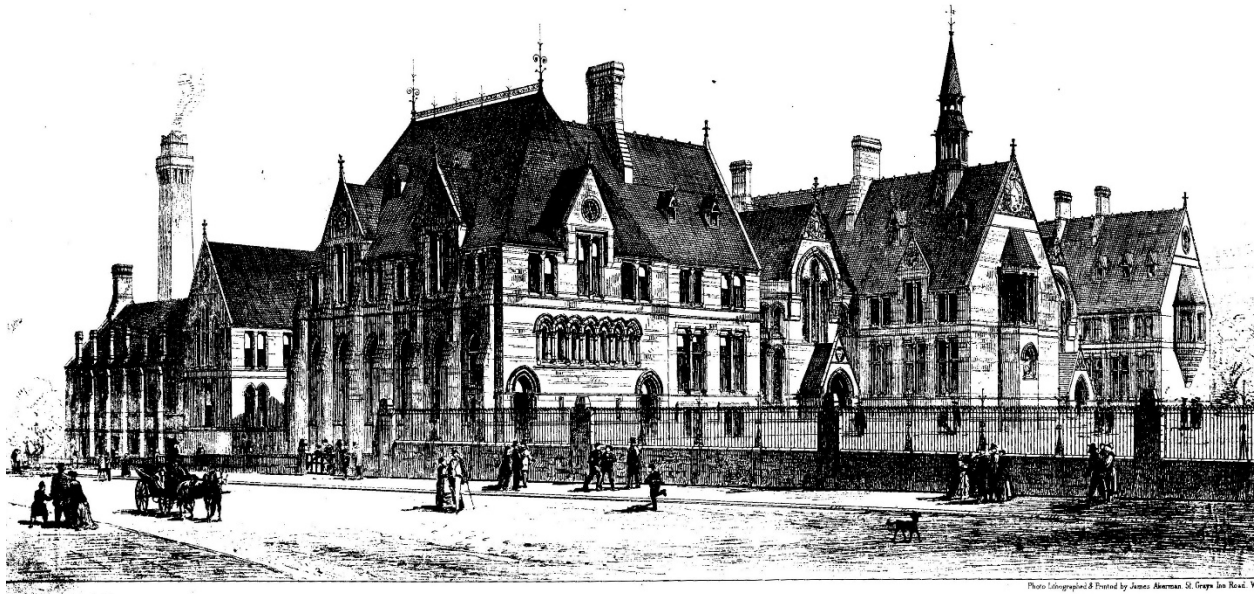


OWEN'S COLLEGE MANCHESTER

ALFRED WATERHOUSE ARCHITECT



HERITAGE, DESIGN AND ACCESS STATEMENT
FOR EXTERNAL LIGHTING WORKS
At
JOHN OWENS BUILDING

December 2021

Projects Design Team
Projects Group

Directorate of Estates and Facilities
4th Floor Beyer Building
The University Of Manchester
Oxford Road
Manchester
M13 9PL

The John Owens Building, Oxford Rd, Manchester M13 9PL

1.0 Introduction

- 1.1 This statement forms part of a planning application to carry out the installation of new external lighting at The John Owens & Eddie Newcomb Student Services Centre (SSC), Manchester.
- 1.2 External lighting is required to illuminate the ramp down to the Eddie Newcomb building housing the SSC. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the building is Grade II* listed. Drawing number A001 shows the location of the ramp and the entrance to SSC.
- 1.3 This statement is to be read in conjunction with drawing numbers A001, A002, A003, A101 and A102 which accompany the application. The drawings show the existing plan and elevations and the proposed locations of the new light fittings.

2.0 Proposal

- 2.1 Planning permission is sought to install new external lighting and associated cabling to the South Elevation of the John Owens Building to illuminate the ramp and steps leading to the SSC. A recent Health & Safety audit has highlighted that the light levels in this area are inadequate.
- 2.2 The proposal is to fix modern light fittings to the external wall of the building.
- 2.3 The proposed cabling will be copper pyro which is already in use on the building.

3.0 Identifying the Heritage Asset

Grade: II*

List Entry Number: 1271428

Date first listed: 18-Dec-1963

Statutory Address : VICTORIA UNIVERSITY OF MANCHESTER INCLUDING CHRISTIE LIBRARY, WHITWORTH HALL, OXFORD ROAD

Formerly known as: Owens College, Oxford Street, Chorlton-on-Medlock.

University. West range begun 1870, east range 1883-7 and north range 1888, all by Alfred Waterhouse; with Whitworth Hall added to south end of east range c.1895-1902 by Paul Waterhouse. Sandstone Ashlar, red tiled roofs with fishscale bands. Large and irregular plan round a courtyard which is open at the south-west corner. Gothic

style. The WEST RANGE (Main Building), the first on the site, in domestic scale and style, of 2 storeys plus basements and attics, has a projected gabled wing in the centre flanked by large canted entrance bays which have gabled porches with moulded 2-centred doorways and large 2-centred arched windows of 3 stepped lancet lights rising into steep gables, and tall coupled arched windows in the flanks (some with stepped sills); the central wing has a canted 2-storey bay at the gable end with a niche at ground floor containing a carved shield, a large 5-light window at 1st floor and a tiled hipped roof, a clock face in the apex of the gable, side walls with gables, and a fleche on the roof. The outer wings differ in plan and elevation; all parts have various mullioned, arched and arcaded windows, and small gabled dormers and tall stone chimneys. The EAST RANGE (the main façade to Oxford Street) is monumental in scale and style, asymmetrical, with a very large rectangular tower at the south end, a 2-storeyed entrance archway to the left of this and a tall 4-storey 7-bay range to the right. The entrance archway has a wide 2-centred moulded arch, and above this a stepped triple lancet in a gable flanked by pinnacles. The tower, with pilastered corners and an octagonal stair-turret at the north-east corner, has a very large 2-centred arched doorway with splayed reveal including foliated niches, 4 orders of moulding, and hoodmould with apex carried up to form a pedestal to a 1st floor niche with a statue; arcaded windows on 6 stages (successively 5, 5, 3, 3, 5 and 5 lights), all different and those at the top stage with a colonnaded screen; and a steep saddle-back roof with banded cladding of lead and tiles. In the angle with the main range to the right is a tall 2-bay canted staircase which has buttresses, tall 2-light windows with geometrical tracery, and an arcaded parapet. The main range itself, 4 storeys diminishing in height and 7 bays with buttresses square at ground floor and chamfered above, terminating in pinnacles, has arcaded windows filling each bay, those at ground floor segmental-headed with transoms and arched lights, those at 1st and 2nd floors with shafts and 3 square-headed lights and those at 3rd floor with 4 arched lights; and a corbel table and blind arcaded parapet to each bay. WHITWORTH HALL (to the left of the entrance archway), of 2 unequal storeys and 8 bays plus a corner tower at the south end, has buttresses, coupled segmental-headed windows at ground floor, bands of blind arcading between floors, and tall 2-light transomed windows with cinquefoil lights at 1st floor; an elaborate 2-storey gabled porch to the 1st bay with pinnacles, blind-arcading in the gable and open arcading linking the gable to the pinnacles on either side, and a 2-centred doorway moulded in 3 orders; and a 3-stage corner tower with a tiered segmental oriel, corner pinnacles, octagonal belfry and short spire, all in elaborate Gothic style. Various other portions in similar style. Interior not inspected.

4.0 Assessment of Impact and Mitigation

- 4.1 The proposed works are to the South Elevation of the building – not mentioned as significant in the listing.
- 4.2 The lighting is to be installed at Lower Ground level and is located below surrounding ground levels, behind a set of railings.

4.3 Various design options have been considered :

- free standing lamp posts, which would cause unnecessary clutter and be visually obtrusive, detracting from the setting
- fixing the lighting to the ramp handrails, this would not provide the lighting spread required to illuminate ramp, steps and walkway
- fixing to the face of the building to provide best levels of illumination. This is the University's preferred solution.

4.4 The graphite LED luminaires have been sympathetically selected to match the existing modern light fittings used around the building, causing minimum light pollution and minimum energy consumption.

4.5 The lights will be fixed, as much as possible, into the existing mortar joints with non-ferrous fixings to minimise damage to the stonework.

4.6 The cable will run below the stone detail to avoid obscuring it or damaging it.

4.7 The proposed installation is reversible.

5.0 Design & Access Statement

5.1 The proposed work will have no negative architectural impact on the building and only seeks to remove an ongoing lighting issue on the main route to the SSC. The proposal improves the accessibility of the building by ensuring adequate illumination of the main pedestrian route to SSC.

**Christopher Thorley
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Projects
The University of Manchester**

Dec. 21

6.0 Appendix



Fig 1: View of ramp down John Owens South Elevation



Fig 2: View up ramp on John Owens South Elevation



Fig 3: John Owens South Elevation from Burlington Street



Fig 4: Example of lighting used elsewhere on the building