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Manchester Metropolitan University

Grosvenor West | Post Contract Works

Design & Access Statement | Listed Building Consent

September 2025

This Design & Access statement has been prepared for Manchester Metropolitan University (University) and the School of Art (Faculty) by Cassidy + Ashton Group Limited with support of Deloitte LLP.

This Design & Access Statement accompanies the application for listed building consent for external and internal alterations as Post-Contract Works to the Lifecycle Refurbishment Scheme approved under planning permission 131811/FO/2021 and Listed Building Consent 131812/LO/2021.

Existing Building

The Grosvenor West building is a Grade II listed building within Manchester Metropolitan University. Opened in 1881 as the Manchester School of Art and later extended in 1898, it has significant heritage and architectural interest. As the second oldest design school in Britain, established to provide design training to the manufacturing industry, the Manchester School of Art offers undergraduate and postgraduate courses that are still very much influenced by the specialist needs of industry to provide their students with the essential skills and knowledge for their chosen career.

The building comprises of gallery areas, studio and workshop spaces, teaching space, office, circulation, plant and ancillary spaces. The Holden Gallery is situated at the centre of the existing building and has remained an exhibition space since its initial purpose as the Textile Court, and retains many of its original features.

The existing building comprises of three floors as follows:

- Lower Ground/Basement
- Ground Floor (accessed via Cavendish Street & Arts & Humanities building)
- First Floor

Project Vision

As the second oldest design school in Britain, established to provide design training to the manufacturing industry, the Manchester School of Art offer undergraduate and postgraduate courses that are still very much influenced by the specialist needs of industry to provide their students with the essential skills and knowledge for their chosen career.

Providing a creative environment to approach media, materials and processes, the School of Art places an importance on experimentation and generating creative surprise, while seeking to reinforce an integral link to the physical and virtual external world.

Intrinsic within the departments across the School of Art, the faculty seeks to foster an art and design community within the school and the City.

This is achieved through collaboration, materiality and external engagement.

