



Fairhursts:

EDDIE NEWCOMB, ITS
DESIGN AND ACCESS STATEMENT
July 2025 Rev P02

DESIGN AND ACCESS STATEMENT

Report Ref: 7808-FA-EN-ZZ-RRP-A-09-103 Rev 01

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To be ready in conjunction with Heritage Statement, Photo Survey / Method Statement and drawings

PROJECT CONTEXT EXISTING SITE

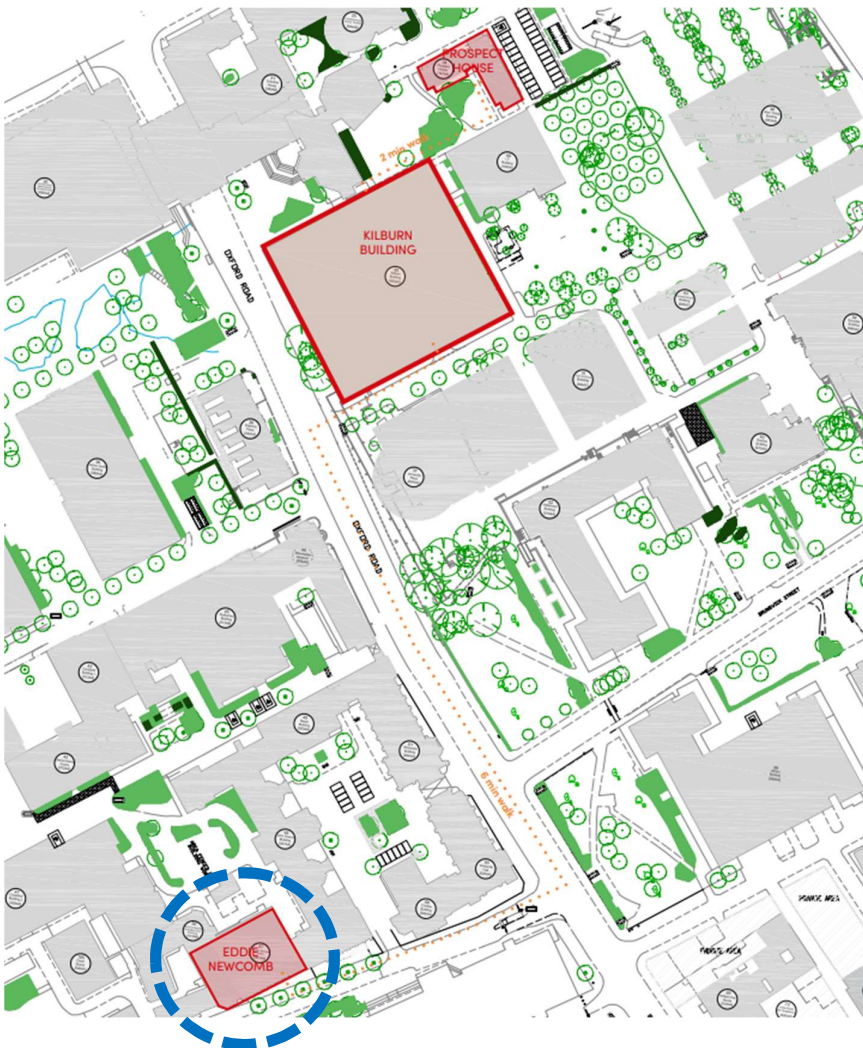
This project consists of **minor refurbishment works to the Grade II Listed Eddie Newcomb Building** and forms part of a wider project to on behalf of the Department of Computer Science and Information Technology Services (ITS) at the University of Manchester.

The site sits within the Main Campus at the University of Manchester off Oxford Road and within the historic Victoria University behind the Quad adjacent to John Owens Building and Pharmacy Building. The Grade II listed Buildings of a Gothic style designed by Alfred Waterhouse dating from the late 1870s and were originally used as Chemical Laboratories.

Built in Pale buff brick with large timber casement windows over 2 floors with raised basement and red tiles roof the building has large, vaulted spaces within.

