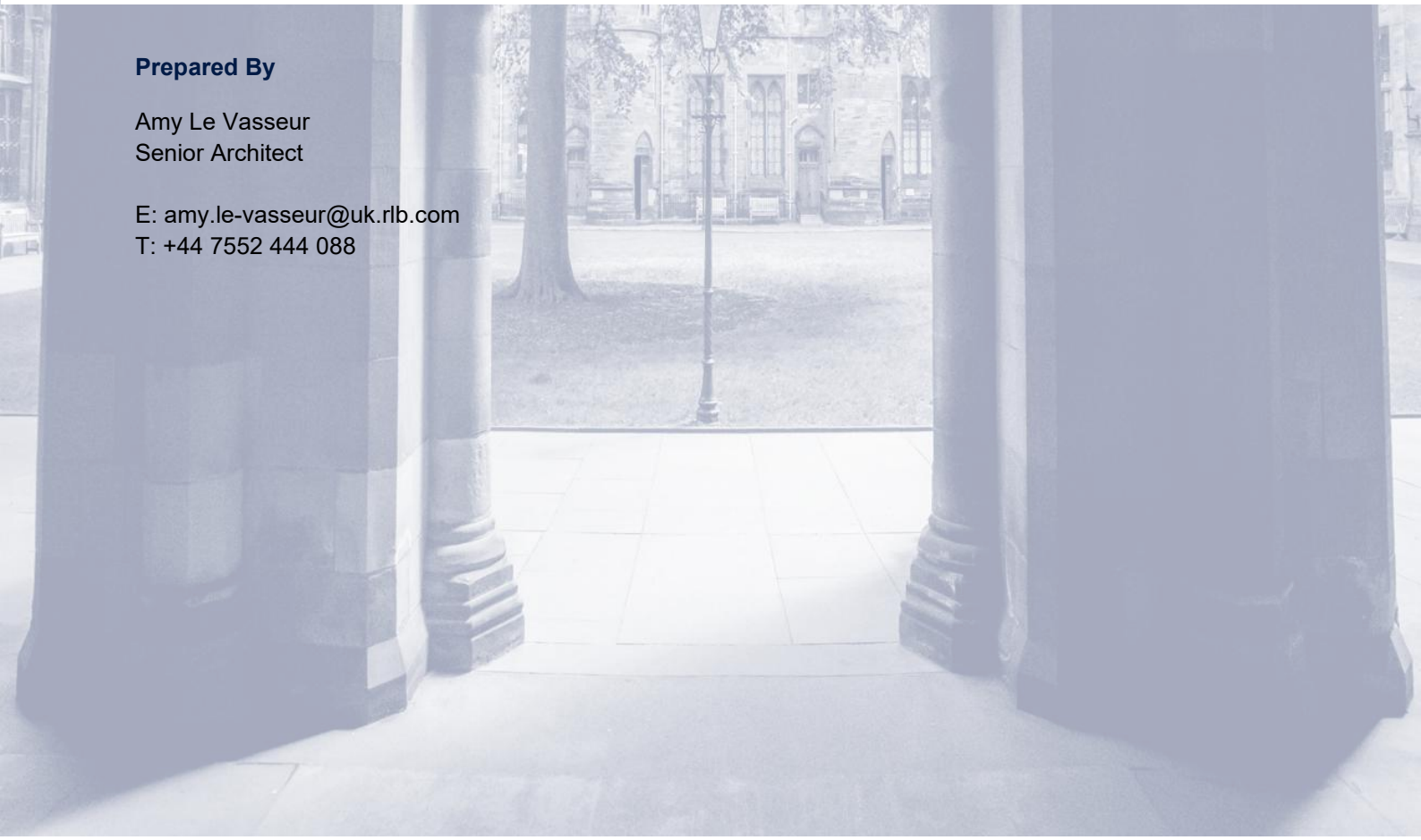
PLANNING

28 MAY 2026

HERITAGE STATEMENT

BTP PICCADILLY
BRITISH TRANSPORT POLICE



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Revision	Stage	Author	Approved	Date
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1.0 OVERVIEW

This heritage statement has been produced by Rider Levett Bucknall Ltd on behalf of British Transport Police. This statement is to accompany the planning application for proposed MEP installations and associated works, located at Tower Block Offices, Piccadilly Station Approach, M1 2BP. In accordance with the National Planning Policy Framework, the purpose of the document is to describe the significance of the property's heritage asset and outline the impact of the proposals.

