside the reinforced pre-cast concrete coping stone and undertake works to parapet wall as specified below. Allow for cleaning off all mortar, moss growth etc from the copings and the brickwork.

Install new DPC to be formed in a single length (any overlaps to be avoided but where necessary must have a 300mm lap) and to the width of the cavity wall, extending and terminating to a position at least 5mm beyond each face of the parapet wall.

New DPC to be fully supported across the cavity for the continuous length of parapet and laid on a full bed of mortar onto the head of the parapet wall using the same mortar specification to bed the coping stones.

New horizontal Caviroll Premium DPC supplied by Cavity Trays, Yeovil, Somerset, BA22 8HU, tel: 01935 474769, email enquiries@cavitytrays.co.uk or equal approved using a mortar mix to match the testing noted above.

Step 1. Three bricks are to be removed from the wall by hand forming a 675mm opening

Step 2. One cavitray is inserted together with the flashing intended for dressing over the skirting of the roof finish (flashing approx 50mm into wall).

Step 3. Two bricks are replaced in the wall into the Cavitray. They are jointed and securely slate pinned, leaving the wall above safe and firm. A Weepvent is incorporated in the middle perp. Two more bricks are removed again forming a three brick space. The flashing is extended and a second Cavitray inserted. The integral U clip joins the trays, ensuring that no water can penetrate. Two more bricks are inserted and a weephole again formed. There are now two adjoining but completely self-contained Cavitrays. The method is continued until the required run is completed. (Always bed on mortar. Do not dry bed.)

**Figure 31:** Proposed section of the modern parapet illustrating location of required new DPC within the modern cavity of the walls.

## Elevations

- Ease and adjust modern 1980s windows including Dryflex timber repairs and new draught seals and redecorate.
- Rake out areas of missing or failing mortar joints by hand and re-point in lime mortar to the original mix (following mortar analysis) reintroducing the original “penny pointing” (Figure 30) that the elevations were originally finished using (see Figure 28-29). (circa 20% of all elevations)