Project Works

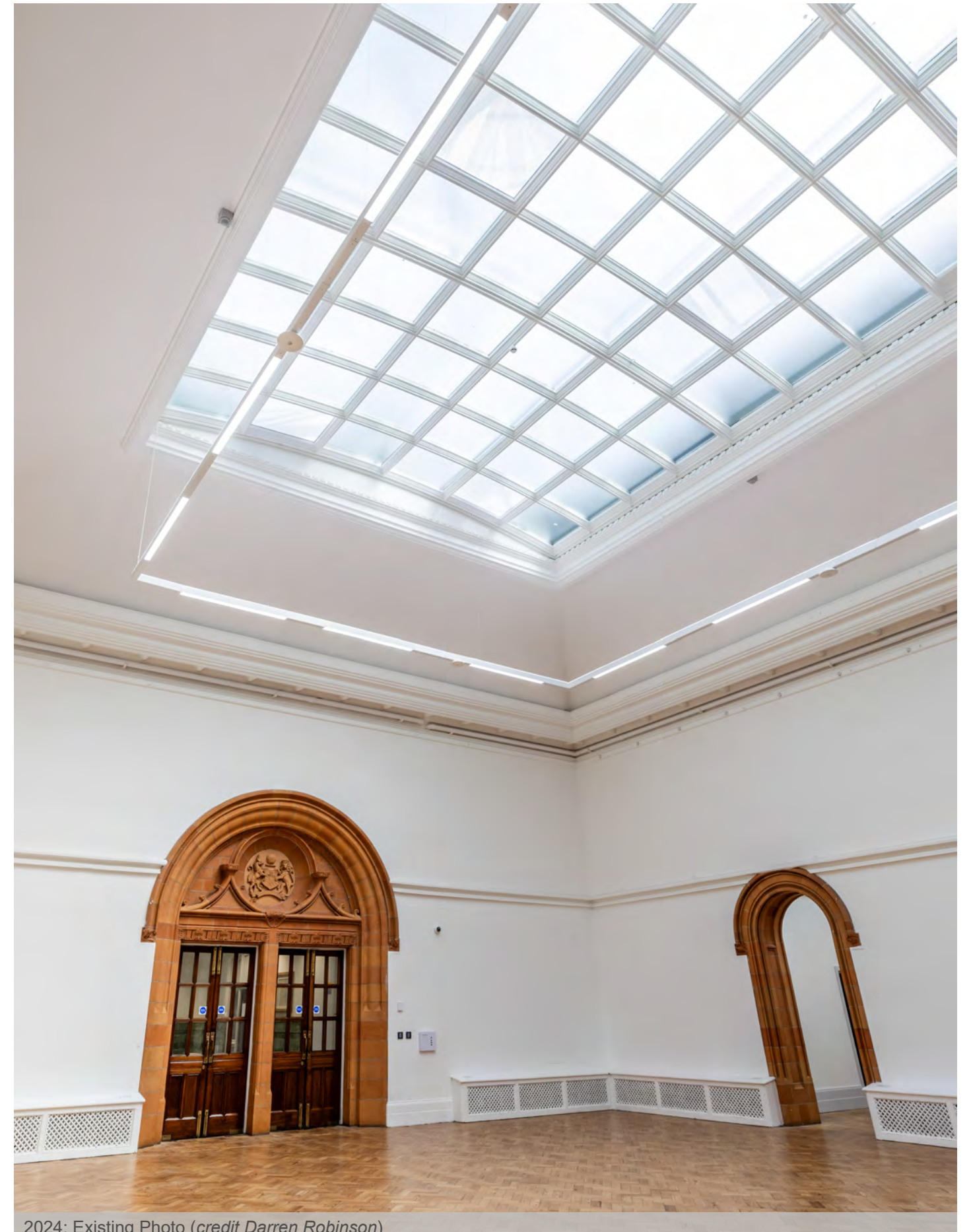
Following the successful completion of the Lifecycle refurbishment project (completed in 2024), as well as a 12 months Post Occupancy Evaluation, the Faculty believe the additional alterations contained within this application are required to improve and evolve on the continued vision noted above for the users and visitors.

This statement seeks to outline the key proposals to building elements contained within this application.

It is intended that these works are progressed via:

- Listed Building Consent (LBC) process

A separate planning & heritage statement accompanies this application and should be read in conjunction with this Design & Access Statement.



2024: Existing Photo (credit Darren Robinson)

Site Overview

The site is located off Cavendish Street and situated at the northern end of Oxford Road, while the location is central to the city's cultural 'Arts Corridor'.

The Grosvenor West building sits south of the historic All Saints Park and provides a strong contribution to the urban language which encapsulates the park.

Adjoined by the recently completed Grosvenor East building on the site of the former Mabel Tylecote building, the architectural language of Cavendish street is further complimented by the retention and promotion of the historic Grade II Portico entrance for the former town hall.

Home to the Manchester School of Art, the Grosvenor West building houses the Holden Gallery which curates an exhibitions programme and showcases the Schools degree shows to University users and the public.

To the West and South of the Grosvenor West building are further university estates buildings which are predominantly associated to the Manchester School of Art.

Site Context

The School of Art is centrally located on the All Saints Campus, providing easy access to the University's facilities and only a short walk away from Manchester city centre.