Planning application reference:	***PP-14952156***
Site name:	*BTP Manchester Piccadilly*
Address (inc. postcode):	*Tower Block, Offices Piccadilly Station Approach, M1 2BP*
Grid reference:	*SJ8490397859*
Listing number:	*1283014*
Heritage designation:	*Grade II listed*
Existing use:	*Office*
Proposed use/works:	*MEP modification works to include replacement of existing heating/air conditioning, lighting systems and electrical services.*

2.0 SITE LOCATION & DESCRIPTION

The site is located at:

Tower Block, Offices Piccadilly Station Approach, M1 2BP

The 10-storey tower block forms part of the Manchester Piccadilly Station, built between 1958-1966 as part of the mid-C20 railway modernisation scheme. The tower block was reclad and refurbished in 1998-2002 and houses office space, including the British Transport Police (BTP).



Figure A – Site Location

3.0 LISTING – HERITAGE ASSET

The proposed works are to the tower block, which sits as an upwards extension to the main Manchester Piccadilly train station.

Whilst the tower block is not listed, the adjacent train shed and undercroft portion of the building is Grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

3.1 NATIONAL HERITAGE LIST FOR ENGLAND (NHLE) DETAILS

The Historic England official list entry is as follows:

Entry name:	*Train shed and undercroft at Manchester Piccadilly Station*
Listing Date:	*06-June-1994*
Heritage category:	*Listed Building*
Location:	*Piccadilly Station, London Road, Manchester*
District:	*Manchester (Metropolitan Authority)*
Parish:	*Non Civil Parish*
National Grid Reference:	*SJ8490397859*
Description:	*Train shed set above a rail-served undercroft, 1866, extended 1883 with significant remodelling 1958-1966 and 1998-2002.*
Legacy System Number:	*388289*
Legacy System:	*LBS*

3.2 DEVELOPMENT SITE

The works proposed relate to the roof area of the tower block building, allowing for the installation of new HVAC units. These are required to facilitate the replacement heating and air conditioning system to the BTP offices.

The roof area is enclosed with screening therefore the new HVAC units will not be visible from the elevation. Please refer to the proposed section drawings provided for further detail.



Figure B – Development site – Proposed 2 No. HVAC units to sit within enclosed roof area

The heritage listing defines:

‘The listed part of the station is on two levels with the train shed above and the undercroft below. The mapped extent of the listing largely relates to the extent of this undercroft at street level.’

With the area of proposed works to the tower block housing existing screening and not visible from the listed station at Ground level, the development will have no impact on the heritage asset.

Additionally, given the works site location is to the roof there is no potential for archaeological remains.

3.3 HERITAGE RESEARCH

The following research materials have been consulted in the preparation of this heritage statement:

Research material	Consulted
Historic England Archive	Y
National Heritage list for England	Y
National Historic Environment Record (HERs)	Y
Local Planning authority records	Y

3.4 STATEMENT OF SIGNIFICANCE

Extract from Historic England:

The C19 train shed and undercroft at Piccadilly Station is listed at Grade II for the following principal reasons:

Architectural interest:

* as a good example of C19 railway engineering;
* for the aesthetic quality of the train shed's design including the polychromatic brick elevations and the substantial decorated columns that support the large metal frame;
* for the extensive brick-vaulted and cast-iron former goods depot undercroft which survives well below platform level, and includes the remains of C19 sidings and track.

Historic interest:

* as one of Manchester's principal railway stations;
* as an illustration of the dual importance of passenger and freight rail transport to the city and its C19 economic development.

Group value:

* as part of a strong group of C19 railway structures including the attached former goods offices to Piccadilly Station, London Warehouse to the north, and the MSJAR viaduct to the south (all listed Grade II)

4.0 PROPOSALS

4.1 PROPOSED DEVELOPMENT

The proposals sought under this planning application include the installation of 2 No. new HVAC units. These form part of a project involving the replacement of the existing heating and air conditioning system, replacement of lighting, and modification of existing electrical services, including fire alarm systems to the BTP offices. For full details on the proposed works and locations, please refer to the planning drawings submitted.

The offices are situated within the tower block, an extension of the Manchester Piccadilly station. The HVAC units will be contained to the roof structure of the tower block therefore will have no impact on the adjacent heritage asset, nor their surroundings.

A noise impact assessment is to be conducted as part of this planning application.

5.0 HERITAGE IMPACT ASSESSMENT

5.1 PROPOSALS IMPACT

Element	Impact	Approach
Grade II Listed 'Train shed & undercroft'	*No impact as a result of proposed works.*	*Design proposals are contained to the tower block roof, which does not form part of the heritage asset listing. The new elements are contained within a screened roof area which is not visible from the listed portion of the site or the surroundings.*

5.2 PROPOSED DEVELOPMENT

Element	Works	Proposals
New HVAC units	*Installation of 2 No. new HVAC units to the roof to facilitate replacement air and cooling system to BTP offices.*	*New HVAC units to sit to roof deck adjacent to existing HVAC units and plant equipment. Roof central area is contained by a screen which prevents visibility of the equipment from the façade.* *A replacement of the air and cooling system to the offices is required to facilitate the BTP offices. The proposed equipment is to accommodate this.*