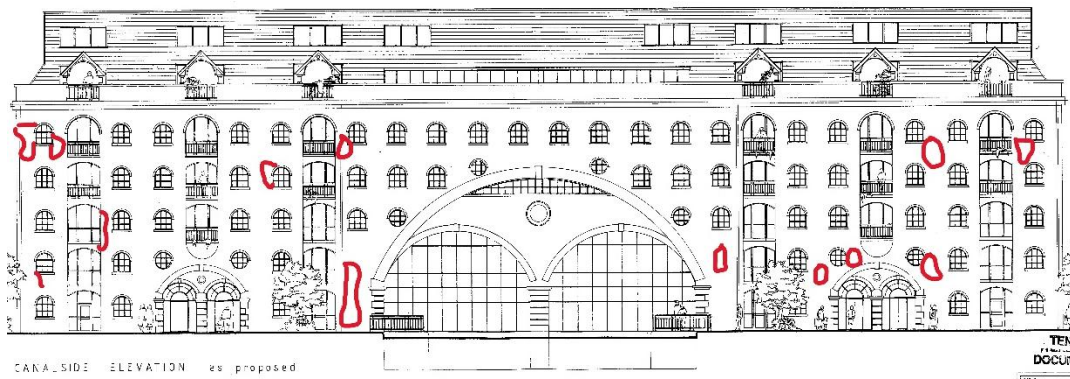


**Figure 28:** Marked-up south elevation illustrating the approximated areas requiring repointing.

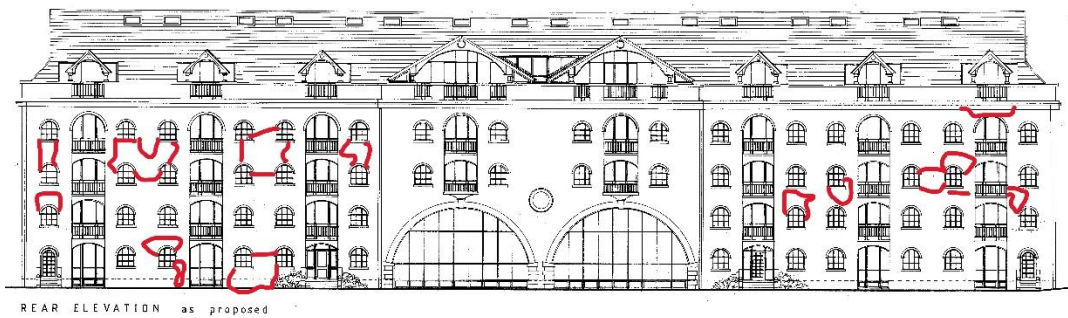


**Figure 29:** Marked-up north, west and east elevations illustrating the approximated areas requiring repointing.

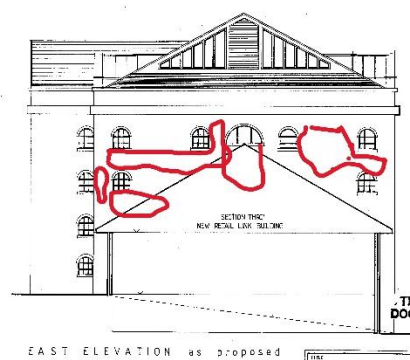
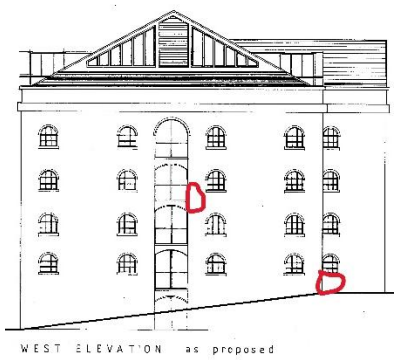




**Figure 30:** An example of a surviving area of original early 19<sup>th</sup> century penny pointing, in which areas of new re-pointing will be finished.

## Access

Access into the site is currently through the primary entrance on Castle Quay (south elevation), which gives access into the lobby and lifts to all floors. The north elevation provides access into the lower ground floor commercial units. Access will remain unaltered as part of the proposals.

# 8. Impact Assessment

## 8.1. Heritage Impact Assessment Methodology

The fundamental Planning requirement outlined in Section 66 of the 1990 Act and the National Planning Policy Framework (NPPF 2025) states that development affecting listed buildings should result in demonstrably positive ‘heritage benefits’, by avoiding or minimising ‘harm’ to the: fabric, character, appearance and experience of the designated heritage asset.

The required tests as outlined in NPPF require that the level of “harm” is identified and weighted against the relative significance of the heritage asset in question. The significance appraisal above has identified those aspects of architectural and historic interest within the Grade II Listed building and is intended to provide a clear evidence base on which the heritage impact can be understood.

Therefore, measuring the heritage impact of the proposals is essentially an evaluation of change to the: fabric, character, and appearance of the identified heritage asset, balanced against its relative significance. Please refer to Table 2, Appendix i for the criteria used in this Heritage Statement for assessing heritage impact.

## 8.2. Heritage Impact Assessment

The repair and minor alteration works to the Grade II Listed Middle Warehouse have aimed to maintain and improve the alterations undertaken in the late 1980s, improving the inappropriate plastic rainwater goods, and their effectiveness, yielding a beneficial impact to the Listed building, whilst maintaining the appearance and character of this much altered former shipping warehouse.

Although the improvement in the design, materials and placement of the proposed guttering will result in some isolated instances of negligible change to the current 1980s guttering, this will not have any visual impact on the Listed building, and rather will return the guttering to its original line around the perimeter of the building.

The proposals will not have any impact on the original historic fabric of the listed building, and will only effect additions added in the 1920s and 1980s, allowing for the building to continue in a good state of repair and comfort for its residents in its current use as apartments.

Overall, it is considered that the instance of minor physical alteration resulting from the proposed works to the guttering is necessary to improve and reverse previous unsympathetic and ineffective alterations to the building undertaken in the 1980s, which has been causing long running issues of water ingress to the building's residents. The Proposals will not detract from the ability to understand and appreciate the heritage interest of the building, and will, in fact, enhance that interest.

