

Heritage Statement

seven.

Client: Manchester Metropolitan University

Project: Ormond Building

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1.0 INTRODUCTION

1.1 PURPOSE OF THIS REPORT

This Heritage Statement has been prepared by Seven Architecture on behalf of Manchester Metropolitan University. This report is submitted to accompany a Listed Building Consent Application for the installation of fire protection to the Basement and Ground Floor levels only following the completion of a major capital works contract to restore Ormond Buildings.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in determining applications for development affecting listed buildings, to pay special regard to the desirability of preserving the building and its setting.

The National Planning Policy Framework (NPPF) 2019 sets out the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it states that :

'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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. (Ministry of Housing, Communities & Local Government, 2012)

This Heritage Statement has been prepared to assess the impact of the installation of remedial fire protection works to the following areas of Ormond Building :-

- Basement – Existing walls and ceilings to be upgraded to achieve the required fire protection to the walls and ceiling to bring the Basement area back into use for storage and maintenance workshops
- Ground Floor – Existing ceilings to be upgraded to provide 60 Minute fire protection from the kitchens to the first floor level

This document has been prepared to set out the significance of the building, in particular the areas affected by the proposed works, to provide a benchmark against which the impact of the proposed works can be assessed. Primary and secondary resources have been used including historical maps, plans and documents to establish the significance of the building within the wider heritage context.

1.2 RESEARCH METHODOLOGY

This document has been prepared based on primary and secondary sources including historical maps, drawings and reports. The following sources were accessed in the preparation of this report:-

- www.historicengland.org.uk (accessed 08th March 2021)
- www.manchester.gov.uk/site/publicaccess (accessed 08th March 2021)
- www.pastscape.org.uk (accessed 08th March 2021)
- www.magic.defra.gov.uk (accessed 08th March 2021)
- www.bing.com/maps (accessed 08th March 2021)
- www.workhouses.org (accessed 08th March 2021)
- www.old-map.co.uk (accessed 12th March 2021)
- www.britainfromabove.org.uk (accessed 12th March 2021)
- www.manchesterhistory.net (accessed 18/03/2021)
- www.modernmooch.com (accessed 22/03/2021)
- Manchester Metropolitan University drawing archives (accessed 08th March 2021)
- Manchester Archives (accessed 08th March 2021)
- Heritage Statement : Significance and Impact, Ormond Building by Stephen Levrant Heritage Architecture, March 2017.
- National Planning Policy Framework, Ministry of Housing, Communities & Local Government, 27 March 2012
- Conservation Principles, Policy and Guidance by Historic England, 2008.

The research undertaken has been limited to online resources and Manchester Metropolitan University archives due to the limitations in access posed by the Covid 19 lockdown and the closure of all non-essential services.

Site visits to the application site have been undertaken on the 16th February 2021, 2nd March 2021 and 23rd March 2021.

1.3 STRUCTURE OF THE REPORT

The report is set out as follows :-

Section 2	Application Site
Section 3	Historical Development of the site
Section 4	Significance of the Heritage Asset
Section 5	Proposed works
Section 6	Impact on significance

1.4 AUTHORSHIP

This report has been prepared by Lisa McFarlane, Director of Seven Architecture, an RIBA Registered Specialist Conservation Architect, Full Member of the Institute for Historic Building Conservation (IHBC) and member of the Manchester City Council Conservation Panel.

2.0 APPLICATION SITE

2.1 SITE LOCATION

The Application Site is located at the junction of Lower Ormond Street and Cavendish Street within the Manchester University campus in Manchester city centre. The site is bounded by St Augustine's Church to the north, All Saint's Park to the north-east of the building, Cavendish Street and the Righton Building to the south-east and Cavendish Halls of Residence to the south-west.



Figure 2.1

Aerial view showing the site of Ormond Building, Lower Ormond Street, Manchester
(Source www.bingmaps.com, accessed 18/03/21)

2.2 HISTORICAL CONTEXT

The Application Site is located within the context of a variety of buildings listed by Historic England. The below extract from the Historic England website, identifies the buildings within close proximity to the site that are designated Listed Buildings.

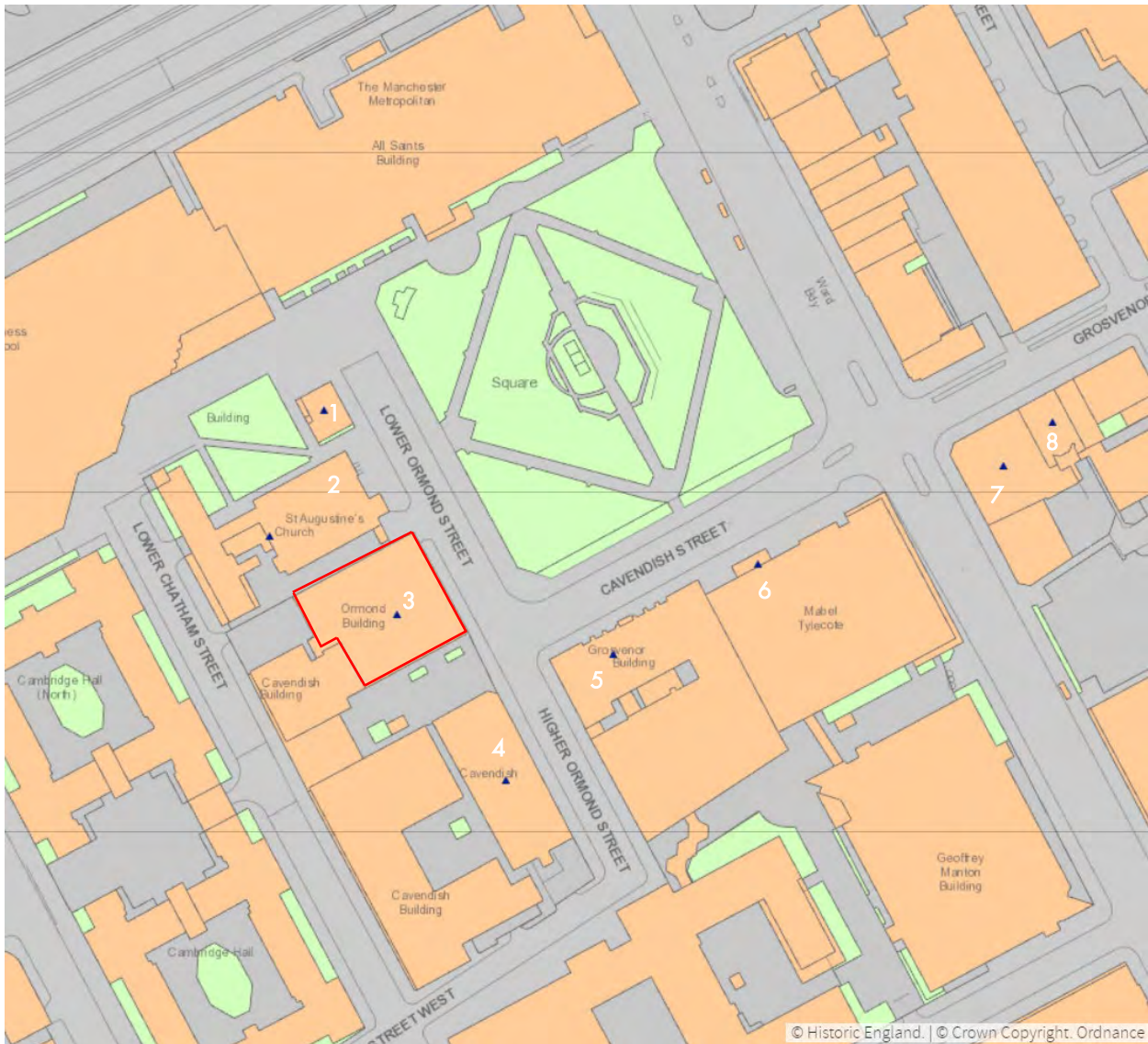


Figure 2.2

Aerial view showing the site of Ormond Building, Lower Ormond Street, Manchester
 (Source www.historicengland.org.uk/listiing/the-lit/map, accessed 18/03/21)

Plan Reference :	Description	List UID :	Grade Listing :	Date of construction :
1	Former Manchester Ear Hospital	1197922	II	Early C19
2	Roman Catholic Church of St Augustine	1392331	II	1967-1968
3	Ormond Building	1219718	II	1882
4	Righton Building	1197781	II	1905
5	Grosvenor Building	1293192	II	1880
6	Former Town Hall Façade to Mabel Tylecote Building	1283062	II	1830-1831
7	Former Grosvenor Picture Palace	1218431	II	1912
8	Adult Deaf and Dumb Institute (Former)	1200839	II	1878

The Ormond Building, which is the subject of this Listed Building Consent Application, is designated Grade II Listed by Historic England (List UID 1219718) and was first listed on 3rd October 1974 and amended on 06th June 1994. A copy of the Full List Description can be found in Appendix A.

The list description is as follows :-

"Chorlton Union Offices, in use as premises of Manchester Polytechnic at the time of listing. 1880, by Mangnall and Littlewood; altered. Red brick with sandstone dressings, slate roofs. Rectangular plan on corner site. Two storeys over basement, facades of 3:5:1 windows to Lower Ormond Street and 2:5:1 windows to Cavendish Street, hinged on an octagonal corner turret; with a band over the basement windows, sill-bands to both floors, string-course over ground floor, pilasters at the junctions, brick corbel tables, moulded stone cornices and brick parapets (part balustraded). The corner block has a symmetrical 3-bay facade to Lower Ormond Street, including a segmental-headed doorway which has an elaborate stone architrave and divided panelled doors (up 4 steps), round-headed 2-light windows at ground floor with shafts, round-headed lights and moulded stone heads with mask keystones, round-headed sashes at 1st floor with corniced architraves, and a balustraded parapet with pedimented panel in the centre and urn finials. Its corner turret to the left, of rusticated stone and panelled ashlar at ground floor, has 2 narrow sashes and a central cartouche, a gadrooned and dentilled cornice, above this a 3-sided oriel with narrow sashed windows in corniced architraves, and an octagonal turret with a small round-headed window and a pediment to each side, and a domed roof with a lantern. The 2-bay left return is similar, but with a tall segmental-pedimented pair of chimneys rising from the parapet. The outer ranges of both facades are similar but slightly lower and simpler, and the end bays have tripartite windows to 1st floor and pedimented attics. Various paired chimneys, coupled to form arches, with cornices." (Historic England, 2021)

As the proposed works submitted for approval in this phase of the works are limited to the internal areas, there is considered to be no impact on the building externally and therefore no impact on the setting of Listed Buildings within close proximity to the site.

3.0 HISTORICAL DEVELOPMENT OF THE SITE

3.1 INTRODUCTION

In order to understand the significance of the building and its historical contribution to the wider heritage setting, it is necessary to establish how the building and the surrounding area have developed over time and the wider role that the building played in the context of Manchester.

This section of the report sets out how the area has evolved since the late 1700's using historical maps, photographs, primary and secondary sources to provide a baseline understanding of the importance of the site through its history in the wider context of the area and the development and expansion of the city centre of Manchester.

3.2 DEVELOPMENT OF THE SITE

3.2.1 LATE 18TH CENTURY

The earliest maps of the site in the 1700's indicate that the site was primarily used as arable farmland with limited built form associated with the arable use evident at this time.

Later in 1790, Oxford Road was developed just east of the site, providing a direct connection between the city centre and the outlying villages including Rusholme to the south. The Chorlton Hall estate, located within close proximity to the site, was sold in 1790 and was subsequently laid out in a regular grid street pattern comprising of urban blocks for the speculative construction of terraces and town houses. Grosvenor Square was established during this time as an exclusive formal residential square with dense tree planting to the perimeter. At this time, the only development that had occurred was the construction of Samuel Marland's residence on the corner of Cavendish Street and Ormond Street. Samuel Marland had designed the square and the local area as an exclusive residential area to rival those found in London at this time. The Coach House to Marland's residency can be seen to the rear of the site at the corner of Chatham Street and Cavendish Street. (Stephen Levrant Heritage Architecture, 2017)



Figure 3.1

OS Country Series dating from 1813

(Source : www.modernmooch.com, accessed 22/03/2021)

3.2.2 1851

The following map dating from 1851 (Figure 3.2) illustrates how the area developed during the early 1800's with the construction of the terraces of townhouses in the grid pattern streets as previously planned in the late 1700's. The local area focused around Grosvenor Square with All Saint's Church, built in 1820, located at the centre. The Town Hall was constructed in 1830-1 to the south of Grosvenor Square on Cavendish Street and the Ear Hospital was built in the early 1800's to the north of the site overlooking Ormond Street and Grosvenor Square. The area to the west of the site at this time had a distinguishable civic purpose and scale.

The development site at this time was the location of the New Manchester College who purchased Samuel Marsland's former residence in 1840 after his death in 1837.