The wider project spans three existing buildings on the university campus: the Kilburn Building, Prospect House, and the Eddie Newcomb Building. Currently, both the Department of Computer Science and ITS are based in the Kilburn Building. To support the university's growing academic offerings and accommodate an anticipated increase of 100 additional Computer Science students by September 2026, the project aims to expand into additional space across the three buildings.

As part of this expansion, Eddie Newcomb building will require minor refurbishment works to accommodate Information Technology Services. This work is time-sensitive and critical to the successful delivery of the overall project.



THE PROPOSALS

Eddie Newcomb is a two-storey, Grade II listed building adjacent to John Owens and the Pharmacy link. Much of the current building is occupied by Student Services who have office space and a student-facing help desk which is now out of use. It is intended that Student Services are relocated to enable the spaces to be refurbished for use by IT Services staff.

The proposal is to refurbish the lower ground floor and mezzanine floors to accommodate IT Services office accommodation and refresh the space to the university of Manchester standards. Therefore, we propose to refurbish the internal finishes, with minimal demolition works and new internal partitions / upgraded services and lighting to preserve the current listed building fabric.

DESIGN INTENT BRIEF

The proposed refurbishment will respect the original fabric of the building. Work is primarily a re-fresh of the existing spaces, including work to areas of damp, removal of some non-original features and has minimal interventions. Existing features will be

retained and used to benefit the scheme; these are described in the paragraphs that follow, and Photo survey submitted with the application.

All existing original tile flooring to lower ground floor mezzanine corridors will be retained and remain exposed. All other existing areas are carpet and vinyl (non-original) and will be replaced with new. Where any original tiles or flooring is exposed during removal of non-original finishes these will be reviewed in terms of condition to refurbish and suitability of finish to be renovated and retained. Timber / painted stone skirtings will be retained and repainted and where necessary or new partitions are required new timber / coved skirtings will be installed to match the existing.

Painted walls will be refreshed and re-painted with suitable heritage tones. Existing walls where historic damp in places has stained and damaged walls, are to be made good, damp and damaged plaster removed, skimmed and re-painted. Offices at lower ground floor with exposed brickwork walls is to be remain as existing. Vaulted soffits where exposed will be repainted.

Demolition works are minimal and have been isolated to non-original partition walls, doors and fitted service counters. Demolition works include:

Non original partition walls to the lower ground floor exam post room / store. The proposal includes new partition walls with glazed screens to make 2 new meeting rooms within the space, surrounded by breakout space.

Non original stud partition walls and glazed reception screens surrounding the lift lobby on lower ground floor mezzanine will be demolished. This is intended to create better circulation around the space and opportunity to enhance arrival for visitors and wheelchair users into the main lobby area.

As part of the fire strategy for the building, some non-original doors are required to be replaced to meet fire requirements. Additionally, a single existing original door to the lower ground floor lobby does not meet fire requirements and is required to be replaced. Under current building regulations, all fire doors must be tested with their specific build-up and environment. Due to these requirements, we are unable to guarantee or ensure the existing door's fire compliance. However, the original door will be retained and utilised within the scheme in another door opening on the same floor. It will sit alongside original doors of a similar appearance. The new door which will replace the original door will replicate the adjacent glazed doors on both levels to provide a co-ordinated visually matching entrance from the stair.

Furthermore, an original external escape door to the rear quadrangle which currently opens inwards, does not comply with the fire strategy and restricts the building's occupancy capacity. Proposal is to rehang the door to open outwards, in line with fire safety requirements, while retaining the original door. New ironmongery will be required but will be minimal to allow exit from the escape route.

A natural, refreshed colour palette will complement the existing features and will be used throughout the scheme. The proposed works will breathe new life into one of university of Manchester assets.

BUILDING HEIGHT

The project is a refurbishment, and the building heights / levels remain unaltered.

ACCESS STRATEGY

An access audit has been carried out with recommendations and as the project is a refurbishment the current access / egress to the building is to remain unaltered. There are external and internal ramps alongside steps to the main stair entrance and entrance doors are on automatic openers to assist entry. Internal refurbishment will look to improve and enhance accessibility where feasible and to Approved Document Part M where this can be met and is within scope areas.

