



Buttress

December 2025

MSI Station Master's House - Balustrade



Heritage Impact Assessment





Version history

Project name: 9488
Project number: MSI Combined Projects
Client: Science Museums Group

Rev:	Date:	Status	Name	Description
01	Dec 25	DRAFT	Freya Needham Senior Heritage Consultant	Drafting
	Dec 25	ISSUE	Freya Needham Senior Heritage Consultant	Issue

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Buttress being obtained. Buttress accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was

commissioned. Any person using or relying on the document for such other purpose agrees and will by such use or reliance be taken to confirm their agreement to indemnify Buttress for all loss or damage resulting therefore. Buttress accepts no responsibility or liability for this document to any party other than the person by whom it was commissioned.



Introduction

The following report presents a summary heritage impact assessment for works to the Grade I listed Station Master's House. The works comprise the installation of a new balustrade to the rear of the property, at the west end of the Station Approach space.

This report has been produced in acknowledgement of the asset's Grade I listed status.

Methodology

The following Heritage Assessment has been written in accordance to the requirements of Chapter 16 of the *National Planning Policy Framework* (NPPF, 2024).

The document surveys the heritage, providing an overview of important information to foster better understanding of the site and its context. This is followed by an overview of significance, the detail of which is required to be 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

An assessment of the potential impacts of the proposed development on the heritage is then provided in-line with the requirements of paragraphs 207-221 of the *NPPF* (2024).

The document follows best practice guidance, such as Historic England's *Statements of Heritage Significance* (2019), *Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets* (2017) and *Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment* (2008), and *BS7913 - British Standards Guide to the Conservation of Historic Buildings*.

Authorship & Ownership

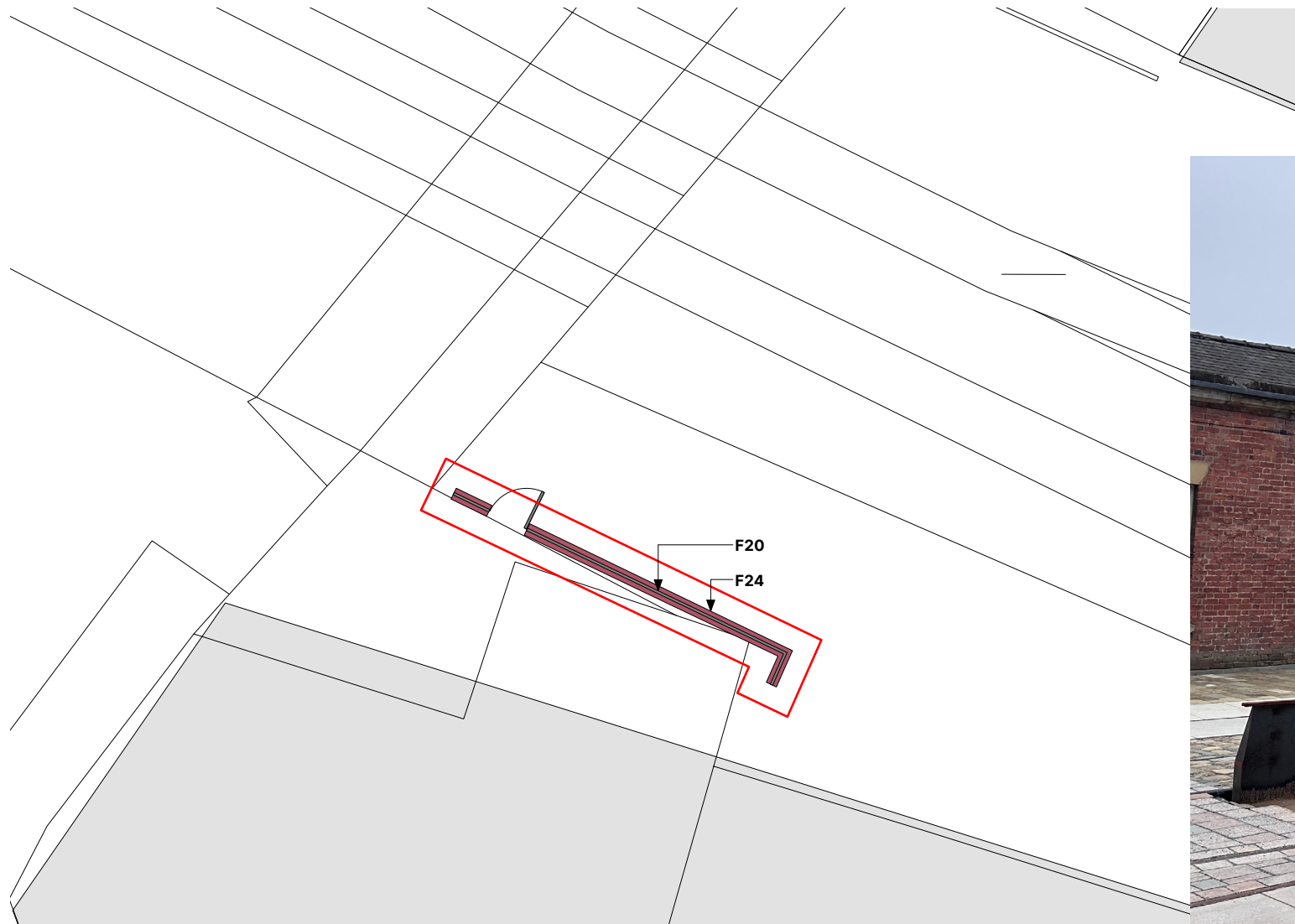
This document has been prepared by Freya Needham MA, Senior Heritage Consultant at **Buttress**.

Location and Description

The application site consists of a red brick wall positioned to the rear of the Grade I listed Station Master's House, at the western end of the 1830s Viaduct within the Station Approach area.

As the Station Master's House and the Viaduct platform occupy different levels, the wall serves as an edge-protection measure to the Station Approach, preventing users from falling into the void between the two structures.

Figure 1 Location Plan 2913-PLA-XX-XX-DR-L-00116 [Planit]



Understanding Significance

The Station Master's House forms part of the 'Former Liverpool Road Railway Station' listing ([List Entry No. 1291477](#)).

The significance of the Station Master's House and 1830s Viaduct, as well as a broader understanding of their history and development, is explored in greater detail within the site's 2007 Conservation Plan.

Due to the small scale and localised nature of the proposals, the following considers the specific significance of the wall and its contribution to the designated asset.

The existing brick wall - currently used as an edge protection measure to a void between the two levels - is non-original in its current form.

While retaining its historic general character and materiality, the wall forms part of a secondary, utilitarian elevation of the Station Master's House. This area of the building is architecturally understated, lacking notable detailing, and makes only a modest contribution to the overall significance of the Grade I listed structure.

Historic images indicate that the wall was historically around twice its current height and has been altered over time. In its present form, it holds only limited heritage value and contributes modestly to the functional separation between the former viaduct platform and the rear yard.

Overall, while this area retains general historic character due to materials and position, **its contribution to the significance of the Grade I building is limited.**

No key architectural features or elements of high sensitivity are present in the area affected by the proposed works.

Figure 2 Liverpool Road Station,
1895 © Manchester Libraries
(M62886)



Figure 3 Liverpool Road Station,
1933 © Manchester Libraries
(M62909)



Impact Assessment

Visual and Spatial Impact

The proposal introduces a lightweight metal wall-top balustrade designed to raise the existing edge protection to an appropriate height (1.8m total), as required for public safety. The accompanying Design and Statement shows that its design directly reflects the approved full-height balustrades used elsewhere on the Station Approach, ensuring coherence with the wider public realm design language.

The works occur on a visually recessive, utilitarian elevation and will not intrude upon or compete with the more significant frontages or key experiential routes around the listed building. The black PPC finish and slender verticals ensure a neutral and in-keeping visual presence.

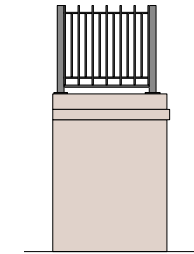
Physical Impact and Fabric Alteration

Where possible fixings to the balustrade will be made into mortar joints, minimising damage to the existing brickwork and ensuring full reversibility.