Figure 3.2

OS Country Series dating from 1851

(Source : www.old-maps.co.uk, accessed 12/03/2021)



Copyright Chetham's Library, Manchester

Figure 3.3

Photograph looking east across Oxford Road towards Devonshire Street dating from the mid 1800's.

(Source : www.bing.com, accessed 18/03/2021)



Figure 3.4

Drawing of the Cavendish Street Chapel and School dating from 1848.

(Source : www.bing.com, accessed 18/03/2021)



Figure 3.5

Photograph from the corner of Cavendish Street and Ormond Street looking over Grosvenor Square over the burial ground opened in 1820.

(Source : www.modernmooch.com, accessed 22/03/2021)

3.2.3 Late 1800's

The Chorlton Union, who run the workhouses in the Chorlton district purchased the former home of Samuel Marsland from New Manchester College in 1855 to facilitate the relocation of their offices from Chorlton Union Workhouse at Leaf Street/Stretford Road. The Chorlton Union used the former residency for offices of the Clerk to the Guardian's and the Relieving Officers into the building. After 25 years of using the former Samuel Marsland's residence and after reviewing options to remodel and extend the existing building, the Board decided to redevelop the site to provide more suitable accommodation for the administration of the Poor Laws. The proposed new building was to incorporate the site of the adjacent Nursery Institute which was established in 1870 to the north of the site.

Following an open competition, architects Mangall & Littlewood were appointed to design the proposed new offices. An article by the Chorlton Union Board sets out the design intent :-

"give great care and considerations to the classification of the poor, namely the able-bodied poor who seek out-door relief, and vagrants, and at the same time to give good accommodation and convenience to the relieving officers". (Stephen Levrant Heritage Architecture, 2017)

By February 1881 the entire site had been cleared and work started with the new building on 25th March 1881. The proposed building was described in The Builder Magazine as "Italian in character and was of red/orange brickwork to its principal elevations, with Yorkshire Stone to the plinth. Decoration was largely in red terracotta".



Figure 3.6

Artist's impression of the proposed elevations to Ormond Street and Cavendish Street of the new Chorlton Union Offices in 1880 by architects Mangall & Littlewood
(Source : www.bing.com accessed 12/03/2021)

In 1881, the new union office and casual wards were opened on Grosvenor Square.

The building was separated into three distinct areas with the principal entrance for Union staff and the Board off Lower Ormond Street into the area of the building allocated for staff offices and the Board Room along the south side of the building fronting Cavendish Street.

The area to the north was dedicated to poor relief and outdoor relief which was entered from the loading/cart way to the northern edge of the site which led into a large waiting room area at the centre of the building via a stone staircase.

The westerly area of the ground floor level accessed off Lyceum Place was designated for the Vagrant entrance to the Tramp Ward.

The following statement records the design of the building :-

CHORLTON UNION NEW OFFICES

"The ground-floor is devoted to the administrative department. The principal entrance from Grosvenor Square, and leads to the various offices, being used by the Guardians and by people who have business with the Board. The entrance for the poor is from the loading cart-way, which is placed on Grosvenor Square, at the north of the plot. The entrance for vagrants' is from Lyceum Place. An iron gate, fixed in the loading way, separates the vagrant's portion from the rest of the building, and it will be the duty of the porter to close this gateway at six o'clock each evening, thereby keeping vagrants entirely isolated from the rest of the occupants. To the left of the principal entrance first described, after passing through the vestibule, which will have glass doors, will be Mr Edgill's office, with an ante-room adjoining to a passage communicating therefrom to the registrar's offices, which will be ample size, with a large, sized fire-proof room for the storage of books and documents, and with a private room, also immediately adjoining the registrar's offices which will be used principally for the registration of marriages; a waiting-room on the right of the principal lobby, adjoining to the porter's room, will be used by persons waiting to see the officials upon that business. Adjoining to the porter's room is a small room for stationery, etc. Further along the principal lobby is the room appropriated to the chief and second clerks, for the paying and receiving of accounts. A waiting-room is placed between these rooms, and convenient to both. There are lavatories and water closet's, etc on the right hand of the lobby. The principal staircase rises from this lobby to the floor above.

To the front of Grosvenor Square are placed six rooms for the relieving offices, each of which is in immediate communication with the waiting-room for the outdoor relief of the poor; each office will be so arranged that there will be two entrances, and two applicants for relief can be heard at the same time, although out of sight of each other, yet so placed as to be seen by two guardians on relief-days at the same time. The applicant would then leave by the passage leading direct to the loading entrance, and would either get their relief ticket for provisions, or money from the pay-clerk, as the case may be, and would leave without again coming into communication with the rest of the applicants. The out-relief store and pay-clerk's office are placed between the entrance and exit doorways to the general waiting room". (Workhouses, 2021)

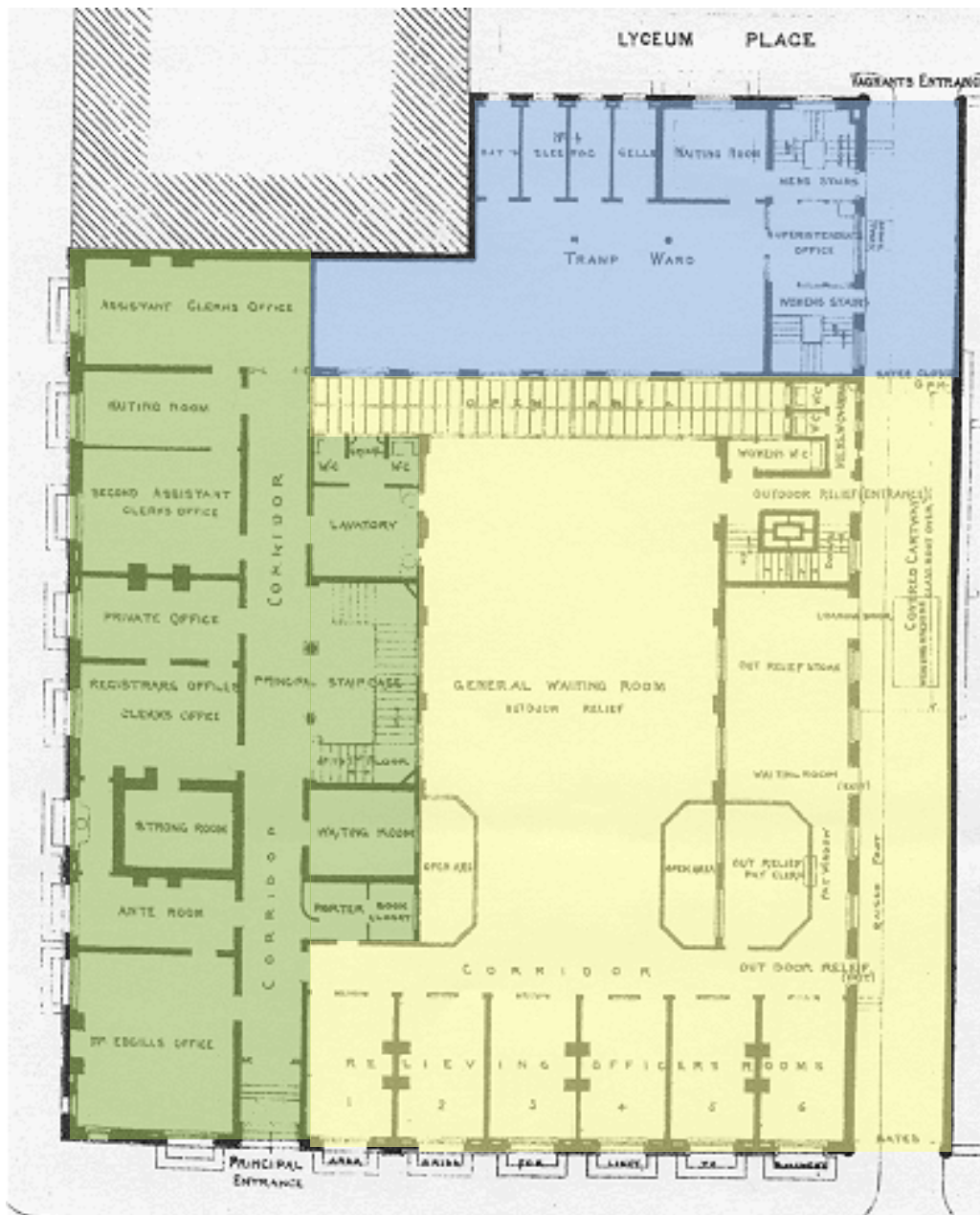


Figure 3. 7

Ground Floor Plan dating from 1880 by architects Magnall & Littlewood.
(Source : www.workhouses.org, accessed 12/03/2021)

The basement floor level contained a number of room for the use of the outdoor relief of the poor and used as workrooms when the workhouse was overcrowded during the winter and other times of distress. The poor could also work in the basement cutting wood, oakum-picking or other indoor activities. A large kitchen, scullery and wash house were also located within the basement area. (Stephen Levrant Heritage Architecture, 2017).

The first floor was dedicated to offices, board room and committee rooms along with a room for school Attendance Officer, Warrants Officers and Commitment Officers. The first floor was accessed from a grand stone and cast iron staircase. The walls were clad with brown, cream and pink encaustic tiles.

The large boardroom overlooking the main entrance was the most decorative part of the building with a turret to the corner of Cavendish Street and Lower Ormond Street and a large plaster dome.

The below 1891 Town Plan (Figure 3.8) illustrates how the sites around Grosvenor Square were also developed during the period of the completion of the Chorlton Union Offices. The School of Art was built to the corner of Cavendish Street and (Lower) Ormond Street in 1880-1, the Cavendish Street Chapel built in 1848 and the Grosvenor Square Presbyterian Church were all built during the mid-late 1800's, creating a strong civic presence to the square that can be seen depicted in the painting in Figure 3.9.



Figure 3. 8

OS Town Plan dating from 1891

(Source : www.old-maps.co.uk, accessed 12/03/2021)



Figure 3.9

Painting by H. E. Tidmarsh dating from 1894 looking west along Cavendish Street from Oxford Road following the completion of the Chorlton Union offices to the right. The Town Hall built in 1830, Grosvenor Building built in 1880, Paulden's Department Store built in and the Congregational Chapel built in 1848 are to the left of the image.

(Source : www.bing.com accessed 12/03/2021)



Figure 3.10

Photograph of the Presbyterian Church built in the late 1800's and the Ear Hospital built in early 1800's

(Source : www.manchesterhistory.net, accessed 31/03/2021)



Figure 3.11

Photograph of the Presbyterian Church built in the late 1800's and the Ear Hospital built in early 1800's taken by Pauline Leech (from Chetham's Library archives)

(Source : www.manchesterhistory.net, accessed 31/03/2021)

3.2.4 Early 1900's

Over the 20 year period between 1891-1911, development within the local area was limited. The School of Art was extended in 1898 along Higher Ormond Street and Cavendish House was built to the corner of Cavendish Street fronting onto Higher Ormond Street to the south of the site in 1905.



Figure 3.12

OS Town Plan dating from 1908

(Source : www.old-maps.co.uk, accessed 12/03/2021)



Figure 3.13
 Photograph dating from the early 1900's looking west along Cavendish Street with the Ormond Building (to the right) following the completion of the Righton Building (to the left) in 1905 with Paulden's Department Store in the background behind the Cavendish Street Congregational Chapel dating from 1848.

(Source:
www.bing.com
 accessed
 12/03/2021)



Figure 3.14
 Photograph dating from the early 1900's looking towards the corner of Lower Ormond Street and Cavendish Street
 (Source :
www.workhouses.org
 accessed
 12/03/2021)

3.2.5 1915-1922

In 1915 the Sub-committee of the Board of Guardians opted to combine the staff of the Registrar's Office at New Bridge Street Union Office with that of the Registrar's office at the Ormond Building. During this period, the space over the General Waiting Room was infilled to create the timber panelled council chamber at first floor level to provide accommodation for wedding ceremonies within the building. Development within the local area was limited during this time to the construction of the Picture Theatre to the corner of Oxford Road and Cavendish Street.



Figure 3.15

OS Town Plan dating from 1922

(Source : www.old-maps.co.uk, accessed 12/03/2021)



Figure 3.16

Aerial photograph dating from 1937 looking south following the construction of the Grosvenor Picture Palace to the corner of Cavendish Street and Oxford Road
(Source : www.bing.com accessed 12/03/2021)

3.2.6 1930's-1960's

In 1930 the Board of Guardian's system was abolished, and Union Officers and workhouse were reallocated to Public Assistance Offices as indicated on the below 1948-1950 map (Figure 3.17). The Ormond Building was used as a Public Assistance Office until 1947 when it became a Registry Office, assigned to deal with Births, Marriages and Deaths. This transition can be seen on the map in Figure 3.18 which indicates the Ormond Building as 'Municipal Office' reflecting this change of use.