Accessible access to the lower ground and mezzanine floor is currently via a lift, which opens into a dimly lit lobby adjacent to the central stair at low level and a light lobby at upper with views over the landscape areas. This lift will be retained and access control included. At lower ground mezzanine level, access to the central stair lobby staircase and kitchen / toilet facilities is blocked by a wall, restricting circulation throughout the space within and through the offices. The proposals aim to remove the wall at mezzanine level and replace with a lobbied door to improve flow and connectivity, while also enhancing the arrival experience for mobility impaired users entering the spaces. These lobby areas will be refurbished as noted on drawings with improved lighting and new breakout / waiting furniture to create a more welcoming, usable space.

A new accessible height tea point is proposed to the lower ground to enhance user experience along with refreshed finishes and door ironmongery that will contrast in line with Part M requirements.

TRANSPORT / SERVICING

The Eddie Newcomb Building is situated next to the John Owens Building and the Pharmacy Link, just off Oxford Road. This area is well connected by good pedestrian, cycling and bus routes, and the building is approximately a 17-minute walk from Oxford Road train station.

Level and ramped access is available and will remain unaltered.

Existing servicing and emergency services access will remain unchanged along with access to the service areas and parking to the rear courtyard of John Owens, which includes some accessible parking bays to be retained.

SECURITY

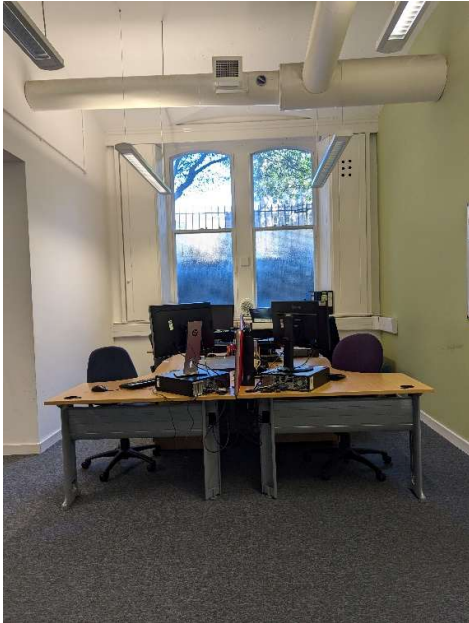
The security of the building will remain as existing with the addition of card access control to the main entrance doors in the link, lift and some internal non original doors. These are noted in the drawings and door schedules. These are intended to stop public / unwanted visitors entering without prior notification.

Additional security has been requested for visual purpose to lower ground level offices at the rear Quadrangle John Owens courtyard / car park to remove possible views into the office spaces. This is currently intended to be a stippled / obscuring film applied internally to the glazing that will work both day and night alongside blinds and screen filters.

ELEVATIONAL TREATMENT

The external elevations will remain unaltered other than the security film noted above to the rear elevation facing John Owens courtyard and which will be applied internally. This film will be able to be removed if required without damage to the glass or glazing / frame so will have minimal impact on the fabric.

Roof lights and windows will be cleaned only to glazing.



Internal View of Windows requiring Security Film

SUSTAINABILITY

Existing services and plant are to be retained generally with minor modifications to ventilation ducts for the new tea points and break out areas. Natural ventilation is generally in place for the offices and new lighting will be LED fittings for enhanced energy efficiency.

Materials will be from a sustainable source and Green guide A rated and EPD certificated where practical. The re-use of the existing building and enhancing the staff facilities is inherent within the proposals and the university sustainable approach.

Existing furniture is intended to be re-used from Kilburn building enhancing the circular economy and re-use principles. Overall, the retrofit and refurbishment approach of an existing asset for future use guides the sustainable principles of the project.

CONCLUSION

In conclusion, the current proposals have been prepared on the basis that, through sensitive interventions to the listed building, the alterations will enhance the currently tired and damp building into refreshed and well-utilised office spaces.

The refurbishment will not only preserve and utilise an existing university building, maintain the Grade II listed asset, but support the wider project for IT Services.