The Grosvenor West building provides a recognisable façade off Cavendish Street which acts as legible point of entry into the School of Art. Collaboration and external engagement is reinforced though the following gallery spaces within the School of Art Estate:

- Holden Gallery (Grosvenor)
- Vertical Gallery (Benzie)
- Poetry Gallery (Poetry Library, Arts & Humanities)

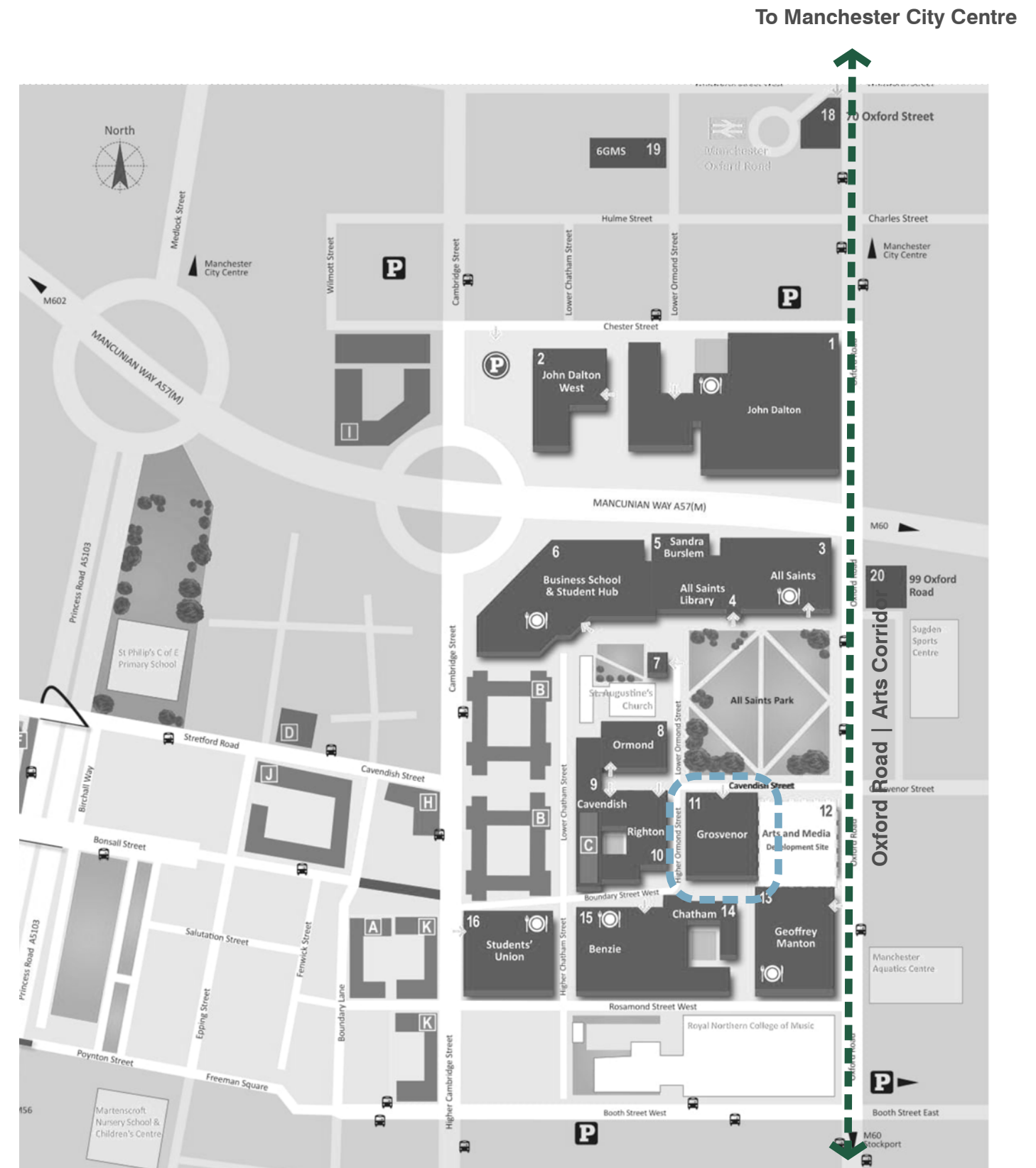
Connectivity

The site is well connected by all means of transportation along key links to the city centre and cultural corridor.