Figure 3.17

OS Town Plan dating from 1948-1950

(Source : www.old-maps.co.uk, accessed 12/03/2021)

3.2.7 1960's-1970's

In the late 1960's extensive slum clearance was undertaken in Manchester to make way for the future development plans for the city. The 1963 OS map (Figure 3.18) shows that extensive demolition has been undertaken to the north-east of the site to enable the construction of the Mancunian Way.



Figure 3.18

OS Town Plan dating from 1963

(Source : www.old-maps.co.uk, accessed 12/03/2021)



Figure 3.19

Photograph dating from the 1960's showing the extent of slum clearance that happened to make way for new road infrastructure and social housing within the Hulme area.

(Source : www.workhouses.org accessed 12/03/2021)

In 1970 the Ormond Building was purchased by Manchester Polytechnic School (which later became the Manchester Metropolitan University) to become a centre for advanced studies and administration.

In the late 1970's, the row of retail units to the rear of Ormond Building along with the Victorian Cavendish Street Congregational Chapel towards the south of the site were also demolished to enable the expansion of the University.



Figure 3.20

Photograph dating from 1972 from Cavendish Street looking towards Ormond Building shortly after the completion of the Roman Catholic Church of St Augustine in 1968 to the right hand side of the picture

(Source : www.bing.com, accessed 12/03/2021)



Figure 3.21

Photograph taken from the School of Art dating from the 1970's following the completion of the Mancunian Way
(Source : www.modernmooch.com, accessed 22/03/2021)

In 1978 Cavendish Buildings was built to the west, connected to the Ormond Building by a multi-storey bridge. The building provided self catering student accommodation at the centre of the University campus that continued to develop over the 1970s and 1980's.



Figure 3.22

Photograph from early 1980's showing the newly built Cavendish House building located to the east of the Ormond Building.

(Source : www.manchesterhistory.net, accessed 31/03/2021)

3.2.8 2018-2020 – CAPITAL WORKS PROJECT

The Ormond Building has recently undergone an extensive capital redevelopment and restoration project that was submitted for Listed Building Consent in 2017 and subsequently approved.

Application Reference : 115517/LO/2017

LISTED BUILDING CONSENT for Internal and external alterations including demolition of existing two storey rear corridor extension and erection of replacement. Partial removal of masonry walls to Basement. Installation of new pavement lights and 6 windows to perimeter of Basement. Repair of historic features throughout the building. Installation of new floor, lift and stair to Basement. Partial removal of walls to upper floors. Installation of new power points, wiring and heating throughout the building.

Following approval of the Listed Building Consent Application, the capital works were completed to the Ground, First, Second and Third Floor level as per the approval. These works have been undertaken to a high standard with internal features restored, later addition partitions removed, new heating, power and lighting installations and complete redecoration.



Figure 3.23

Photograph of the ground floor corridor with new M&E installations

(Source : photograph taken by author 21/03/2021)



Figure 3.24

Photograph of the ground floor offices with new M&E installations

(Source : photograph taken by author 21/03/2021)



Figure 3.25
Photograph of the replacement glazed screens to the Ground Floor level offices fronting Lower Ormond Street
(Source : photograph taken by author 21/03/2021)



Figure 3.26
Photograph of the Ground Floor level office area created within the former Waiting Area
(Source : photograph taken by author 21/03/2021)



Figure 3.27
Photograph of the restored main stair and rooflight over
(Source : photograph taken by author 21/03/2021)



Figure 3.28
Photograph of the restored historic doors and architraves
(Source : photograph taken by author 21/03/2021)



Figure 3.29
Photograph of the First Floor level main stair following the completion of the Capital Works project
(Source : photograph taken by author 13/03/2021)



Figure 3.30
Photograph of the First Floor level office with the feature dome and turret to the corner of Lower Ormond Street and Cavendish Street
(Source : photograph taken by author 13/03/2021)

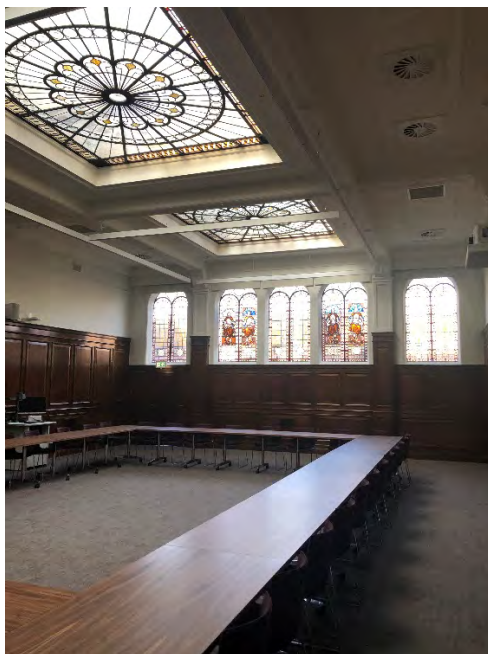


Figure 3.31
Photograph of the First Floor level Ceremony Room
(Source : photograph taken by author 13/03/2021)



Figure 3.32
Photograph of the First Floor level
(Source : photograph taken by author 13/03/2021)

The scope of the works approved to the Basement Level under the previous Listed Building Consent (Ref: 115517/LO/2017) are outlined as follows :-

- Removal of existing brickwork walls in full or in part to open-up the Central Break-out Space to provide more flexible space and to improve natural daylight to the central Break-Out space.
- Removal of the walls enclosing the central lightwell and replacement with new glazed screens to improve the natural daylight to the central Break-Out Space
- Removal of the later addition brick wall to the back of the historic timber glazed screen and the restoration of the timber glazed screen between the Post Grad Study Area and the Touch Down Space.
- Removal of the existing ramp to allow the installation of a new stair to allow direct external access to Ground Floor Level.
- The installation of new WC's including 2No wheelchair accessible WC's
- The installation of a new lift to provide access to all floor levels.
- The enclosure of the central stair access and the removal of the stair enclosure at Ground Floor Level to prevent student access to ground floor level and to enable the use of the area under the main feature stair as a Reception Seating Area.

The following drawings set out the approved alterations to the Basement Level (Figure 3.33) and the Proposed Basement Floor Plan (Figure 3.34)



Figure 3.33

Basement Level floor plan showing the extent of demolition proposed and approved under application Reference : 115517/LO/2017, Drawing by FCB Studio (Source :www.pamanchester.gov.uk, accessed 31/03/21)



Figure 3.34

Basement Level floor plan showing the Proposed Basement Floor Plan as approved under application Reference : 115517/LO/2017, Drawing by FCB Studio (Source :www.pamanchester.gov.uk, accessed 31/03/21)

During the implementation of the Capital Works project, in order to meet the allocated budget restrictions on the project, the decision was made to omit the proposed improvement works to the basement level with the exception of the installation of the new Boiler Room, Plant Room and Water Tank along with the installation of all associated services to serve the upper levels of the building.

The following plan sets out what has been implemented to the Basement Level now that the Capital Works project has been completed.

These works are limited to the following :-

- Strip-out of existing wall linings and partitions to expose all original features including brickwork, columns, timber framed glazed partitions and retention of any existing timber partition walls, windows and doors
- Removal of all paint to existing brick walls to removal of traces of asbestos
- Installation of new partition walls for the construction of a new Boiler Plant Room, Water Tank / Plant Room and Electrical Switch Room
- Installation of a new lobby to the central stair to enable its continued use to access the Basement Floor from Ground Floor Level including the retention of the timber enclosure to Ground Floor Level)
- The installation of metal mesh screens between the existing columns to form secure storage enclosures for the Estates Team to store maintenance equipment
- The painting of the existing exposed structural frame with intumescent paint to provide fire protection to the primary frame
- The installation of all new plant equipment, ductwork, pipework and cables to enable the installation of new services throughout the building

The works implemented to date under the Capital Works project did not include the works to provide fire protection to the basement level walls and floor in accordance with the approved fire strategy plan.

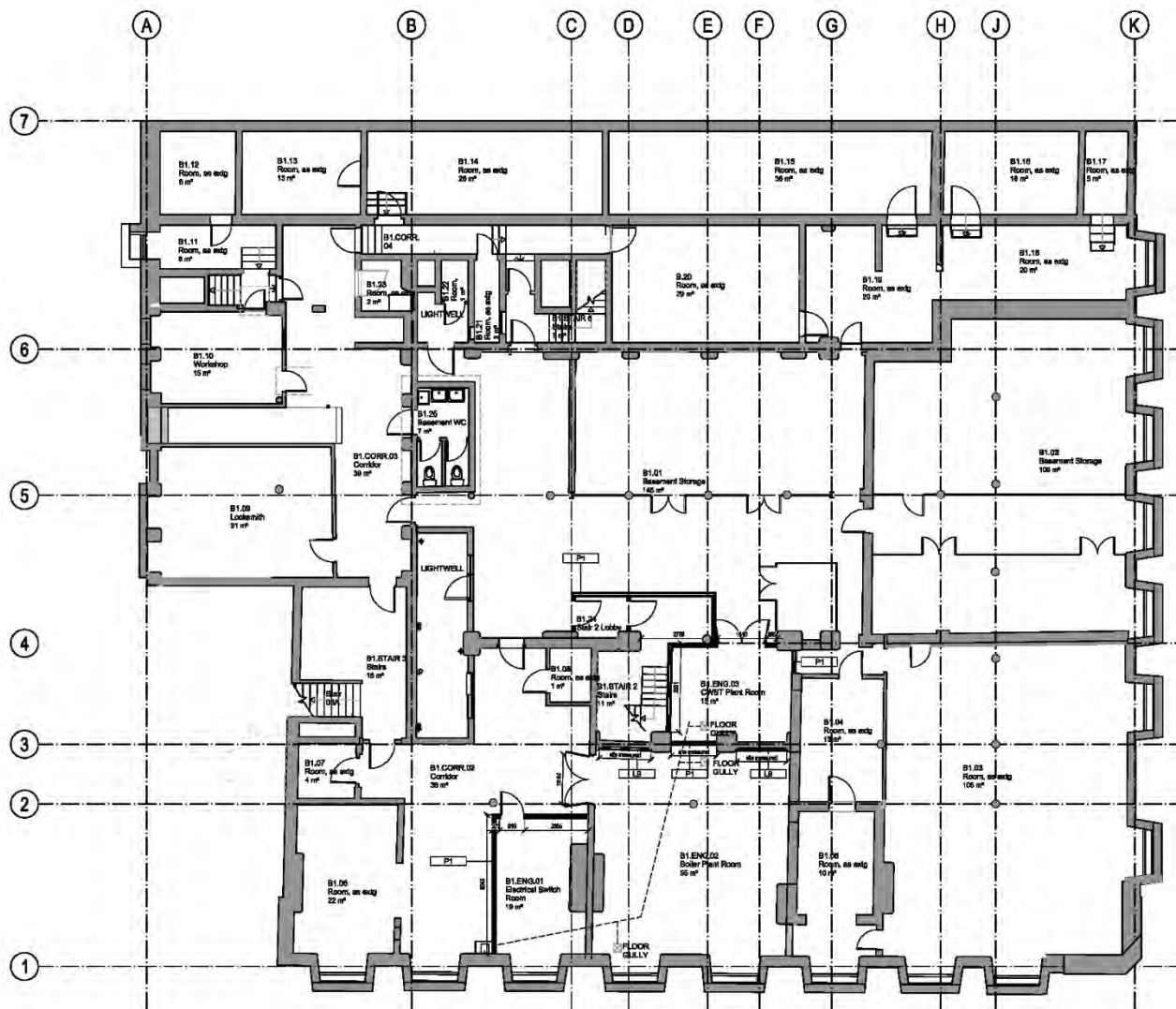


Figure 3.35

Basement Level floor plan showing the works that have now been implemented under the Capital Works Project
Base Drawing by FCB Studio (Source : MMU drawing archives, 21/03/21)



Figure 3.36
Photo of Room B1.01 Basement Storage area
(Source : Photograph taken by author, 21/03/21)



Figure 3.37
Photo of Room B1.01 Basement Storage area
(Source : Photograph taken by author, 21/03/21)



Figure 3.38
Photo of Room B1.01 Basement Storage area
(Source : Photograph taken by author, 21/03/21)



Figure 3.39
Photo of Room B1.01 Basement Storage area
(Source : Photograph taken by author, 21/03/21)



Figure 3.40
Photo of Room B1.03 currently used as Archive Storage
(Source : Photograph taken by author 21/03/21)



Figure 3.41
Photo of Room B1.03 currently used as Archive Storage
(Source : Photograph taken by author 21/03/21)

