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HERITAGE STATEMENT ADDENDUM 2

NEW WAREHOUSE
SCIENCE + INDUSTRY MUSEUM
MANCHESTER

REVISION	-
DATE ISSUED	OCTOBER 2025
PROJECT REF.	2002

ARCHITECTURE + HERITAGE

AMAZON HOUSE • BRAZIL STREET

MANCHESTER • M1 3PW

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Image: External view of New Warehouse.

1.0 INTRODUCTION

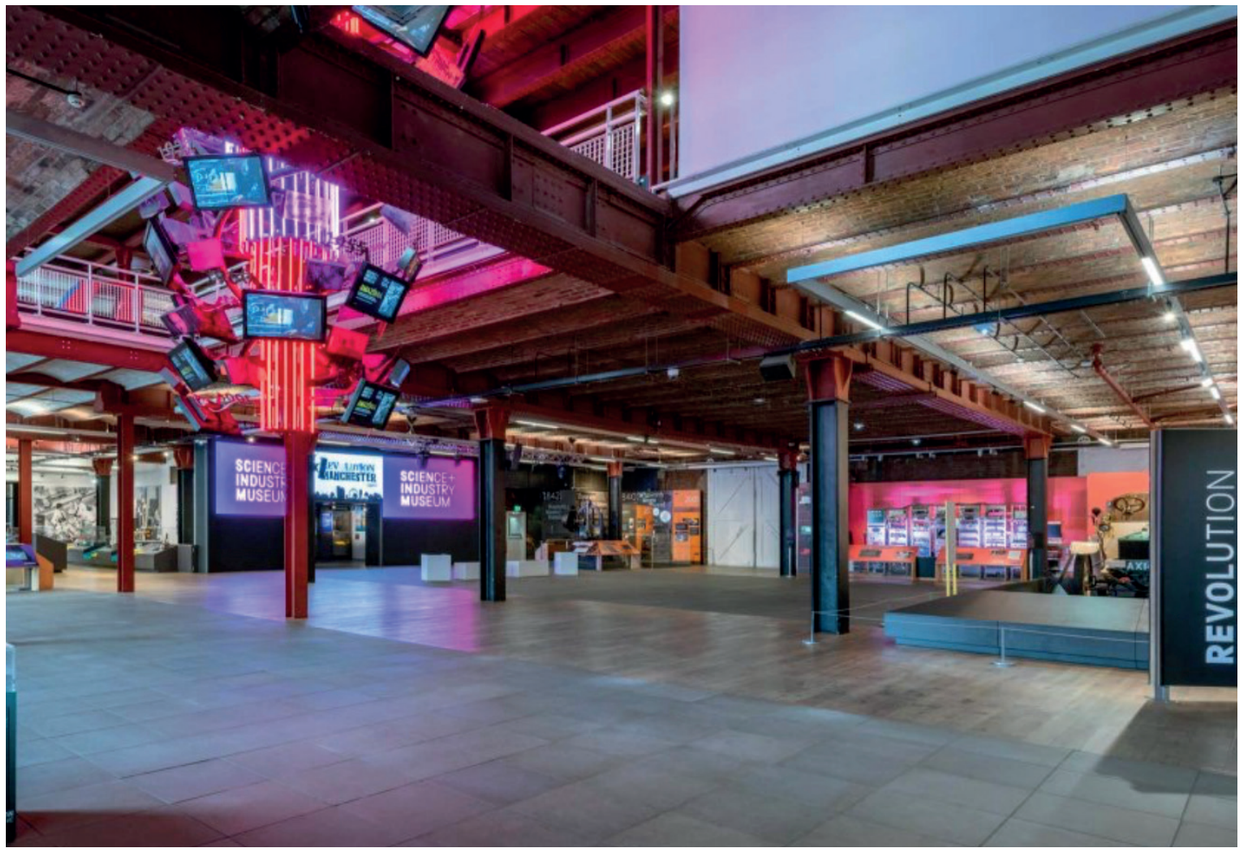

Image: Example interior of New Warehouse.

This is an addendum to the existing Heritage Statement prepared for the New Warehouse, Science and Industry Museum. It follows application 137802/LO/2023 and relates to amendments to that application.

The History and Significance of this Grade II 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.

2.0 PROPOSALS + IMPACT

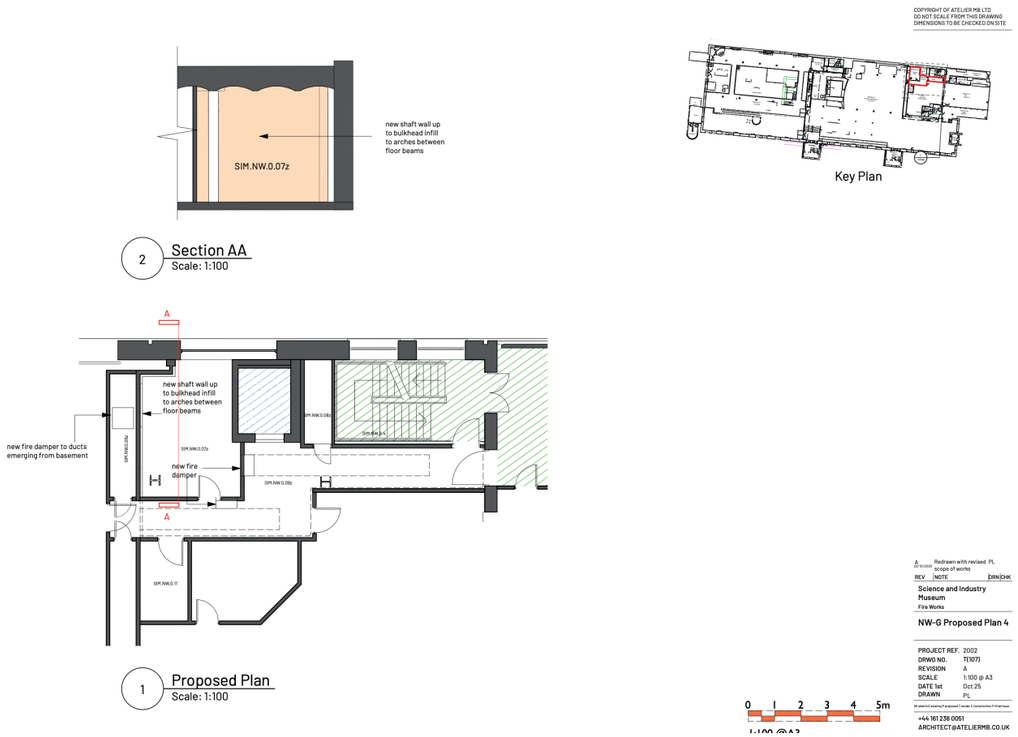

Image: Proposals for G07

Proposals relate to changes to existing Listed Building Consent ref. 137802/LO/2023.

NEW WAREHOUSE

Fire compartmentation works to room adjacent to Revolution Manchester Gallery SIM.NW.0.02

Issue

To meet the requirements of the revised fire strategy at New Warehouse, added protection to the small storage room G07 is now required.

Proposals

Addition of new shaft wall to storage room SIM. NW.0.07, providing 30 minute fire resistance. Addition of a number of new fire dampers. See drawings for details.

Impact upon Significance

Proposed changes will have a no discernible impact upon significance. They are limited in scale and the shaft wall is constructed to the inner face of the modern existing wall. Dampers will impact non-original ductwork.

3.0 PLANNING CONTEXT

The main heritage planning considerations affecting this site are its Grade II 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 200, '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 II 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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