- Pedestrian Access is provided to the building via the surrounding public and private highways with pedestrian access points throughout. Further internal access points are available from the connected Grosvenor East building as well as the Chatham Bridge link connecting the Grosvenor West building to the Chatham building. All access points will be retained.
- Public transport is available to the East (Oxford Road) and West (Higher Cambridge Street). The nearest bus stops are approximately 100m. The nearest train station is approximately 600m (Oxford Road Station). The nearest tram stop is approximately 1km (St Peters Square)
- The building is directly accessed (both with retained steps and wheelchair accessible entrances) of a recently re-developed public realm from All Saints Park.
- On road parking exists within the vicinity with additional pay and display car parking to the North and East



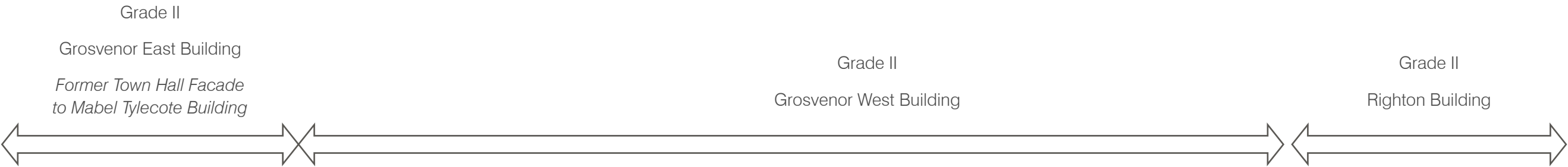
Grosvenor Building



Site plan

Context - Listed Buildings

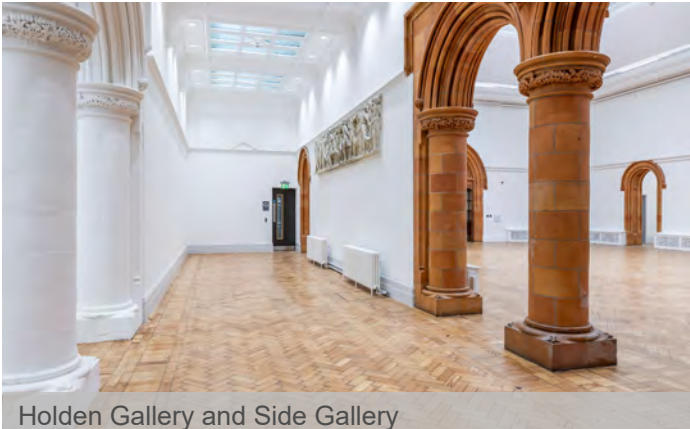
Cavendish Street / All Saints Park



Context - Grosvenor West
Existing Images



Holden Gallery



Holden Gallery and Side Gallery



B1.26 (Studio)



Grosvenor West (South Elevation) and Bridge Link

Building Design Strategies

The following sets out the understanding of scope to each element of works for the Grosvenor West post-contract works:

Refer to 'Drawing Reference' included within the application for further detailed information.

ITEM 02: UPS Room Ventilation Works &

ITEM 03: UPS Sound Reduction Works

- To be agreed via LBC .

Drawings:

- 13434-CAA-XX-00-DR-A-2001_P2_Internal-Alterations-Works
- 1002B-CAA-XX-ZZ-DR-A-017180_P1_Proposed Window Louvres
- 250813-CPW-XX-ZZ-DT-M-080001 Existing and Proposed Details - P02

Justification:

- The UPS provides a back up power to the emergency escape lift in the event of a power failure during an emergency. The UPS requires a minimum level of controlled ventilation to operate safely. Works proposed effect two apertures within the external windows that are deemed of historical significance.
- The UPS provides a level of noise breakout that would be preferred to be reduced to bring the quality of acoustics within the adjacent study room to a more acceptable level. No proposed works to any element of historical significance.