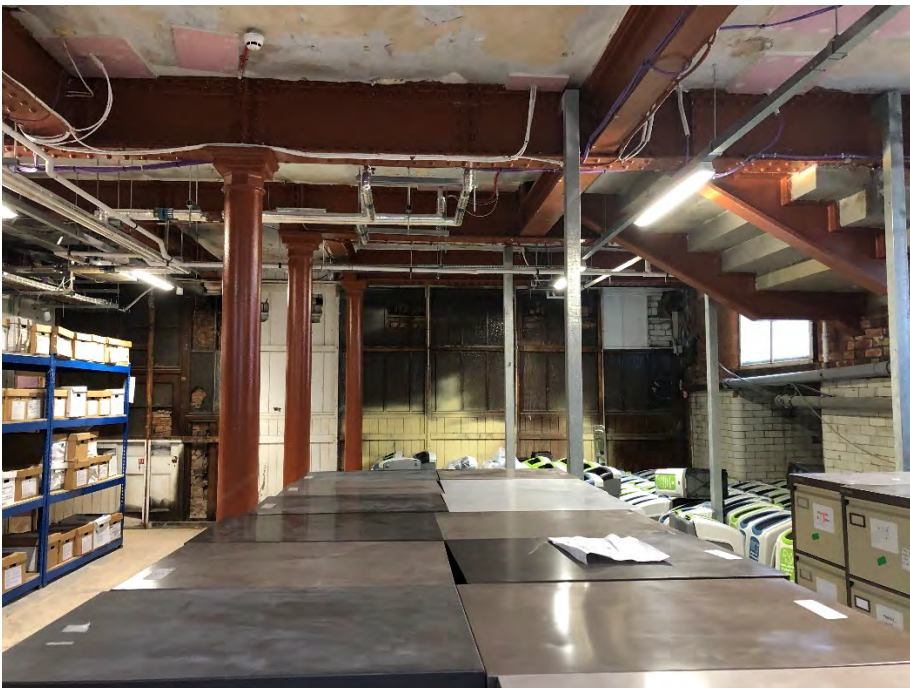


Figure 3.42
Photo of Room B1.03 currently used as Archive Storage showing the retained historical timber screen
(Source : Photograph taken by author 21/03/21)



Figure 3.43
Photo of the door to Room B1.04 currently used as a Store
(Source : Photograph taken by author 21/03/21)



Figure 3.44
Photo of the partition wall to Room B1.04
(Source : Photograph taken by author 21/03/21)



Figure 3.45
Photo of Room B1.04 currently used as a Store Room
(Source : Photograph taken by author 21/03/21)

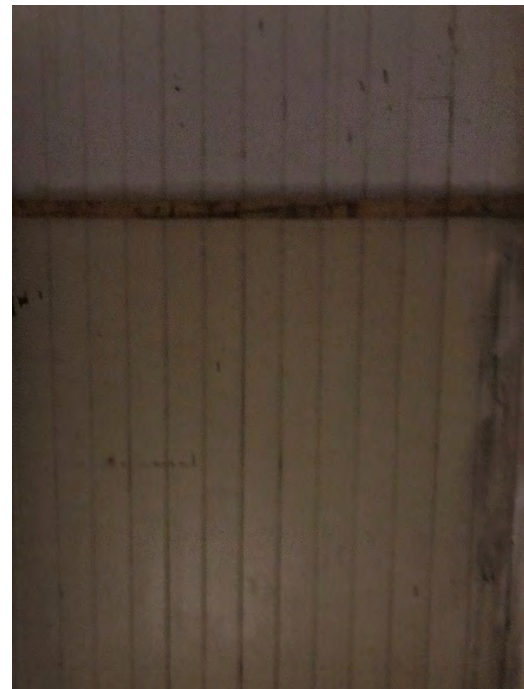


Figure 3.46
Photo of the timber clad partition wall to Room B1.04
(Source : Photograph taken by author 21/03/21)



Figure 3.47
Photo of Room B1.05
(Source : Photograph taken by author 21/03/21)



Figure 3.48
Photo of Room B1.05
(Source : Photograph taken by author 21/03/21)



Figure 3.49
Photo of Room B1.05
(Source : Photograph taken by author 21/03/21)



Figure 3.50
Photo of Room B1.05
(Source : Photograph taken by author 21/03/21)



Figure 3.51
Photo of Room B1.06/B1 CORR.02
(Source : Photograph taken by author 21/03/21)



Figure 3.52
Photo of Room B1.06/B1 CORR.02
(Source : Photograph taken by author 21/03/21)



Figure 3.53
Photo of Room B1.06/B1 CORR.02
(Source : Photograph taken by author 21/03/21)



Figure 3.54
Photo of Room B1.06/B1 CORR.02
(Source : Photograph taken by author 21/03/21)



Figure 3.55
Photo of Room B1.18
(Source : Photograph taken by author 21/03/21)

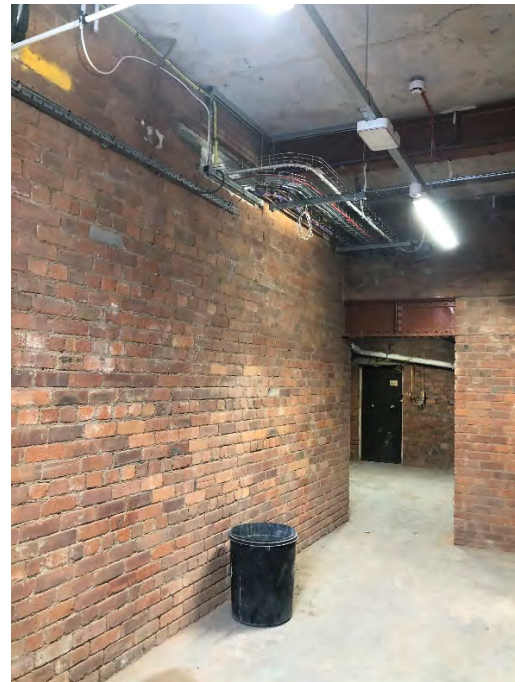


Figure 3.56
Photo of Room B1.18
(Source : Photograph taken by author 21/03/21)

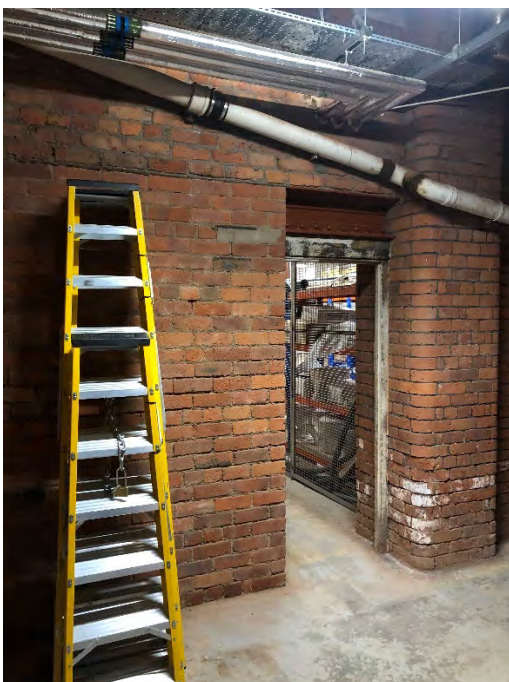


Figure 3.57
Photo of Room B1.19
(Source : Photograph taken by author 21/03/21)



Figure 3.58
Photo of Room B1.19
(Source : Photograph taken by author 21/03/21)



Figure 3.59
Photo of Room B1.25
(Source : Photograph taken by author 21/03/21)



Figure 3.60
Photo of Room B1.25
(Source : Photograph taken by author 21/03/21)



Figure 3.61
Photo of Room B1 CORR.03
(Source : Photograph taken by author 21/03/21)



Figure 3.62
Photo of Room B1 CORR.03
(Source : Photograph taken by author 21/03/21)



Figure 3.63
Photo of B1 Stair 2
(Source : Photograph taken by author 21/03/21)



Figure 3.64
Photo of B1 Stair 2
(Source : Photograph taken by author 21/03/21)



Figure 3.65
Photo of B1 Stair 5
(Source : Photograph taken by author 21/03/21)



Figure 3.66
Photo of B1 Stair 5
(Source : Photograph taken by author 21/03/21)



Figure 3.67
Photo of B1 Stair 3
(Source : Photograph taken by author 21/03/21)



Figure 3.68
Photo of B1 Stair 3
(Source : Photograph taken by author 21/03/21)



Figure 3.69
Photo of B1 Stair 3
(Source : Photograph taken by author 21/03/21)



Figure 3.70
Photo of B1 Stair 3
(Source : Photograph taken by author 21/03/21)

4.0 SIGNIFICANCE OF THE HERITAGE ASSET

The Significance Appraisal is established to provide a benchmark for the objective assessment of any proposed alterations to the building and is structured to enable the scale of harm to be balanced with the wider benefits to be assessed in a considered and methodical manner.

The requirement for a Statement of Significance is set out in the Planning (Listed Building & Conservation Area) Act 1990, and the NPPF 2012 which require any intervention to an existing building or structure to have due regard to the level of harm caused by the intervention. This methodology is also set out in Historic England's 2008 publication, 'Conservation Principles and Guidance' which identifies the following values that can be attributed to heritage assets :-

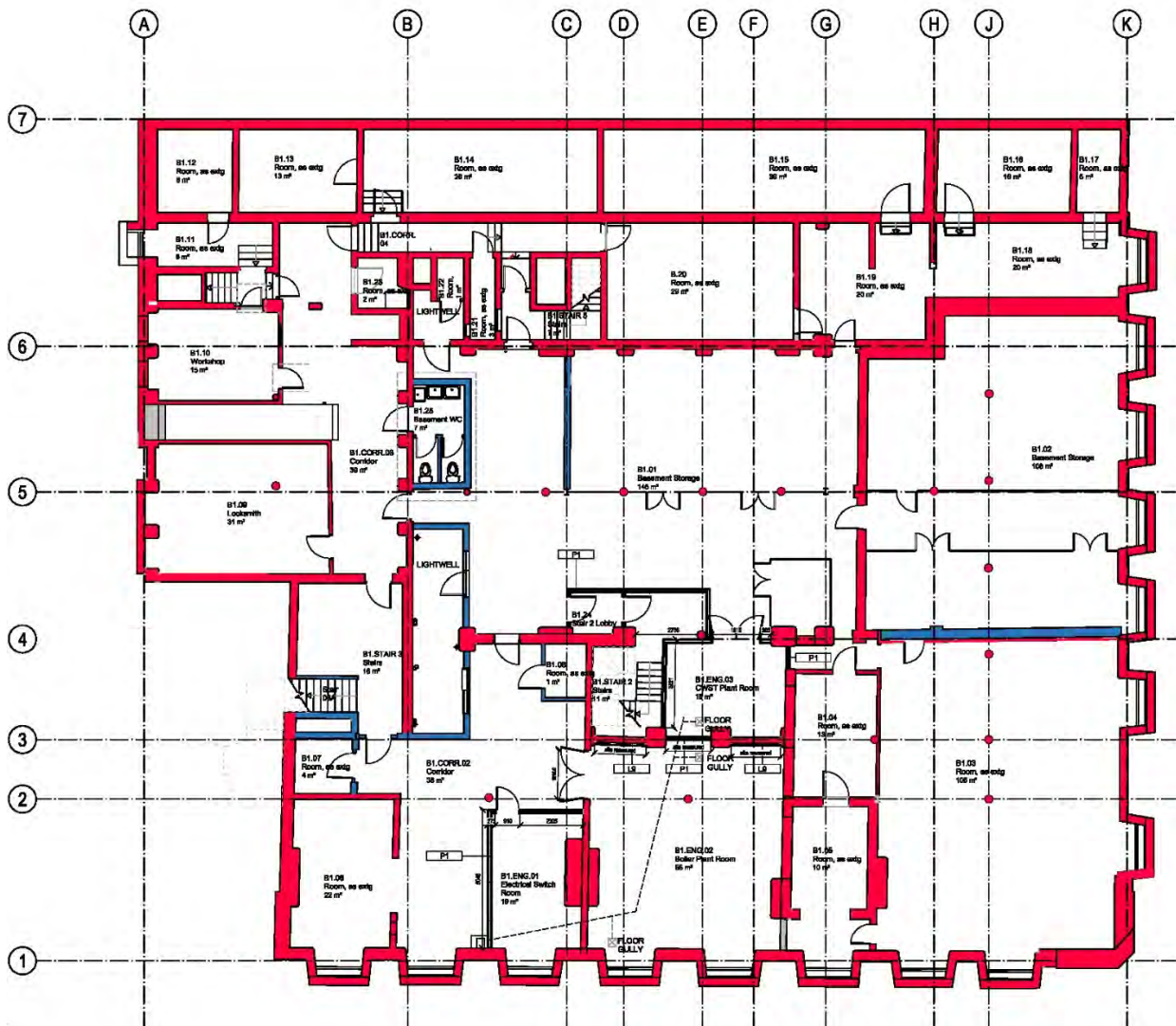
- **Evidential Value** – the potential of a place to yield primary evidence about past human activity
- **Historical Value** – ways in which past people, events and aspects of life can be connected through a place to the present, either illustrative or associative
- **Aesthetic Value** – the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal Value** – the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

The assessment of significance is based on a desktop assessment of available archive information including primary and secondary resources along with site visual surveys undertaken by the author.

