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HERITAGE STATEMENT ADDENDUM 3

1830 WAREHOUSE SCIENCE + INDUSTRY MUSEUM MANCHESTER

REVISION

-

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PROJECT REF.

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ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET

MANCHESTER • M1 3PW

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Image: External view of the 1830 Warehouse.

1.0 INTRODUCTION

This is an addendum to the existing Heritage Statement prepared for the 1830 Warehouse, Science and Industry Museum. It follows application 137070/L0/2023 and relates to amendments to that application.

The History and Significance of this Grade I listed former asset is set out in the original Heritage Statement from 2023. This document concerns proposals and impact of specific items only. Refer to drawings accompanying the report.



Image: Example interior of the 1830 Warehouse.

2.0 PROPOSALS + IMPACT

Proposals relate to changes to existing Listed Building Consent ref. 137070/LO/2023 and items are numbered to cross-reference the accompanying submitted drawings.

Alternative partitions to provide infill to arches under
viaducts at 1830 Warehouse
LG1A and LG1B

The approved proposal for viaduct infill was to use a demountable shaft wall fire-resistant partition. Although this is viable, it would not achieve certification because it has not been fire-tested with a curved head. Certification is required to allow the client option to let to others, and therefore an alternative solution is needed.

The following options have been explored:

- 1 Removal of existing infill to allow access from both sides, construction of 60-minute partition and reinstatement of historic fabric.
Requires moderate level of damage to existing fabric.
Not necessarily certifiable.
- 2 Insertion of steel lintel and infill of arched opening with masonry with shaft wall system below.
Certifiable but overly complex with greater level of harm to historic fabric.
- 3 Construct partition with brick.
Sourcing sufficient matching brick would be costly.
Potential to confuse reading of the building and its phasing.
- 4 Construct partition with blockwork.
Bare blockwork not considered in-keeping with the surrounding fabric or historic character.

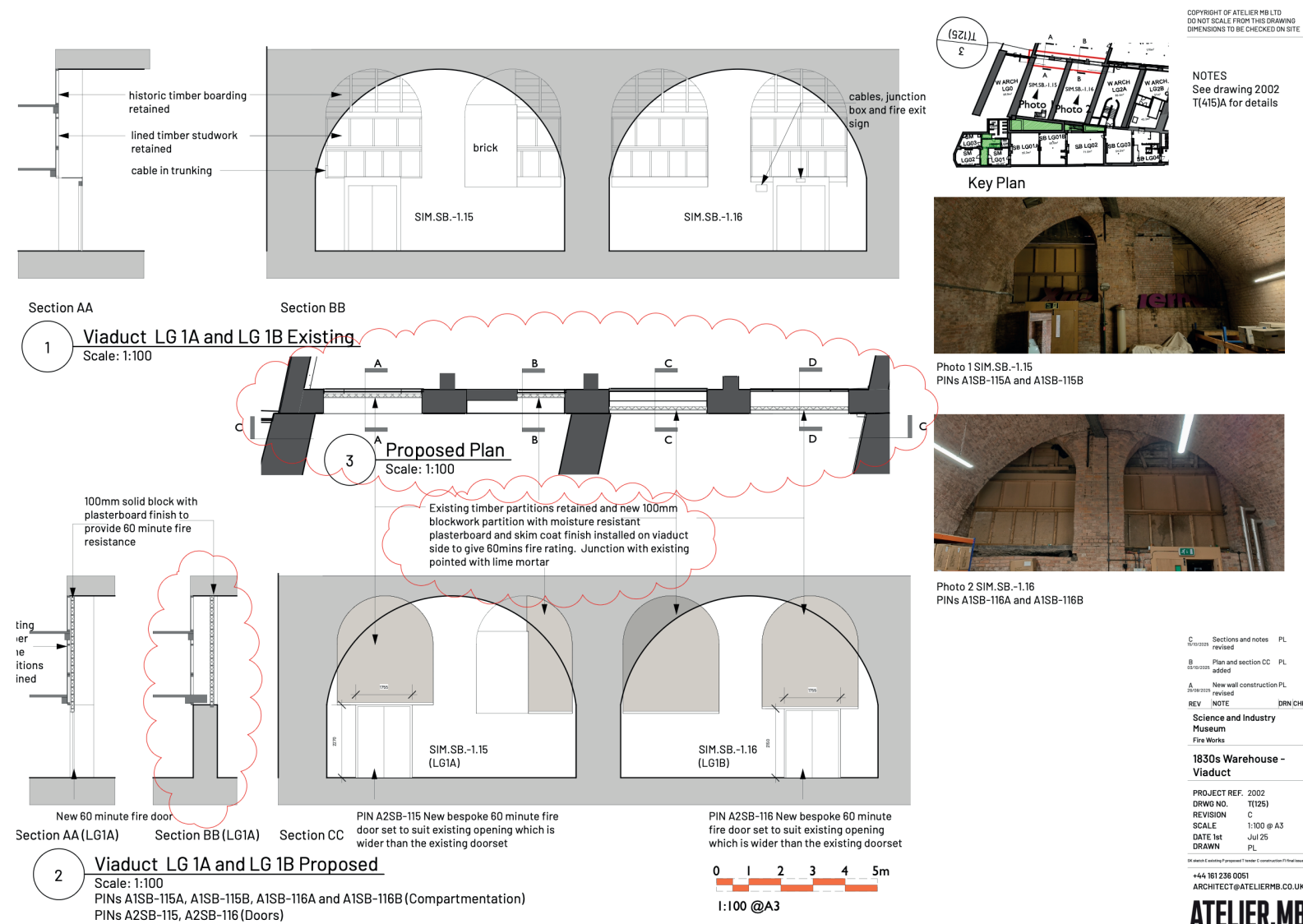
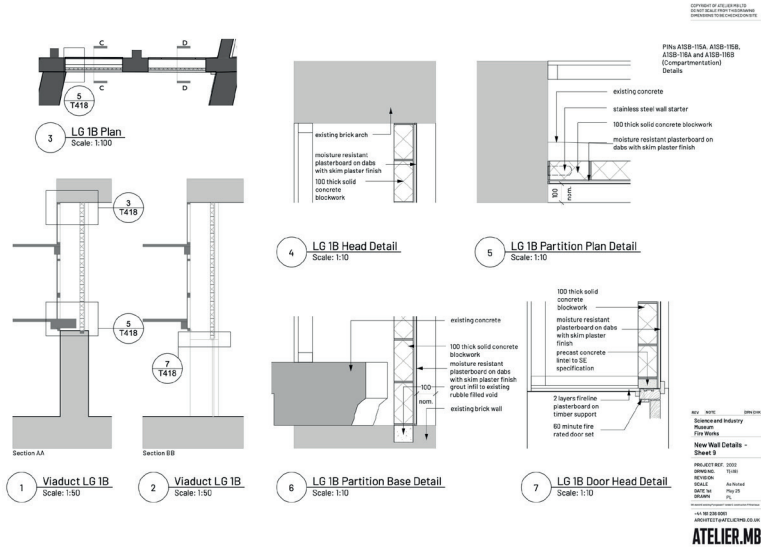


Image: Proposed works to viaduct, 1830 Warehouse.



Proposal

Construction of blockwork partition with moisture-resistant plasterboard layer over, finished with plaster skim. Partition secured to existing brick with stainless steel starters at mortar joints to avoid brick damage. Perimeter joints pointed with hydraulic lime mortar. Existing doors to be replaced with 60-minute FR door sets located under the new partitions. Voids over doors to be fire-sealed with LG 1B to include 2 layers Fireline plasterboard to close gaps.

Impact upon Significance

Neutral. Opening is currently boarded, replacing with blockwork and finished plaster is a neater solution and is readily identifiable as contemporary work. The appearance will match work already completed. Changes are readily identifiable as additional and could be removed if required.

Viaduct LG1B Partition

Setting back the proposed partition enables the arch form to still be read, however, a concrete protrusion at base level further dictates partition location. The most suitable positioning to respect the arch and concrete will require a small portion of the small fine rubble-filled void behind the brickwork to be removed. Grout fill will provide a level surface for wall.

Impact upon significance

Negligible. The options are severely limited, the section to be removed is small and allows the arch form and concrete to be retained.

Partition fixings to arches

Proposal

Partitions to be secured to existing brick structure using stainless steel wall starters (at mortar joints). Perimeter joints pointed with hydraulic lime mortar. Partitions faced with moisture resistant plasterboard on dabs and finished with skim plaster. Existing doors to be replaced with 60-minute FR door sets located under the new partitions. Voids over the doors to be fire sealed with LG 1B to include 2 layers Fireline plasterboard to close the gap.

Impact upon significance

There is a very limited impact upon significance which is considered to be negligible. Mitigation measures to avoid unsuitable options have been taken and the proposals are considered to be the most viable alternative. The benefit of providing fire protection, protecting the structure and limiting risk of loss, is considered to be a significant public benefit.

Images: Proposals for new wall details.

Alteration to limited section of cobbled surface within 1830 Warehouse

Locally there is a slightly higher surface to cobbled floor is causing intumescent seal to drag and pull out of newly installed fire door.

Options Explored

- 1 Swing door inwards – not possible due to existing plant equipment fouling the door swing,
- 2 Cut the bottom of the door – would invalidate the fire certification of the door (smoke control).
- 3 Raise threshold height and cut door down – would create a trip hazard.
- 4 Insert an alternative type of threshold strip with graded sides – no certified product on the market.

Proposal

Careful removal of the cobbles and their bedding, using hand tools where possible.

Reinstate same cobbles at a lower level, with lime mortar bedding as approved elsewhere. In any instances of damage beyond repair (not expected to be widespread) re-used, replacement stone cobbles are proposed, to match the existing.

Impact Upon Significance

Neutral. The intention is to carefully retain and re-use those elements already in place. Where loss is unavoidable (expected to be very limited), replacements will be to match existing. Floor area involved is very small. Works will not be easily identified once complete. Works are a requirement in order to provide necessary fire separation to give protection to the wider building and are considered justified.

3.0 PLANNING CONTEXT

The main heritage planning considerations affecting this site are its Grade I listed status and its position within the Castlefield Conservation Area.

Statutory legislation states that special regard should be given to 'the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses.' Clause 66. Planning (Listed Building and Conservation Areas) Act, 1990.

The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use, but that alterations must be justified and their impact upon significance assessed.

This report meets the requirements of NPPF, paragraph 207, 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'.

Paragraph 210 states,

'In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.'

The high significance of this complex of buildings will be retained and enhanced through ongoing improvement. Works are considered compatible with historic fabric and do not equate to harm to significance.

Paragraph 212 states, 'When considering the impact of proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'

Proposals have been designed to protect historic fabric and features and to minimise risk of harm resulting from spread in the event of a fire.

Sustainability is a key overarching aim of NPPF and this application is a positive response to that, seeking to protect and conserve existing historic fabric and significance.

Local Manchester City Council policy follows the principles established in the NPPF and is contained within the Local Development Framework Core Strategy, 2012. Of particular relevance are CC9, which states that development should preserve or enhance listed assets; and EN3 which states the Council will encourage development that complements and takes advantage of historic and heritage features of neighbourhoods.

Places for Everyone is Greater Manchester's joint development plan. Policy JP-P2 relates to heritage and states that particular consideration will be given to ensuring 'the significance of key elements of the historic environment which contribute to Greater Manchester's distinct identity and sense of place are protected from harm' and that positive management and integration of heritage should be informed by 'delivering positive benefits that sustain and enhance the historic environment as well as contributing to the economic vitality, accessibility and environmental quality of a place.'

The proposals are considered to accord with local and national policy.

4.0 CONCLUSION

The proposals have been designed to achieve fire protection for the Grade I listed building, with minimal intervention. Proposals are necessary, appropriate, and proportionate. There is no harm to the integrity of the asset, nor to its significance, as a result of these works. The proposed changes are considered to be safe-guarding measures and will positively enhance the listed asset by reducing potential risks to the building.

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