Scope:

- Installation of new transfer ducts from existing UPS to new air transfer grilles within existing internal fire rated lining. New insulated ductwork transition ducts to external intake and extract louvres
- Existing glass removed from 2no. panes and new powder coated intake and extract louvres installed in lieu to provide the required ventilation for the evacuation lift ups unit. note - the louvres will fit within the proportions of the existing window i.e. the existing timber framing to the window will remain unaffected. New louvre colour to be RAL 6012 (dark green) to match the window colour.
- New acoustic sound insulation linings within room G.32a to help enhance the control of noise transmission within the space

Material Schedule

See Drawings/report provided

- + Polyester Powder Coated Aluminium Louvre Colour RAL 6012 (Dark Green) to match windows
- + Resilient Metal Bars and Gypsum Plasterboard
- + Open cell polyurethane acoustic foam panel



2 Proposed South Elevation

Scale: 1:100

3 Detailed Elevation on Louvres Within Extg Window Frame

Scale: 1:20



1 Existing South Elevation

Scale: 1:100

ITEM 05: Helifix ties to Cavendish Street
Elevation

•To be agreed via LBC .

Drawings & report:

- 073425-CUR-XX-XX-SH-S-60002-C01 _Helifix Front Elevation Stone Repair Specification
- 11827 Turner & Townsend 23.12.04

Justification:

- The works are required to maintain integrity of the external wall and prevent any safety issues. Works proposed to the external stonework that is deemed of historical significance.

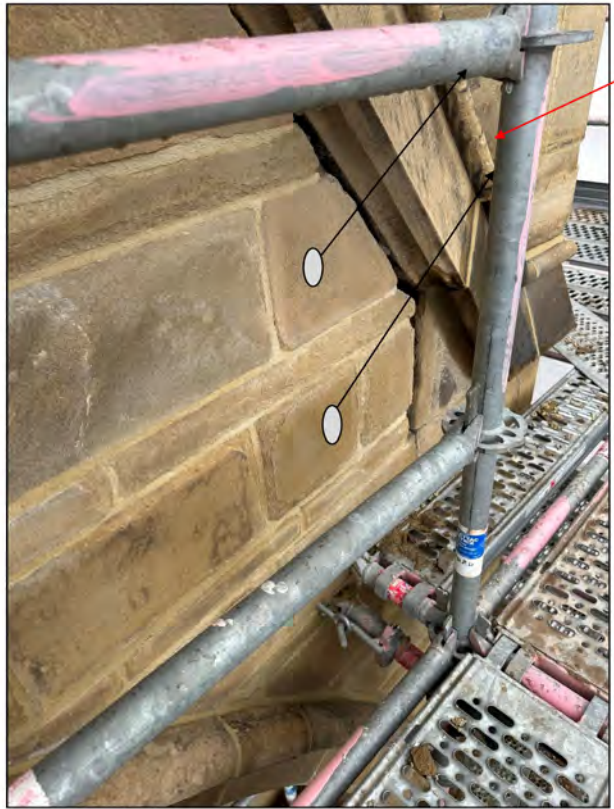
Scope:

- Install structural anchors and ties as a remedial response to cracking defects noted to the north elevation of the Grosvenor West building noted in December 2023

Material Schedule

See Drawings/report provided

- + Grade 304 Anchors with cementitious mix with heavy duty mesh fabric sleeve
- + Grade 304 Stainless Steel tie
- + Natural Lime Mortar (by Lime Green Products) to match existing colour (Buff)



Install M12 x 1000mm SockFix Anchors. SFA to be installed into 40mm o/d hole at approx. 30° angle.