- **High significance** – elements deemed to be of particularly special interest
- **Considerable significance** – elements deemed to be of special interest
- **Low significance** – elements deemed to be of more modest interest
- **None/detrimental** – elements that do not contain any special interest or detract from the significance of the building.

In order to fully understand the impact of any intervention on the significance of the historic structures, the following plans in Figure 4.1 and 4.2 have been prepared based on primary and secondary research along with site visits to set a baseline against which harm to the heritage asset can be determined.

As the proposed works included within this application are limited to the Basement and Ground Floor level, the scope of assessment has been limited to the Basement and Ground Floor level only.



KEY :

- HIGH significance
- CONSIDERABLE significance
- LOW significance
- NONE/DETRIMENTAL significance

Figure 4.1

Basement Level floor plan showing the Levels of Significance to the Basement Floor as existing in 2021
Base Drawing by FCB Studio (Source : MMU, accessed 31/03/21)



Figure 4.2

Ground Level floor plan showing the Levels of Significance to the Ground Floor as existing in 2021
Base Drawing by FCB Studio (Source : MMU, accessed 31/03/21)

4.1 SUMMARY OF SIGNIFICANCE

The building is a Grade II Listed Building as designated by Historic England and is therefore a building of special interest, warranting every effort to preserve, and is therefore considered to be of **CONSIDERABLE HISTORICAL VALUE**.

The building was designed by a noted Manchester architectural practice and designed as the offices for the Chorlton Union, providing an important social function for the board offices, vagrant and tramp ward and outdoor relief for the poor. The building is therefore deemed to be of **CONSIDERABLE COMMUNAL VALUE** in its ability to yield evidence of the collective experience of social memories.

Although the building has been subject to various alterations over recent years to adapt it to alternative uses including the combining of the three distinct areas, the hierarchy in the quality of details and materials provides primary evidence that enables the original uses to be identifiable. The building is therefore deemed to be of **CONSIDERABLE COMMUNAL VALUE** in its ability to distinguish the segregation and uses of the building throughout its history.

4.1.1 EVIDENTIAL VALUE

Much of the original building fabric dating from 1881 including fixtures and fittings and the original plan form has been retained and allows the original building use and the hierarchy of spaces to be clearly identified.

The existing gates and cartway to the north of the building are an important element that explains how the building was accessed and how the building provided segregation between different users. The original weight bridge used for weighing food to be distributed to the poor is also still in existence and yields a **HIGH LEVEL OF EVIDENTIAL VALUE**.

The glazed partitions, although not original in fabric, do provide evidence in the way that the poor were dealt with and indicates the contrast between the accommodation for the office workers and the accommodation for the poor within the large waiting room area that sits centrally within the building. These are therefore considered to be of a **HIGH LEVEL OF EVIDENTIAL VALUE**.

The installation of the later addition floor and structure that was installed in the 1920's to facilitate the use of the building for wedding ceremonies and later as council chambers is harmful to the understanding and completeness of the original building form and is considered to be of **LOW EVIDENTIAL VALUE**. The original structure that is still evident within this area including the cast iron columns and timber beams are considered to be of **HIGH EVIDENTIAL VALUE**.

The Union Office area of the building has retained its original decorative features including the glazed tiling, the original plastered walls, ceiling roses, cornices and skirtings, feature staircase, doors and architraves which are deemed to be of **HIGH**

EVIDENTIAL VALUE. This value has been further enhanced through the recently completed Capital Work project which has sensitively restored these important historical features.

The Basement level has been subject to various modifications over the years to adapt it to alternative uses and to remove harmful asbestos which was found in the paint to the brickwork. The Capital Works project removed this harmful asbestos along with later addition partitions to reveal the earlier structures and features. The basement area as found today does however illustrate how the Basement area was used originally and has retained many of the original features including the kitchens, the timber partitions and glazed screens and fanlights that allowed natural daylight deep into the Basement areas. These features are deemed to be of **CONSIDERABLE EVIDENTIAL VALUE** in providing evidence of the original design and function of the Basement level.

The original Tramps Ward located to the north-west corner of the building at Ground Floor level has been substantially altered with the removal of the original Waiting Room and rooms and the creation of the central corridor, offices, store rooms, WC's and access to the recently installed new lift. This has led to the significant loss of legibility within this area with all walls, with the exception of the main external walls, deemed to be of **NO/NEGATIVE EVIDENTIAL VALUE**. The limited retained cornices within some of these rooms are the only evidence of the original layout and should be retained.

In summary, the building is considered to yield **HIGH EVIDENTIAL VALUE** in its contribution to the understanding of this building typology.

4.1.2 AESTHETIC VALUE

The buildings original design is generally intact including the majority of the internal and external features and the original plan form is still legible, despite adaption and alteration over the years. The hierarchy of spaces, from the high quality decorative spaces to the offices in contrast to the robust functionality of the General Waiting Room and Tramps Ward, yields a **HIGH AESTHETIC VALUE** in articulating the original building design and the segregation achieved within it.

The buildings external features including the carved stone detailing, terracotta details, the arched windows, the pediment to the Main Office Entrance, paired chimney stacks and the corner turret feature are all retained in good condition and all contribute significantly to the **HIGH AESTHETIC VALUE** of the building. The corner turret plays an important role in turning the corner and creating a focal point marking the entrance to Cavendish Street from the square and the building plays an important role in the wider context of the square in its contribution to the creation of a high quality backdrop enclosing the All Saints Park. The building is therefore deemed to have a **HIGH AESTHETIC VALUE** in the wider historical context of All Saints Park and the setting of the adjacent Listed Buildings.

Although the Basement area has been subject to alteration and the loss of the painted finish removed due to the presence of asbestos, it is deemed to be of **SOME AESTHETIC VALUE** in retaining the original pavement lights and cast iron columns with their decorative capitals.

The former Tramps Ward to the north-west corner of the building on the Ground floor Level had very little by way of decorative features and had a functional aesthetic and utilitarian detailing. The legibility of this area, in particular since the construction of Cavendish House which required Lyceum Place to be closed up and the internal reconfiguration to create corridors, offices, stores and WC's has been lost and is considered to be of **LOW AESTHETIC VALUE**.

In summary, the building is deemed to have a **HIGH AESTHETIC VALUE** in its retained quality of detail, legibility of use and hierarchy and as an example of a purpose built office and workhouse building.

4.1.3 COMMUNAL VALUE

The building was designed to serve the needs of a wide cross section of the society and plays an important role in contributing to the social history of the city of Manchester and social reform in the Victorian era.

The segregation designed into the building tells the story of how social interaction between the lower and working classes was limited. This segregation is articulated through both the plan form, the various entrances and the quality of materials and finishes and despite alterations that have taken place over the years, is still clearly legible. The building is therefore considered to yield a **HIGH COMMUNAL VALUE**.

The building has associations with Emmeline Pankhurst, the women's suffrage campaigner and political activist who is renowned for organising the suffragette movement and helped win women the right to vote. Emmeline worked in the Ormond Building between c1894-1907 as Birth and Deaths Registrar and Poor Law Guardian and handed out food to the poor. It was this role that led her to fight for the rights of the poor. The building therefore yields **HIGH COMMUNAL VALUE** in its associations with Emmeline Pankhurst and its contribution to changing the rights of men and women in politics for the future.

The building was adapted to become the city Registry office and the first floor Council Chambers was originally installed to enable wedding ceremonies to take place. The building therefore yields a **HIGH COMMUNAL VALUE** in its contribution to the marriage of a considerable number of people within Manchester from the early 1900's to the 1970's.

The building has played an important role in the Manchester Metropolitan University Estate since 1970 and is considered to be of **HIGH COMMUNAL VALUE** in its contribution to the rapidly growing educational establishment.

The buildings location at the edge of All Saint's Park is a key landmark within the local area. The building is therefore deemed to be of **HIGH COMMUNAL VALUE** in its wider contribution to the university campus.

5.0 PROPOSED WORKS

The scope of the Capital Works project originally comprised of the complete refurbishment of the basement, ground and first floor levels of the building including the replacement of all new mechanical and electrical services throughout.

During the implementation of the Capital Works project, in order to meet the allocated budget restrictions on the project, the decision was made to omit the proposed works to upgrade the basement level with the exception of the installation of the new Boiler Room, Plant Room and Water Tank along with the installation of all associated services to serve the upper levels of the building.

This phase of works is to facilitate the installation of fire protection to the walls and ceilings to the Basement area and part ground floor level to ensure that the risk of fire spread from the high risk areas is minimized. The following sections set out the scope of the works proposed to each level in detail.

5.1 BASEMENT LEVEL WORKS

The proposed works to be undertaken under this next project phase are to implement the works to provide adequate fire protection to the Basement Level in accordance with the approved Fire Strategy Plan. This will enable the Basement Level to be brought back into use as an Estate's Maintenance Area including workshop and storage areas to support the wider Manchester Metropolitan University campus.

The scope of the Capital Works project has included the removal of later addition partitions and ceilings considered to be of low/negative historical value to allow the original fabric to be exposed.

Although the works to fire protect the primary frame through the application of intumescent paint and the formation of the Plant Room, Water Tank Store and Electrical Switch Room have been undertaken as part of the Capital Works project, the installation of ceilings to ensure a 60 minute fire protected floor and the installation of walls/partitions, doors and windows to achieve a 30 or 60 minute fire rating has not been implemented.

The service installation has however been completed making access to the exposed soffit to the original building problematic. The strip out and service installations has also left penetrations within the existing walls that have not been infilled therefore creating a risk of fire spread through the existing brickwork walls.

The existing lightwell also provides a potential fire risk that currently does not prevent fire from escaping from the Basement level through the lightwell which would quickly spread throughout all floors of the building. The existing single glazed windows to the central lightwell would fail to protect the building should a fire break-out in the Basement level and subsequently fire would spread quickly throughout the building via the lightwell.

The installation of fire protection is therefore considered to be critical in protecting the building for the appreciation of future generations and there is currently a high level of risk in not addressing these issues prior to the Basement Level being brought back into full use.

The scope of works submitted within this application are therefore outlined as follow:-

- The installation of new ceilings throughout the Basement Level to achieve 60 Minute Fire Resistance to protect the ground floor level in the event of a fire within the Basement level whilst retaining the recently installed services in-situ.
- The patch re-pointing and replacement of missing bricks where the removal of services and the creation of new penetrations has left openings within what would otherwise be a 60 minute fire rated brick wall
- The installation of lightweight partition linings to existing walls where they do not meet the required fire separation whilst retaining existing features such as windows and fanlights
- The creation of a 60 minute fire rated wall/partition to the existing lightwell to protect the building from the spread of flames through the lightwell to the upper floor levels whilst retaining all existing windows and high level clerestory windows, timber and stone lintels in-situ
- The installation of new FD30S or FD60S doors, frames, linings, intumescent strips and smoke seals to all doors in accordance with the approved Fire Strategy
- The installation of new lightweight partition walls to form a fire protected lobby to stair 5 and to form a store within Stair 03A
- The installation of fire protection to all service penetrations where required to meet the fire strategy requirements

The following drawings set-out the extent of the proposed works to ceilings and walls to the Basement Level in order to meet the Fire Strategy requirements.