The works will have a negligible beneficial impact on the character and special interest of the Grade II Listed Middle Warehouse.

### 8.2.1. Summary and Conclusions

The Site forms the Grade II Listed Middle Warehouse, located in the Castlefield area of Manchester.

The Site is located within the Castlefield Conservation Area, which covers a vast area of the Castlefield district, primarily focussing on the surviving 18<sup>th</sup> and 19<sup>th</sup> century canal development and its surviving buildings.

The significance assessment within this report has established a baseline from which the potential impact of the Proposals has been assessed.

The currently proposed sensitive, conservation-based, minor works and programme of repair seek to maintain and enhance the original appearance and character of the former Georgian warehouse, whilst improving the condition of the building and the comfort of its residents.

As demonstrated in the Heritage Impact Assessment above, the Current Proposals will have a beneficial effect on the Grade II Listed Middle Warehouse as a building of special architectural or historic interest.

Due to the minor external works the character and appearance of the Castlefield Conservation Area will not be affected.

It will be clear that the cumulative minor direct and indirect heritage impact of the Proposals on the components of the historic environment (i.e. the Listed building, Conservation Area) would be **beneficial**, avoiding any unmitigated conflict with the conservation of the identified designated heritage assets whilst greatly contributing to wider conservation objectives established in national and local policy.

This statement addresses the relevant policies within the NPPF concerned with the historic environment.

# 9. Appendices

## 9.1. Appendix i - Criteria for defining the degree of physical and visual heritage impact

Table 2: Criteria for defining the degree of physical and visual heritage impact

| Definition of magnitude and nature of heritage impact.                                                                                                                                                                    | Direct heritage impacts<br><i>(physical alteration or change to the site's character)</i>                                                                                                          | Indirect heritage impact<br><i>(visual change to the experience or setting of the site and its context)</i>                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Major adverse Impact.</b><br><br><i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i> | Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a 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.<br><br>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 and thus results in total loss of significance. |
| <b>Moderate Adverse Impact.</b><br><br><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 por fundamental change) of a 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.<br><br>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.                                      |
| <b>Minor Adverse Impact.</b><br><br><i>The negative impact on the setting or overall character will need to be clearly 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.<br><br>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.                                                                       |

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Negligible adverse impact.</b></p> <p><i>This does not mean that there will be no physical or visual change, rather that the resultant difference would <b>not diminish</b> the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i></p> | <p>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.</p>                | <p>Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest.</p> <p>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 the designated area to any appreciable degree.</p> |
| <p><b>Neutral Impact.</b></p> <p><i>This does <b>not necessarily mean that there will be no physical or visual change</b>, rather that the resultant difference will be imperceptible or appropriately balanced.</i></p>                                                                                           | <p>Development which comprises an imperceptible 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.</p>                                       | <p>Imperceptible change to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.</p> <p>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.</p>                            |
| <p><b>Negligible beneficial impact.</b></p> <p><i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i></p>                                                                                                                    | <p>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 is detracts from the character and its special architectural or historic interest.</p> | <p>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.</p>                                     |
| <p><b>Minor Beneficial Impact.</b></p> <p><i>The proposed change would result in a demonstrable improvement to the overall character or</i></p>                                                                                                                                                                    | <p>Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site's special interest.</p>                                                                                               | <p>Minor enhancement to the fabric and character of a designated heritage asset, or the setting of the identified designated heritage assets.</p> <p>Where the development enhances to a minor extent the values of the heritage assets in the</p>                                                                                                                          |

|                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>setting of a heritage asset.</i></p>                                                                                                                                                                                                            |                                                                                                                                                                                                                            | <p>view, the view as a whole, or the ability to appreciate its significance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>Moderate Beneficial Impact.</b></p> <p>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.</p>               | <p>Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site's character.</p>                                                         | <p>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.</p> <p>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.</p>                      |
| <p><b>Major beneficial Impact.</b></p> <p>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.</p> | <p>Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage values.</p> | <p>Substantial improvement of the fabric and character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage values.</p> <p>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.</p> |

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