Notes:

Project:

Grosvenor Building M15

Title:

Stonework reconnection details

Date:

05.04.23

By: JP

HELIFIX
SUSTAINABLE STRUCTURAL SOLUTIONS

Drawing No:

Helifix Details | Drawing: 073425-CUR-XX-XX-SH-S-60002-C01 _Helifix Front Elevation Stone Repair Specification



Install 10mm CemTies (2 per stone section) at approx. 45° angle

Notes:

Project:

Grosvenor Building M15

Title:

Stonework reconnection details

Date:

05.04.23

By: JP

HELIFIX
SUSTAINABLE STRUCTURAL SOLUTIONS

Drawing No:

Helifix Details | Drawing: 073425-CUR-XX-XX-SH-S-60002-C01 _Helifix Front Elevation Stone Repair Specification

ITEM 07: Holden Gallery, Side Gallery and Grosvenor Gallery Exhibition Walls

•To be agreed via LBC .

Drawings & report:

- 13434-CAA-XX-00-DR-A-2001_P2_Internal-Alterations-Works
- 13434-CAA-XX-00-DR-A-3000_P1_Existing Gallery Wall Elevations
- 13434-CAA-XX-00-DR-A-3001_P1_Proposed Gallery Wall Elevations
- 13434-CAA-XX-00-DR-A-4000_P1_MDF Wall Lining Detail

Justification:

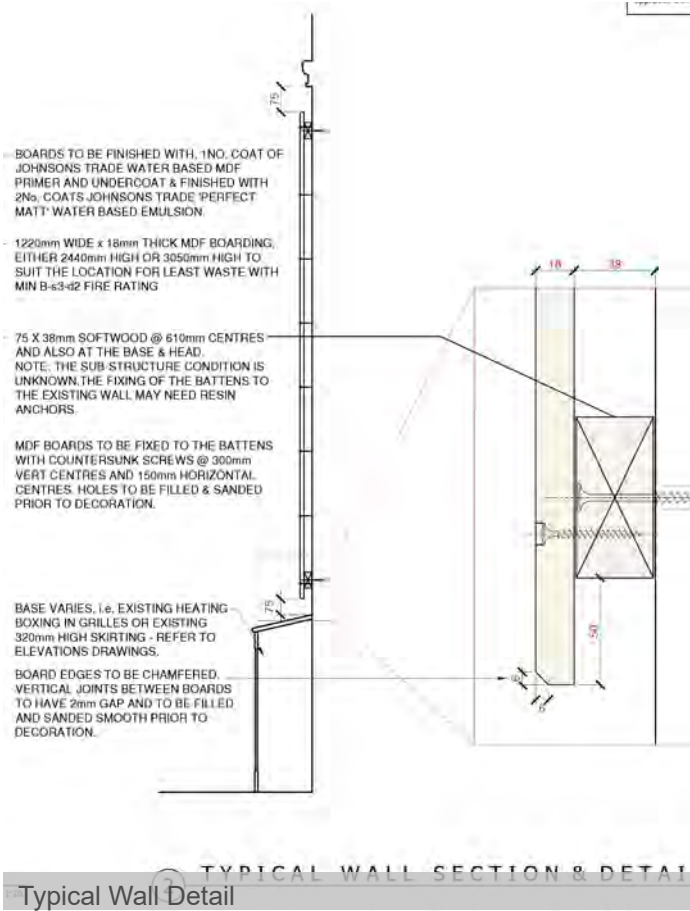
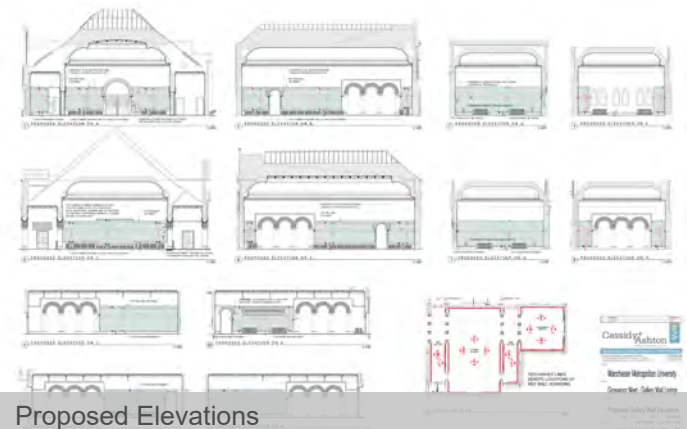
- Provide new wall sacrificial wall lining coverings in response to the School of Arts requirement to improve their ability to showcase artwork across students, users and external exhibitions as well as remove future fixing requirements into the existing wall. Works proposed to the internal walls within the Holden gallery, side galleries and Grosvenor gallery that is deemed of historical significance.