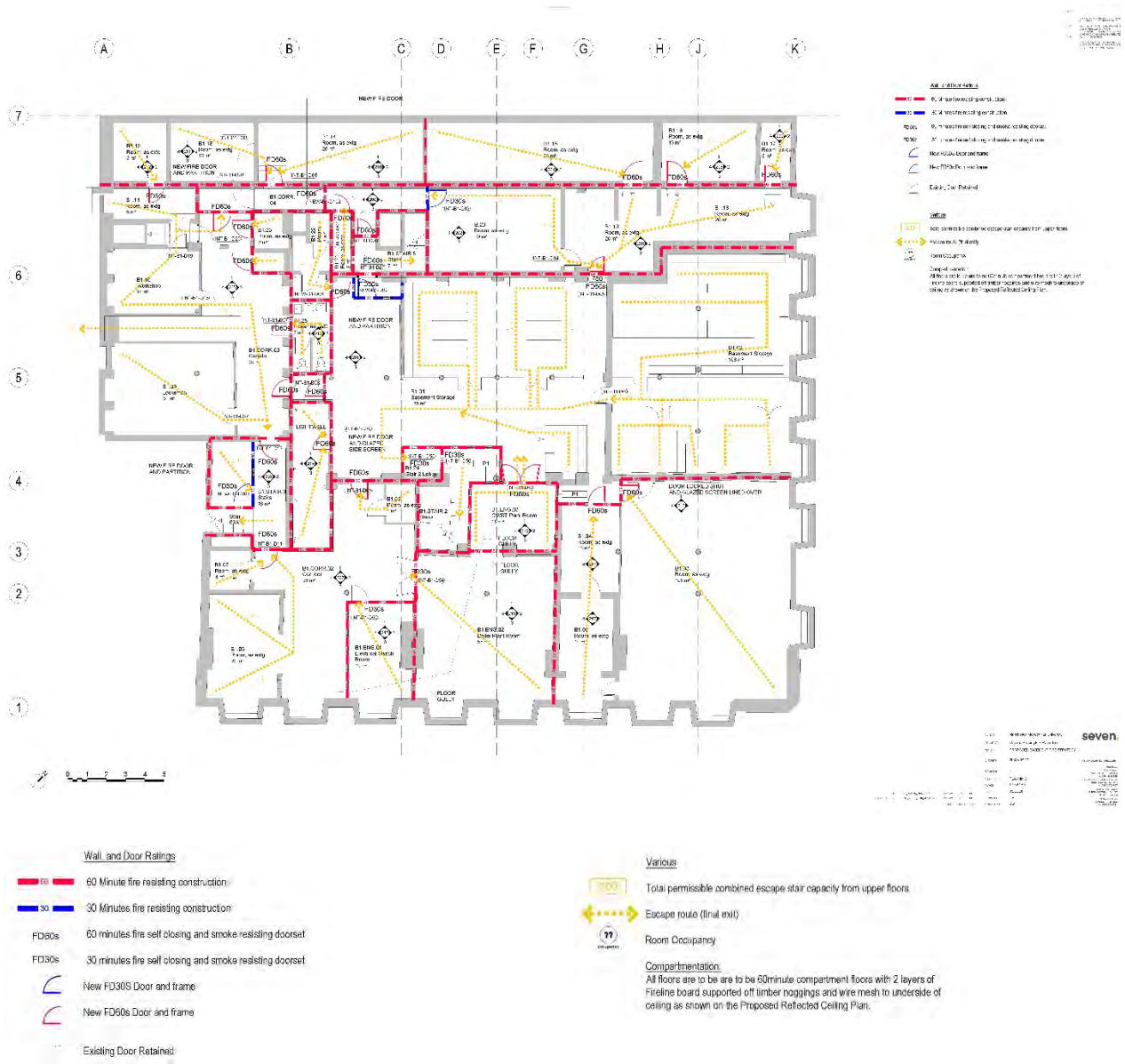


Figure 5.1

Proposed Basement Level floor plan showing the proposed Fire Strategy for the Basement Level

Base Drawing by FCB Studio (Source : MMU, accessed 31/03/21, mark-up by Seven Architecture 06/04/21)

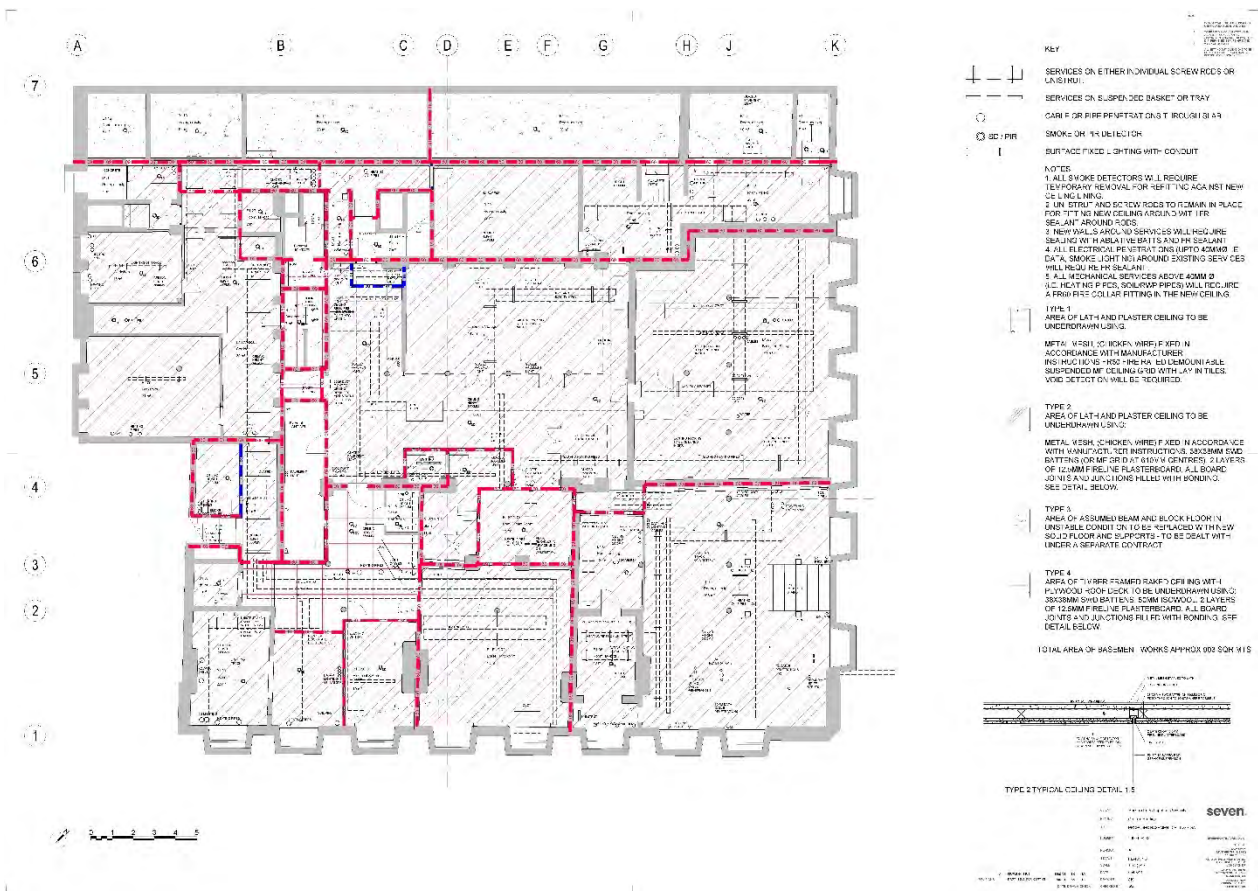


Figure 5.2

Proposed Basement Level floor plan showing the proposed Ceiling treatment for the Basement Level required to meet the requirements of the Fire Strategy

Base Drawing by FCB Studio (Source : MMU, accessed 31/03/21, mark-up by Seven Architecture 06/04/21)

The existing services installed as part of the Capital Works project have created restrictions in the type of ceiling systems that can be utilised in each area to meet the required fire separation requirements. The general approach to the ceiling specification is as follows :-

Type 1 – Suspended ceiling grid where the quantity of existing services and location in relation to the original soffit requires the ceiling to be positioned below the services

Type 2 – Fire resistant plasterboard system to be installed on SW battens and metal mesh to underside of existing lath and plaster ceilings where access behind services is available

Type 3 – Existing Beam and Block Floor (excluded from this project)

Type 4 – Later installation roof construction to lightwell to have new fire resistant roof system

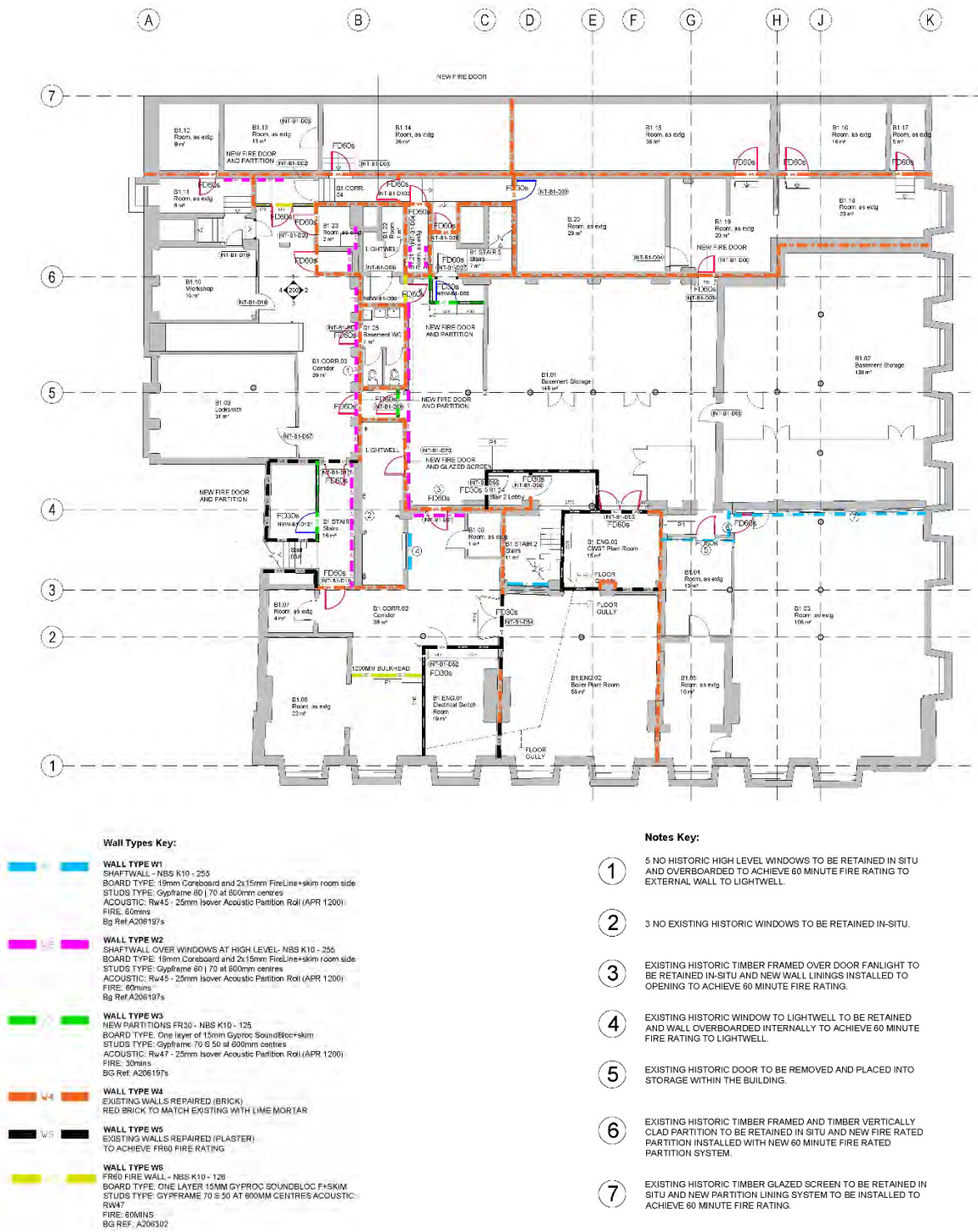


Figure 5.3

Proposed Basement Level floor plan showing the proposed Wall treatment for the Basement Level required to meet the requirements of the Fire Strategy

Base Drawing by FCB Studio (Source : MMU, accessed 31/03/21, mark-up by Seven Architecture 06/04/21)

5.2 GROUND FLOOR LEVEL WORKS

The proposed works to the Ground Floor level are limited to the provision of new ceilings to the area originally designed as the Tramp Ward to the north-east corner of the building. As noted previously, the majority of the original fabric within this area has been lost through previous internal alterations and the installation of new partitions to create new offices, store rooms and WC's.

The proposals will install new ceilings to be located beneath the existing ceilings to achieve the required 60 Minute Fire rating between the First Floor Level kitchens and the Ground Floor level offices. All existing historic features including the cornices are to be retained and the new fire resistant ceiling to be positioned at a level to enable the retention of the plaster cornice detail behind the ceilings with a bulkhead formed around the existing high level opening lights to ensure that ventilation is maintained.