There will be no harm to the ability to understand or appreciate the architectural interest, plan form, or historical evolution of the Station Master's House. Key views and the building's principal elevations remain entirely unaffected.

Level of Harm

The proposals will result in no harm to the significance of the Grade I listed Station Master's House.



2 F20 Balustrade - Side Elevation
Scale: 1:20

50

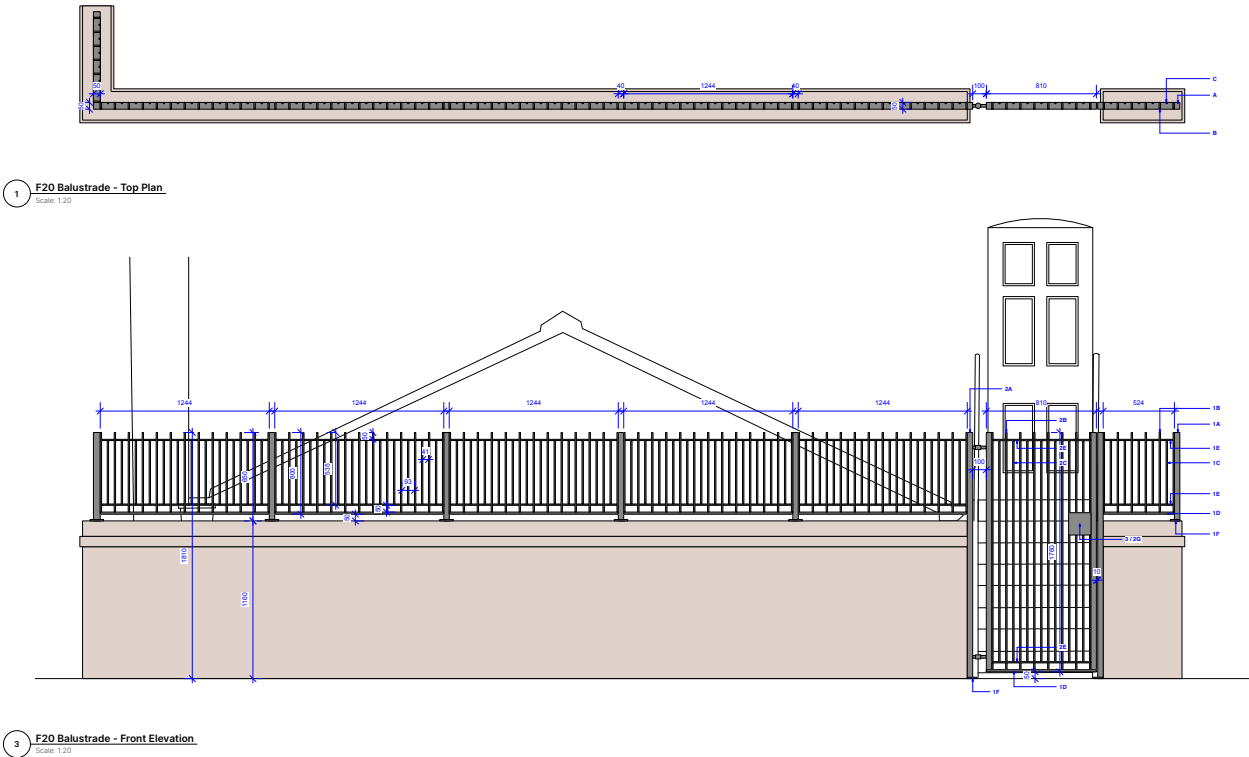


Figure 4 Extract from drawing
2913-PLA-XX-XX-DR-L-7106 [Planit]



Thank you



Manchester Studio and Registered Office

Buttress Architects Ltd.
41 Bengal St.
Manchester
M4 6AF

T: 0161 236 3303

www.buttress.net

Buttress

Leeds Studio

Buttress Architects Ltd.
Clockwise, Yorkshire House, Greek St.
Leeds
LS1 5SH

T: 0113 539 7965

www.buttress.net