Scope:

- The proposed works involves providing fixed battens over the existing wall coverings at noted centres and regular fixings to provide a rigid frame (removable) whereby a sacrificial wall lining can be applied and replaced without further interference with the existing wall.
- The head and base detail allows for a considered response to the elements of heritage significance, terracotta picture rail at the head and timber encasement and grilles to the heating pipes at the base. The boards are proposed to be painted white to allow for 'artwork' to be presented. The detail aims to promote and retain the primary features of the 'picture rail', 'heating encasement' and 'artwork'.
- The detail also provides environmental considerations for standard sizes of linings where achievable to reduce wastage.

Material Schedule
See Drawings/report provided

- + Countersunk screws/resin anchor fixings
- + Timber softwood battens
- + Fire rated MDF lining boards
- + Water based emulsion paint



Grosvenor West | Holden Gallery

ITEM 29: Building Mounted External Lighting to South Elevation

•To be agreed via LBC.

See Drawings & report:

- 250813-CPW-XX-ZZ-DT-E-800005_External Lighting Layout - P04

Justification:

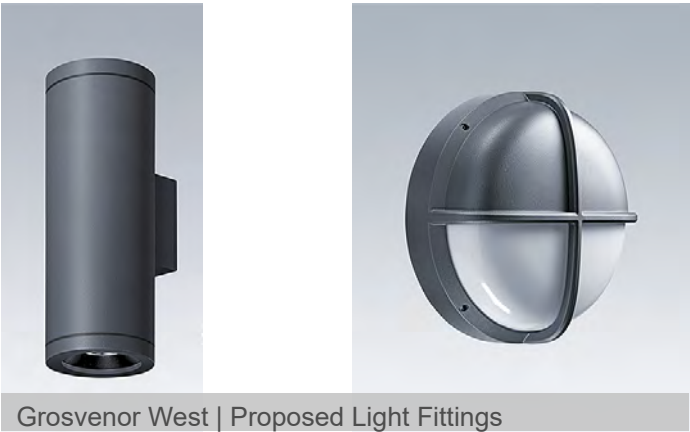
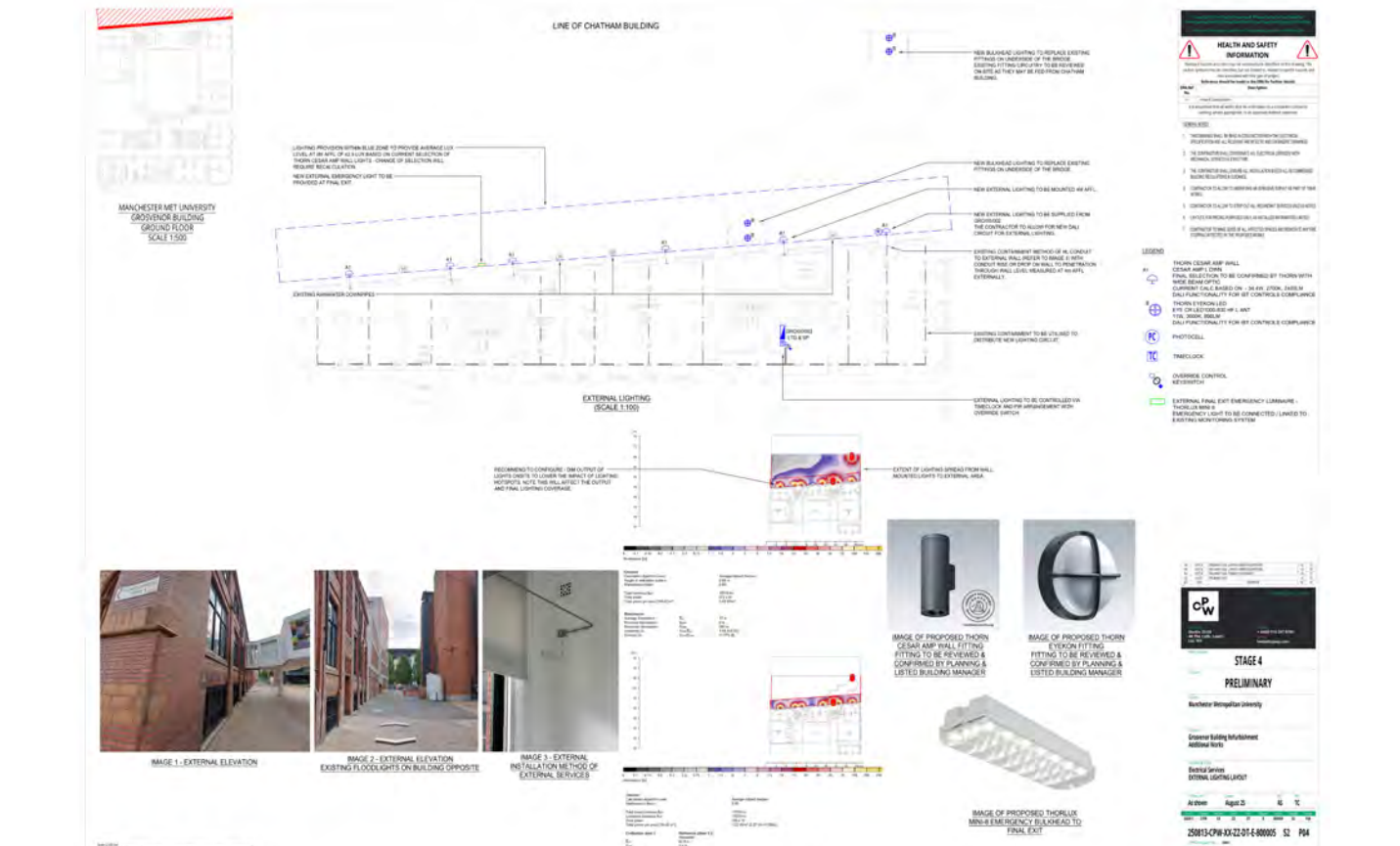
- The works are required to replace previous wall mounted lighting and current light fittings in need of repair to the bridge link. The requirement for lighting is to provide safe lighting levels in low level light conditions to the rear of the building and public routes. Works proposed to the external stonework that is deemed of historical significance.

Scope:

- Provision of building mounted lighting fixed to the Grosvenor West South elevation and soffit of the Grosvenor Bridge Link, to provide artificial lighting to illuminate the pedestrian walkway to the south. Required to facilitate safe use of the space.

Material Schedule
See Drawings/report provided

+ Diecast Aluminium - Black - Light Fittings



Proposed Lighting | Drawing: 250813-CPW-XX-ZZ-DT-E-800005_External Lighting Layout - P02

Access Strategy

Access to the Grosvenor West is via the existing steps and wheelchair accessible entrance to the North and the existing bridge link connected to the 8 storey Chatham building to the South. All buildings are under the same ownership.

Access for users is to remain as existing.

Under the recently completed Grosvenor refurbishment project (Planning Permission Ref: 131811/FO/2021) an accessible passenger lift was installed to provide all users with access to this side of the Grosvenor building and in turn, the Chatham bridge link. Access also remained through the refurbishment of the existing staircase, which also provides access to the bridge link.

The building is also served with an accessible passenger lift and staircase in the adjacent Chatham building - affording access to other estate facilities within the faculty of art.



Grosvenor West (North Elevation) and Cavendish Street

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