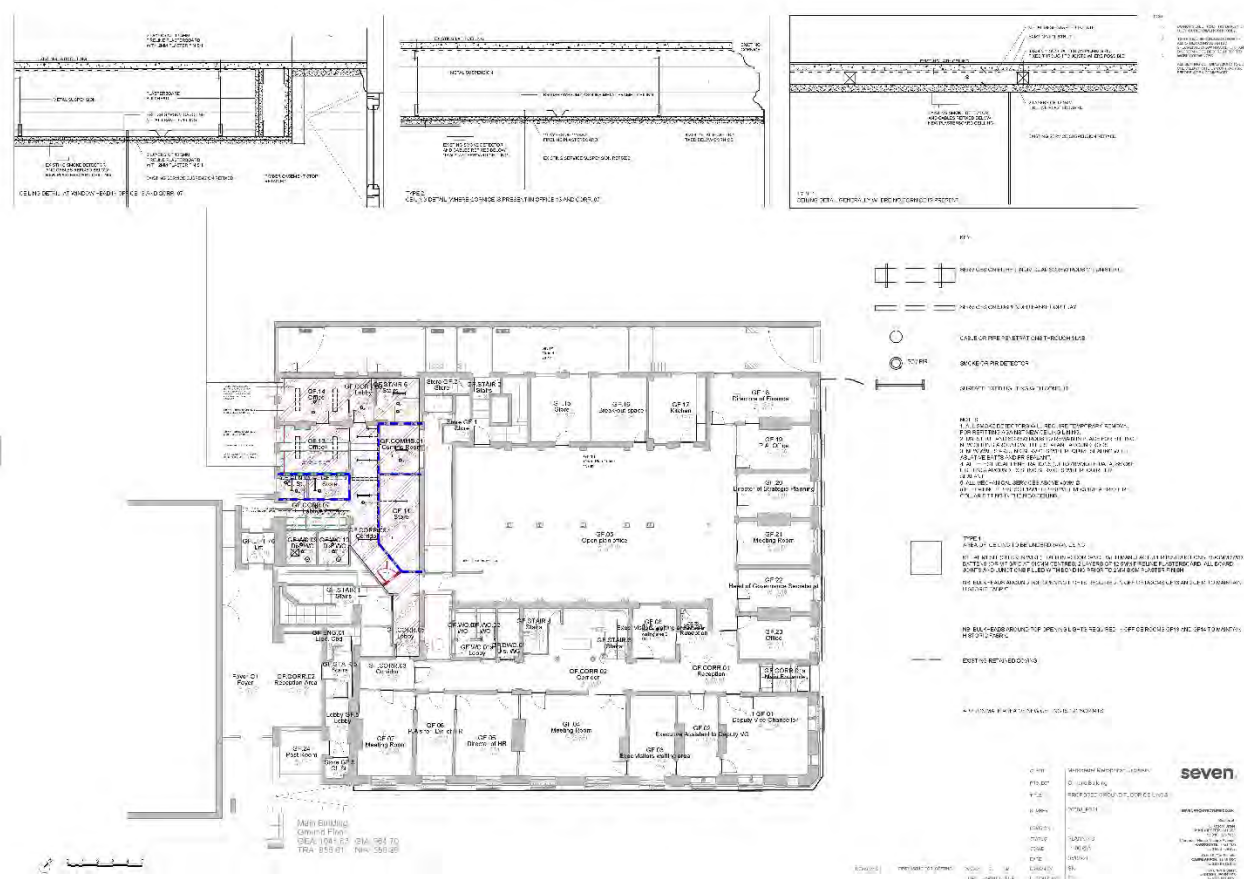


Figure 5.4

Proposed Ground Floor Level floor plan showing the proposed Ceiling treatment for the Ground Floor Level required to meet the requirements of the Fire Strategy and to protect the Ground Floor level from the potential fire loading of the Kitchens above at first floor level

Base Drawing by FCB Studio (Source : MMU, accessed 31/03/21, mark-up by Seven Architecture 06/04/21)

6.0 IMPACT ON SIGNIFICANCE

6.1 ASSESSMENT OF IMPACT

The following sets out in tabular format the various interventions to each floor level and the considered level of impact of each intervention.

Building element	Proposal	Impact/Justification
Basement level		
Ceilings – Type 1	New 60 Minute Fire Resistant suspended ceilings to be fitted to the underside of lathe and plaster ceilings in areas where the extent and fixing level of mechanical and electrical services installed reduces access to the soffit for fixing.	Minor Adverse Although the installation of a suspended ceiling is considered to have a minor adverse impact by fixing through the existing historic ceiling, the proposed solution is considered to be the least harmful solution in the areas allocated due to the restrictions posed by the existing services. The intervention also ensures that the upper floor levels are protected from the potential fire risk from existing services and the proposed Estates Workshop and Storage use whilst retaining historical ceilings in-situ and minimising the extent of fixing required to the existing ceilings. The proposal allows the original ceiling to be exposed in the future should the proposed use of the Basement area change.
Ceilings – Type 2	Existing lathe and plaster ceilings to be retained in-situ in current condition. Wire mesh to be fixed to lathe and plaster ceiling with battens with fixings at maximum centres to minimise fixing points. New plasterboard ceiling to be fixed directly to battens to achieve 60 Minute Fire Rating to ceilings in accordance with the approved Fire Strategy.	Minor Adverse Although the installation of a suspended ceiling is considered to have a minor adverse impact by fixing through the existing historic ceiling, the proposed solution is considered to be the least harmful solution in the areas allocated due to the restrictions posed by the existing services. The proposed solution ensures that the upper floor levels are protected from the potential fire risk from existing services and the proposed Estates Workshop and Storage use whilst retaining historical ceilings in-situ and minimising the extent of fixing required to the existing ceilings. The

		proposal allows the original ceiling to be exposed in the future should the proposed use of the Basement area change.
Ceilings – Type 3	The existing Beam and Block floor is to be retained and temporary props retained to provide additional supports whilst repairs are undertaken as a separate project.	Minor Adverse By not undertaking immediate repair works to this area, the deterioration and expansion of the steelwork within the carriageway is causing continual dilapidation of the historic structure. The need for works to repair the carriageway are recognised by MMU and are to be undertaken under a separation contract/project and separate Listed Building Consent Application.
Ceilings – Type 4	The lightweight later addition roof to the WC's located within the bottom of the lightwell cause a potential route for the spread of fire and smoke into the lightwell and the potential for fire to spread throughout the building via the lightwell.	Minor Beneficial The replacement of this later addition roof will ensure that this building of high levels of significance is protected from fire spread from the Basement levels to the upper floor levels of greater significance than the roof to be replaced.
Wall linings – Type W1	The installation of new Shaft Wall construction to existing historical features including the timber framed glazed partition wall, windows and timber panelled partition walls to achieve 60 Minute Fire protection to walls. Existing historic partition walls are to be retained in-situ, protected and fixings directly to existing structures minimised.	Minor Beneficial The proposed installation of a lightweight partition will enable the retention of the timber glazed and panelled partitions in-situ and protect them from damage during such time as the use of the Basement area is for Estates Workshops and Storage whilst achieving the 60 Minute fire resistance required to protect the building from fire spread. The partition can be later removed as required to enable the full restoration of the historic partitions should the area be utilised for student study spaces as previously proposed and approved in the future.
Wall linings – Type W2	The installation of new Shaft Wall construction to existing window openings into the lightwell to ensure that the building is protected from fire spread through the lightwell from the Basement area and to achieve 60	Minor Beneficial The proposed installation of a shaft wall construction enables the retention and protection of the existing timber framed single glazed windows to the lightwell for future use should the

	Minute fire resistance to the lightwell walls.	basement area use change to the student study spaces as previously approved. The proposed intervention retains the existing features in place whilst preventing fire spread to the upper floor levels. This intervention also enables the original single glazed windows to the upper levels overlooking the courtyard to be retained and would not require their replacement with fire resistant windows.
Wall linings – Type W3	The installation of new 30 Minute Fire Rated partitions to form a lobby to Stair 5 and a Store Room to Stair 03A.	Minor Beneficial The installation of the new fire resistant partitions will be clearly legible from the historic structure and will have benefits in preventing the spread of fire through the staircores, thus protecting the upper levels of higher value and significance from potential harm.
Wall linings – Type W4	Existing brick walls to be repaired and repointed where required where penetration have been removed and holes filled using replacement bricks and lime mortars of composition to match the existing. This is required to achieve a continuous 60 Minute Fire rating along the full extent of the walls.	Minor Beneficial The previously completed Capital Works project has left a number of penetrations within the historic brick walls which has a detrimental impact on the performance and integrity of the wall and its required fire rating. The proposed repair works are based on sound historic repair techniques and will ensure the containment of fire and minimise any damage to the heritage asset should a fire occur within the basement area.
Wall linings – Type W5	Existing walls to be repaired and replastered to achieve FR60 Fire rating to prevent the spread of fire from Plant Rooms, Electrical Switch Rooms and into stair cores and up to the upper levels of the building. The walls to be replastered are either new lightweight partition walls or later addition single skin brickwork walls.	Minor Beneficial The proposals will complete the works to replaster the existing walls that were omitted from the previous Capital Works project to ensure that the stair cores are protected from fire spread from the plant rooms via the stair cores. This has a benefit in protecting the building from fire spread from these high fire load areas and ensures that the upper floor levels where original features and decorative details are retained are not at risk for the future.

Wall linings – Type W6	The installation of new 60 Minute Fire Rated lightweight partition system to form new lobbies or bulkheads to fire rated suspended tiled ceiling to ensure the integrity of the fire protection.	Minor Beneficial The proposed intervention will have no impact on the legibility of the historic floor plan by ensuring that these new walls are clearly identifiable as new interventions. They will also protect against the fire spread through vertical cores including the stair cores and lightwell by ensuring continuous fire protection is achieved, thus protecting the building from damage in the future.
Door replacement with FD30S or FD60S as required.	Historic door to B1.04 to be removed and retained in storage and replaced with new FD60s door. Existing later addition doors of no heritage value to be removed and replaced with new FD30s or FD60s doors to achieve continuous line of fire protection all areas within the basement.	Neutral The new fire doors will replace doors that are not considered to be of historical value with the exception of one existing door to B1.04 which will be photographed in position and retained in storage on site. The installation of a door that will achieve the required fire resistance will be located in the same position as existing thus enabling the timber clad partition to be retained in situ. The intervention will also protect the building from fire damage and enable the basement floor level to be brought into use.

Building element	Proposal	Impact/Justification
Ground Floor Level		
Ceilings – Type 1	Existing lathe and plaster ceilings to be retained in-situ in current condition. Wire mesh to be fixed to lathe and plaster ceiling with battens with fixings at maximum centres to minimise fixing points. New plasterboard ceiling to be fixed directly to battens to achieve 60 Minute Fire Rating to ceilings in accordance with the approved Fire Strategy.	Minor Adverse The proposed solution ensures that the ground floor level is protected from the potential fire risk from the potential fire load within the first floor Kitchen areas whilst retaining historical ceilings in-situ and minimising the extent of fixing required to the existing ceilings. The proposal allows the original ceiling to be exposed in the future should the proposed use of the First Floor area change.

6.2 SUMMARY OF IMPACT

This report has set out the significance of the Ormond Building to provide a benchmark against which the proposals can be assessed and any harm to the heritage asset can be measured in accordance with Historic England Guidance and the NPPF (2012). This report is limited to the assessment of works to the Basement level and part Ground Floor level only to enable the implementation of fire protection following the completion of the Capital Works project that has previously gained Listed Building Consent (Ref: 115517/LO/2017). The aim of this project is to ensure that the Grade II Listed Building is protected from fire spread from potential fire load areas to the Basement area and First Floor kitchens which could potentially cause significant harm to this building of historical significance and to make meaningful use of the Basement area to support the wider MMU Estate through the use as a Maintenance Workshop and Store.

The former Chorlton Union Offices (now known as the Ormond Building) is a Grade II Listed Building dating from 1881. Although it has been subject to alterations in the 1920's with the creation of the Ceremony Room over the former Waiting Room, the building has retained its planform and decorative details that are consistent with the original design. The recently completed Capital Works project has also enhanced the building's significance by restoring existing historic features and removing harmful later additions.

This latest phase of works will conclude the Capital Works project by installing essential fire protection measures to ensure that the building is fully protected for the future.

A sensitive approach has been taken to ensure that a tailored solution is achieved that retains historic features, ensures clear legibility of the historical layout whilst protecting the building from future fire risk. This approach does not preclude the future change of use to the Basement area by retaining and protecting historic features to enable the basement to be brought back into use as an Estates Maintenance Store and Workshop. This proposed use is appropriate and in line with the functional and robust finishes within the basement area which was originally designed as a Workhouse.

The Ormond Building is a Grade II Listed Building and is deemed to be of considerable historical significance. The proposed works to be undertaken within this project are necessary to protect the building in its entirety from the risk of fire which is most likely to occur within the Basement level due to the location of mechanical and electrical plant in this area and from the first floor kitchens. The proposed works will ensure a comprehensive fire strategy is achieved that protects the building from this risk. This is therefore considered to be beneficial in the overall protection of the building from the risk of fire.

The existing lightwell and the incremental alterations that have occurred over time have created a fire risk in providing the opportunity for fire and smoke to spread through the lightwell and into all levels of the building. This area in particular is to be addressed through the works to ensure that the upper floor levels are protected from any spread of fire and to eliminate this risk. The strategy undertaken at Basement level will also ensure that the existing original single glazed windows to the upper level can be retained.

The proposed works do not involve the removal of any existing historical fabric or features and retains all of the features in-situ. Although the proposed fire strategy requires some of these elements to be overlaid in order to achieve the required level of fire separation, this ensures that these features are protected whilst the Basement level is in use as an Estates Workshop and Store area. This does not therefore preclude these historical features to be revealed and restored should the use of the Basement level change in the future.

The proposed works will enable the primary structure including the brick walls and the cast iron columns to be retained and fully visible with the brickwork walls repaired using appropriate conservation techniques to repoint or infilled with replacement bricks where required. Although the fire protection to the ceilings will conceal the historic lathe and plaster finish, the existing ceilings will be retained in situ for the future should the use of the Basement area change.

6.2.1 SUMMARY OF IMPACT ON EVIDENTIAL VALUE

The proposals will have no impact on the elements and structures to the Ground and First Floor level or the original cartway and iron gates that are considered to be of **HIGH LEVEL OF EVIDENTIAL VALUE**. The proposals do not have any impact on the legibility of the historic plan form, nor do they impact on the hierarchy of spaces. The proposals are therefore considered to have a **NEUTRAL IMPACT ON THE EVIDENTIAL VALUE**.

The later addition floor and structure that was installed in the 1920's to facilitate the use of the building for wedding ceremonies and later as council chambers is harmful to the understanding and completeness of the original building form and is considered to be of **LOW EVIDENTIAL VALUE**. The original structure that is still evident within this area including the cast iron columns and timber beams are considered to be of **HIGH EVIDENTIAL VALUE**. The limited scope of works within this project are considered to have **NO IMPACT ON THE EVIDENTIAL VALUE** to these areas.

The Basement level has been subject to various modifications over the years to adapt it to alternative uses and to remove harmful asbestos found in the paint to the brickwork. The Capital Works project removed this harmful asbestos along with later addition partitions to reveal the earlier structures and features. The basement area as found today does however illustrate how the Basement area was used originally and has retained many of the original features including the kitchens, the timber partitions and glazed screens and fanlights that allowed natural daylight deep into the Basement areas. These features are considered to be of **CONSIDERABLE EVIDENTIAL VALUE** in providing evidence of the original design and function of the Basement level. The proposed alterations to the basement level ensure that any historical features are retained in-situ and are protected for the future whilst ensuring that the building as a whole is protected from the risk of fire, leaving historical structures exposed where possible within the limitations of the fire strategy.

The original Tramps Ward located to the north-west corner of the building at Ground Floor level has been substantially altered with the removal of the original Waiting Room and rooms and the creation of the central corridor, offices, store rooms, WC's and access to the recently installed new lift. This has led to the significant loss of legibility within this area with all walls with the exception of the main external walls deemed to be of **NO/NEGATIVE EVIDENTIAL VALUE**. The limited retained cornices within some of these rooms are the only evidence of the original layout and are to be retained behind the new ceilings to ensure that these can be exposed in the future should the Kitchens to the first floor level be removed at a future date.

The building is considered to yield **HIGH EVIDENTIAL VALUE** in its contribution to the understanding of this building typology. The proposals will have **NO IMPACT** on the legibility of the building typology by ensuring that the historical plan form is retained and features left exposed where possible.

6.2.2 SUMMARY OF IMPACT ON AESTHETIC VALUE

The proposed alterations are limited to the internal areas only and will therefore have **NO IMPACT** on the **HIGH AESTHETIC VALUE** of the building and its contribution to the creation of a high quality backdrop enclosing the All Saints Park.

Although the Basement area has been subject to alteration and the loss of the painted finish removed due to the presence of asbestos, it is deemed to be of **SOME AESTHETIC VALUE** in retaining the original pavement lights and cast iron columns with their decorative capitals. The proposals will ensure that these features are retained in-situ and left exposed where possible whilst meeting the needs of the fire strategy. The proposals are therefore considered to have a **MINOR DETRIMENTAL** impact on the legibility of these features due to the need to achieve the fire rating to the floor construction.

In summary, the building is deemed to have a **HIGH AESTHETIC VALUE** in its retained quality of detail and legibility of use and hierarchy and as an example of a purpose built office and workhouse building. The proposals will have **NO IMPACT** on the **HIGH AESTHETIC VALUE** of the building and ensure that the original use is still legible following completion of the works.

6.2.3 SUMMARY OF IMPACT ON COMMUNAL VALUE

The segregation designed into the building tells the story of how social interaction between the lower and working classes was limited. This segregation is articulated through both the plan form, the various entrances and the quality of materials and finishes and despite alterations that have taken place over the years, is still clearly legible. The building is therefore considered to yield a **HIGH COMMUNAL VALUE**. The proposals are considered to have **NO IMPACT** on the **HIGH COMMUNAL VALUE** of the building as the works do not alter the understanding of the buildings plan form, entrances, materials or details.

The building has associations with Emmeline Pankhurst, the women's suffrage campaigner and political activist who is renowned for her organising the suffragette movement and helped win women the right to vote. Emmeline worked in the Ormond Building between c1894-1907 as Birth and Deaths Registrar and Poor Law Guardian and handed out food to the poor. It was this role that led her to fight for the rights of the poor. The building therefore yields **HIGH COMMUNAL VALUE** in its associations with Emmeline Pankhurst and its contribution to changing the rights of men and women in politics for the future. The proposals have **NO IMPACT** on the understanding of the associations with Emmeline Pankhurst and its **HIGH COMMUNAL VALUE**.

The proposals have **NO IMPACT** on the **HIGH COMMUNAL VALUE** of the building in its contribution to the marriage of a considerable number of people within Manchester from the early 1900-s to the 1970's.

The building has played an important role in the Manchester Metropolitan University Estate since 1970 and is considered to be of **HIGH COMMUNAL VALUE** in its contribution to the rapidly growing estate. Although the proposed use of the Basement area will limit the access to the Basement level to Estates staff only, thus reducing the exposure of the basement area to students when compared to the previously proposed use, the proposed works will retain and protect the historical features ensuring that the conversion to student use in the future is not precluded.

The buildings location at the edge of All Saint' Park is a key landmark within the local area. The building is therefore deemed to be of **HIGH COMMUNAL VALUE** in its wider contribution to the university campus. The proposals have **NO IMPACT** on

the building externally and therefore do not affect the COMMUNAL VALUE in the contribution the building makes to the local area and the setting of All Saints Park.

6.3 CONCLUSION

In conclusion, it is considered that the proposals whilst they have a **MINOR DETRIMENTAL IMPACT** by concealing historical features such as the lathe and plaster ceilings, timber glazed screens and timber partitions. However, when balanced with the potential risk to the entire building if fire spread from the basement area and first floor kitchen area, this **MINOR DETRIMENTAL IMPACT** is considered necessary and is outweighed by the protection of the building as a whole.

As 'less than substantial harm' is caused by the development, the NPPF requires that the *'harm should be weighed against the public benefits of the proposals'* (paragraph 134). The modifications proposed and the public benefits are therefore outlined as follows :-

- The proposals will bring the Basement level area back into a Workshop use that is consistent with the originally intended use with the original functional, robust detailing exposed where possible and on view.
- Where existing historical features cannot be left exposed due to the need to improve the fire separation, these features are to be left in-situ to ensure that they can be exposed in the future should the proposed use of the basement change.
- The installations of fire protection to the Basement areas will ensure that the building as a whole is protected from the risk of fire, including the central light well whilst retaining all historic features in-situ.
- The existing features including the primary cast iron structure and exposed brickwork will be visible to the basement area whilst all new walls will be in lightweight partition, ensuring that the historic plan form and materials is fully legible and any new intervention is clearly distinguishable.

In the context of the NPPF, it is therefore considered that the balance of public benefit in protecting the building from risk outweighs any minor detrimental impact caused by the interventions set out in this document.

APPENDIX A



Ormond Building, Manchester Metropolitan University (Formerly municipal offices)

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1219718

Date first listed:

03-Oct-1974

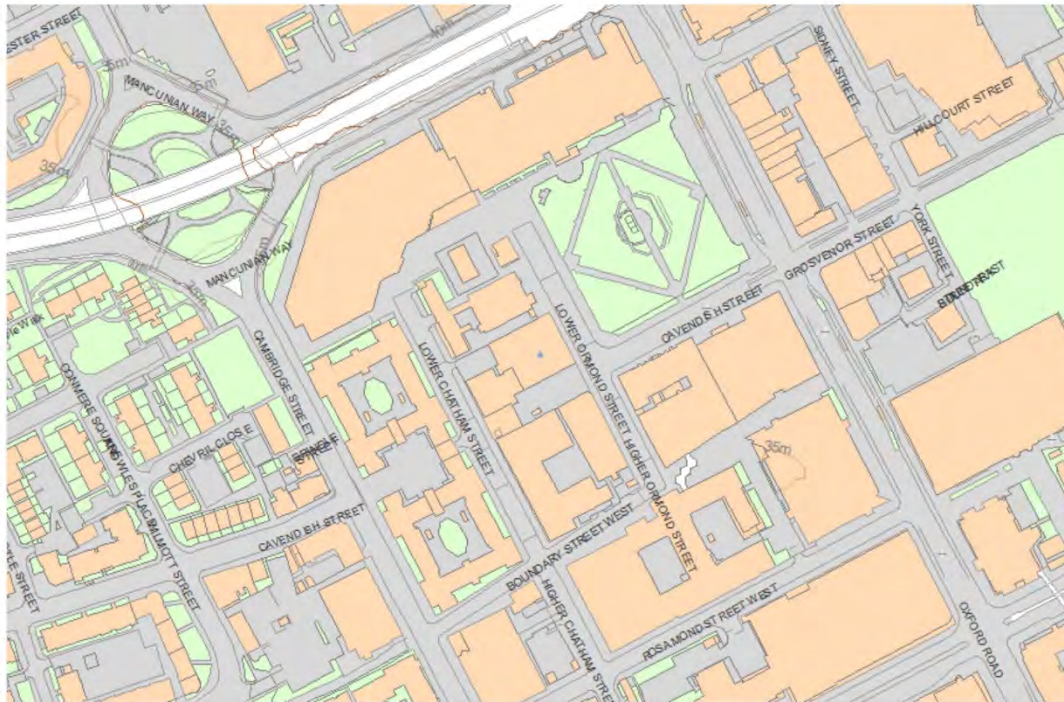
Date of most recent amendment:

06-Jun-1994

Statutory Address:

ORMOND BUILDING, MANCHESTER METROPOLITAN UNIVERSITY (FORMERLY MUNICIPAL OFFICES), LOWER ORMOND STREET

Map



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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1219718.pdf](#)

(https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/453538/HLE_A4L_Grade|HLE_A3

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 18-Mar-2021 at 12:48:28.

Location

Statutory Address:

ORMOND BUILDING, MANCHESTER METROPOLITAN UNIVERSITY (FORMERLY MUNICIPAL OFFICES), LOWER ORMOND STREET

The building or site itself may lie within the boundary of more than one authority.

District:

Manchester (Metropolitan Authority)

National Grid Reference:

SJ 84222 97028

Details

MANCHESTER

SJ8497 LOWER ORMOND STREET 698-1/20/600 (West side) 03/10/74 Chorlton-On-Medlock Ormond Building, Manchester Metropolitan University (Formerly municipal offices)

GV II

(Formerly Listed as Ormond Building, Manchester Polytechnic (formerly Municipal Offices)) (Formerly Listed as LOWER ORMOND STREET (West side) Chorlton-On-Medlock Former Municipal Offices (Manchester Polytechnic))

Chorlton Union Offices, in use as premises of Manchester Polytechnic at the time of listing. 1880, by Mangnall and Littlewood; altered. Red brick with sandstone dressings, slate roofs. Rectangular plan on corner site. Two storeys over basement, facades of 3:5:1 windows to Lower Ormond Street and 2:5:1 windows to Cavendish Street, hinged on an octagonal corner turret; with a band over the basement windows, sill-bands to both floors, string-course over ground floor, pilasters at the junctions, brick corbel tables, moulded stone cornices and brick parapets (part balustraded). The corner block has a symmetrical 3-bay facade to Lower Ormond Street, including a segmental-headed doorway which has an elaborate stone architrave and divided panelled doors (up 4 steps), round-headed 2-light windows at ground floor with shafts, round-headed lights and moulded stone heads with mask keystones, round-headed sashes at 1st floor with corniced architraves, and a balustraded parapet with pedimented panel in the centre and urn finials. Its corner turret to the left, of rusticated stone and panelled ashlar at ground floor, has 2 narrow sashes and a central cartouche, a gadrooned and dentilled cornice, above this a 3-sided oriel with narrow sashed windows in corniced architraves, and an octagonal turret with a small round-headed window and a pediment to each side, and a domed roof with a lantern. The 2-bay left return is similar, but with a tall segmental-pedimented pair of chimneys rising from the parapet. The outer ranges of both facades are similar but slightly lower and simpler, and the end bays have tripartite windows to 1st floor and pedimented attics. Various paired chimneys, coupled to form arches, with cornices.

Listing NGR: SJ8422297028

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
388298

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing