

University of Manchester

Design and Access & Heritage Statement – Dover Street Building

LTM Decant

November 2024



MANCHESTER
1824

The University of Manchester

This report has been prepared for the sole benefit, use, and information for the Client. The liability of Halliday Meecham Architects Limited with respect of the information contained in the report will not extend to any third party.



Document control		
Job Title	UoM Dover Street	
UoM Project No.		
HMA Project No.	5668	
Report Title	UoM Dover Street Heritage Statement	
Document No.	5668-HMA-DS-ZZ-RP-A-0101	
Author	Jin Lee	
Reviewed	Jason Lloyd	
Date Reviewed	27-08-2024	
Contact		
Jin Lee	jlee@hallidaymeecham.com	
Jason Lloyd	jl@hallidaymeecham.com	
Revision Control		
P1	Heritage statement issued.	03-09-2024
P2	MEP & Structural strip out and proposal included in 4.1 Proposal Per Room , 4.3 Access Components & 4.6 Method Statement – Proposed Works	25-11-2024

Contents

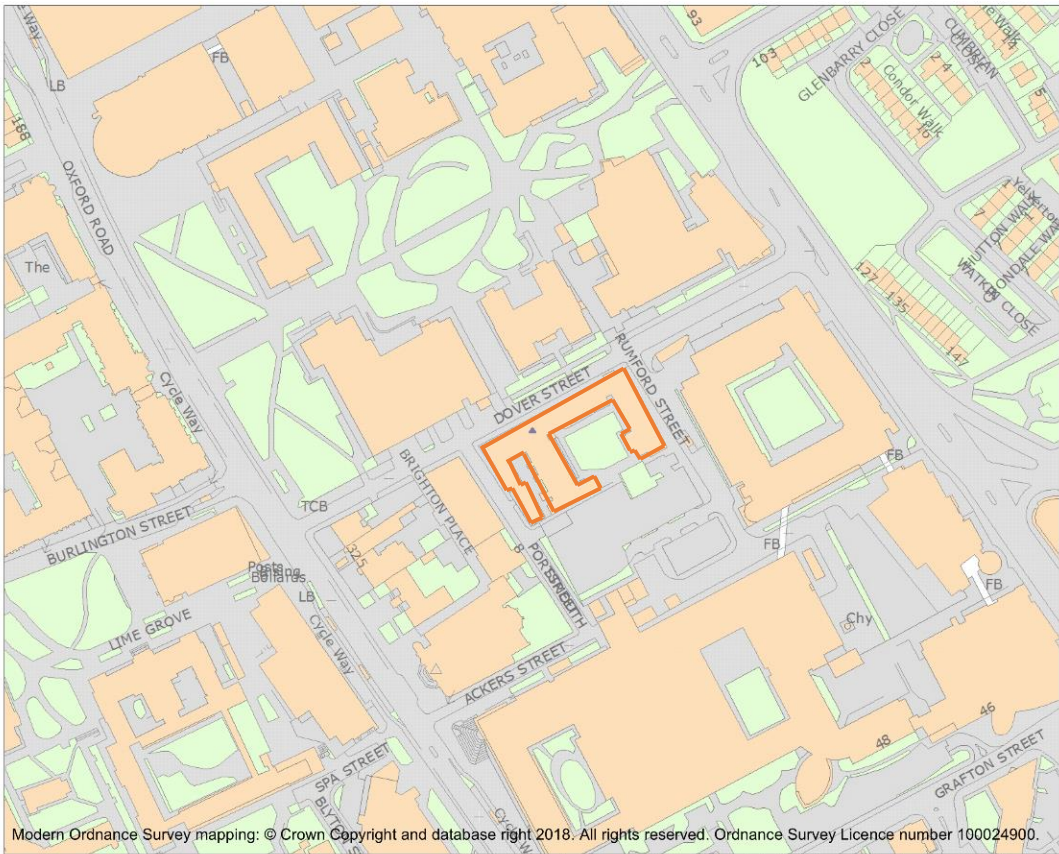
1.0 Introduction	4
2.0 Historical Context.....	4
3.0 Current Use	6
4.0 Project Proposals	7
4.1 Proposal Per Room.....	7
4.2 National Planning Policy Framework.....	11
4.3 Access Components	12
4.6 Method Statement – Proposed Works	14
4.7 Proposed Works.....	15
5.0 Impact on Heritage	16
5.1 Pre-Planning Advice	16
6.0 Summary	17
7.0 Contact Us.....	18

1.0 Introduction

This Heritage Statement is intended to support an application for a Listed Building Consent made by Halliday Meecham Architects on behalf of our Client, The University of Manchester, for consent to refurbish the Dover Street Building.

The spaces include several rooms at Dover Street Basement Level, Ground floor, Level 1 & Level 2.

Refer to 5668-HMA-DS-ZZ-DR-A-0106_P01 - Dover St. GAs as Existing for Existing General Arrangement Plans.



Modern Ordnance Survey mapping: © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.
This is an A4 sized map and should be printed full size at A4 with no page scaling set.
Name: UNIVERSITY OF MANCHESTER FACULTY OF ECONOMIC AND SOCIAL STUDIES AND ATTACHED RAILINGS

Heritage Category:	Listing
List Entry No :	1282977
Grade:	II
County:	
District:	Manchester
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SJ 84788 96546
Map Scale:	1:2500
Print Date:	29 July 2024

Historic England
[HistoricEngland.org.uk](https://www.HistoricEngland.org.uk)



2.0 Historical Context

The Dover Street Building was constructed in the 1880s as a new accommodation for the Manchester High School for Girls. It was designed by Mills and Murgatroyd, with a gothic style roof.

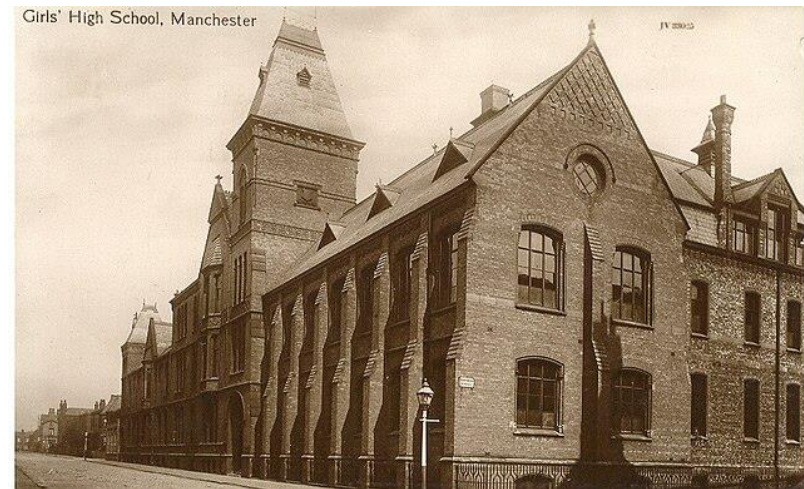
By the mid-1930s, the increase in slum and high-density housing in the area and competition from other schools led to a decrease in pupil admissions. This, combined with high building maintenance costs, encouraged the school to look for a new location.

The Second World War acted as a catalyst to hasten the closing of the School at Dover Street, which took place on 2 September 1939. During the war, the building was used as a recruitment centre for the armed forces.

The Victoria University of Manchester purchased the Dover Street Building in 1945. By this time, the area around Dover Street had worsened. However, the slum clearances and expansion of the University to the eastern side of Oxford Road transformed the area as older buildings were demolished and new University buildings erected.

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

The listing number for Dover Street Building is 1282977 and was first listed on the 03-Oct-1974.



Dover Street Building in 1886



Dover Street Building in 1960

3.0 Current Use

The Dover Street Building was converted for the use of the University of Manchester department of economics, education, music and law. Numerous notable alumni and staff studied or worked in the building including the cricketer Sir Frank Worrell and the economist Sir William Arthur Lewis.

Throughout the Dover Street building, there are several unique features ranging from round-headed entrance arch with moulded surround to the corbel table to the window bays. In our project area, there are contemporary suspended ceilings, surface mounted services, worn carpets and tired paint work.



Dover Street Building & its existing features



4.0 Project Proposals

4.1 Proposal Per Room

Room No.	Name	Area	Proposal
G.003	Beam Lab	27.01 m ²	Provision for additional rooms required. Power and data on existing wall amended. New partition wall and door required. Full decoration to panelling, walls, pipework and radiators to match existing. Black out blinds to windows required. Allow for new carpets.
G.005	MRU Cubicles	20.23 m ²	Existing kitchen and pipes removed. Roller shutter removed. All MEP installation related to shutter dismantled. Board to window removed. Full decoration to panelling, walls, pipework and radiators to match existing.
G.006b	MRU Scanner	56.38 m ²	Unoriginal breakfast bench removed. Floor finish as existing. New door added to existing opening. Existing door untouched.
G.007	Darya Lab	12.11 m ²	Full decoration to panelling, walls, pipework and radiators to match existing. Black out blinds to windows required.
G.008	Darya Lab	11.07 m ²	Full decoration to panelling, walls, pipework and radiators to match existing. Black out blinds to windows required.
G.010	Office	43.68 m ²	Full decoration to panelling, walls, pipework and radiators to match existing.
G.013	Brain Stimulation	27.47 m ²	Full decoration to panelling, walls, pipework and radiators to match existing. Black out blinds to windows required. Allow for new carpets.
G.015	Kitchen	15.38 m ²	Kitchen kept. Full decoration to panelling, walls, pipework and radiators to match existing.
G.045	Computational Chemistry	141.35 m ²	Carpet to be cleaned throughout the room. Blinds to be repaired and replaced as required to match existing. New data underneath existing dado required to support desking and printer positions.

G.048	EEG Lab	110.75 m ²	Openings to existing unoriginal wall to have access to proposed testing booths. Three Faraday Booths to be relocated to the space. Testing & Faraday booths are furniture solutions and do new opening and door required on existing partition wall.
G.055	Corridor	33.72 m ²	Access control to unoriginal door at corridor.
G.069	Beam Lab 01	7.88 m ²	New opening to existing non-original wall required to allow for new door. Part of existing dado and existing data port to be stripped out. Proposed new transfer grille on existing non original wall.
G.072	Prep Room	24.96 m ²	Existing space to be repurposed into a prep room with sink, worktop and wash hand basins.
B.003	PAD Lab	21.25 m ²	Installation of steel beams to ceiling. Refer to drawing 11357-WML-ZZ-XX-DR-S-1001
B.004	PAD Lab	23.95 m ²	Installation of steel beams to ceiling. Refer to drawing 11357-WML-ZZ-XX-DR-S-1001
B.005	Zochonis Meeting	21.49 m ²	Installation of steel beams to ceiling. Refer to drawing 11357-WML-ZZ-XX-DR-S-1001
B.006	Vacant	15.13 m ²	Installation of steel beams to ceiling. Refer to drawing 11357-WML-ZZ-XX-DR-S-1001

G.048 is currently occupied by Computational Chemistry, which will be decanted to G.045 post refurbishment. Apart from that, the other rooms are currently vacant and unused by the University. It is proposed to relocate members from the lab spaces and office spaces in Zochonis Building. The Lab spaces in Zochonis building have been adapted to accommodate to their needs. Thus, these spaces are to be re-provided within the Dover Street Building.

Spaces that are to be re-provided are as follow:

- 1 no. of Office
- 1 no. of Beam Lab with connected Beam rooms
- 1 no. of Face Perception Room
- 3 no. of Testing Booths
- 1 no. of Brain Stimulation Lab
- 3 no. of Faraday Booths with associated staff area & storage area
- 1 no. of Kitchen
- 1 no. of MRU Scanner
- 2 no. of Waiting
- 1 no. of MRU Main Room
- 1 no. of Prep Room
- 2no. of MRU Cubicles
- 2no. of Darya Lab

The proposed accommodation within the Dover Street Building meets the required space requirements. The general condition of the accommodation is tired and requires redecoration and new services to raise the standard to match the previous accommodation at the Zochonis Building.

Areas Out of Scope

- There are no proposed works to the corridor areas.
- No proposed works to existing doorways or windows.
- Works are solely to the internal spaces, there are no proposed works to the external fabric.
- Existing skirting boards, ceiling coving and architraves are to be retained.

Proposed Works - Architectural

The proposed works will be very light touch and mainly focused on the redecoration of the spaces.

Works can be summarised as follows:

- General redecoration to existing panelling, walls, pipework and radiators to match existing.
- Black out blinds to windows to be installed. Existing windows frame and cill features are not to be disturbed upon installation.
- New vinyl to be installed.
- Ironmongery, blinds, ceiling tiles to be repaired and reinstalled as existing where necessary.
- New non-loadbearing partition wall to the Beam Lab whilst care is given to the existing skirting, panelling and coving to ensure the existing architectural details are not disturbed.
- New openings to existing unoriginal partition wall.

The strategy behind the refurbishment of the rooms is to give the University of Manchester a modern, usable facility that responds to its needs whilst making minimal disturbance to the existing fabric of the Dover Street Building.

Proposed Works – Structural

The proposed works is on the installation of beams to the undercroft of the basement rooms. The intention is to provide sufficient support to the booths relocated to the EEG lab at the level above.

Works can be summarised as follows:

- Joining new steel beams to the existing support.
- Inclusion of pad stone on existing brick wall.
- Existing decorative feature to not be disturbed.

Proposed Works – MEP

The proposed works will be carried out using a non-intrusive approach. The design relies on surface-mounted solutions like conduits and dados, avoiding any alterations to the original building elements. Equipment and systems are installed using brackets that attach to non-critical areas, minimizing any potential impact on the building's existing fabric.

Works can be summarised as follows:

- New pipework & drainage into proposed kitchen and sinks in EEG Lab
- Reuse/ relocate existing data & sockets where possible
- Remove existing redundant unoriginal dado trunking, data, conduits and cables to allow for architectural alterations
- New provision of power point, data, socket subjective to user requirements
- Install new light switches, fire alarms, and smoke detectors in the newly created rooms, resulting from the addition of new partitions.

4.2 National Planning Policy Framework

Reviewing the proposals described above against the policies of the NPPF we would state the following:

In reference to *Section 16 paragraph 200*,

No heritage asset will be affected by the Proposed Works.

In reference to *Section 16 paragraph 203a*,

The proposals will sustain the significance of the building and ensure that the spaces are viable for use as they were originally intended.

In reference to *Section 16 paragraph 202*,

The building has been well maintained by The University of Manchester and has been heated and ventilated, protecting the historic fabric. There is no evidence of deliberate neglect or damage to the asset.

In reference to *Section 16 paragraph 206b*,

Dover Street Building is grade II listed. The building is 140 years old. The proposal is 'light- touch' with redecoration only to the existing walls and radiators. New additions such as partition walls, blinds and black out film have minimal impact on the existing fabric (wall panelling & coving). Works are proportionate to the project and are sympathetic to the original features of the building. The proposals do not involve the alteration of any of the original building fabric, no features will be removed or concealed as part of the proposal. A meeting with the Heritage Officer, Michael Pearson, was held on site to talk through the proposal at the ground floor, where the strip out and addition of a partition wall would occur.

The proposal does not involve the alteration of any of the original building fabric, no features will be removed or concealed as part of the proposal. All the original late Victorian elements are to be retained and untouched.

4.3 Access Components

The proposed works are to the interior of the existing rooms and no works are proposed to the existing doors, building entrances, access corridors or circulation stairs and lifts. No technical advice regarding access issues has been sought for these reasons.

All users, including the young, old, disabled etc will be able to access the proposed areas using the current arrangements existing within the building. The works are at lower ground floor level and there are no proposed alterations to the main access doors, external steps, ramps and internal doorways. The Emergency Services will be able to access the building using the existing arrangements. No changes are proposed to the external routes around the building.

4.4 Architectural Method Statement – Strip Out

Strip-out information and a full specification for the proposed works are shown on the drawings below:

- 5668-HMA-DS-L0-DR-A-0104_P18 - Dover St. L0 NZC Works Overall
- 5668-HMA-DS-L0-DR-A-0108_P04 - Dover St. L0 MRU Layout
- 5668-HMA-DS-L0-DR-A-0109_P02 - Dover St. L0 Beam Labs Layout
- 5668-HMA-DS-L0-DR-A-0110_P04 - Dover St. L0 EEG Lab as Proposed
- 5668-HMA-DS-L0-DR-A-0111_P03 - Dover St. L0 Lab layout

Architectural Strip-out:

- Existing vinyl and carpet tiles stripped out in G.011, G.013, G.003
- Roller shutter to be removed at G.005
- Unoriginal cill to window to be removed at G.003a
- Kitchenette and board to window to be removed at G.005
- Openings to existing unoriginal wall at G.062

Structural Strip -out:

- Existing suspended ceiling to be brought down at basement rooms: B.003, B.004, B.005 & B.006
- Removal of existing bricks in walls to allow for the installation of steel beams.

MEP Strip -out:

- Dismantle and terminate all fused connections previously served for kitchen functions in G.005.
- Remove existing dado trucking to allow for architectural alterations in G.048b EEG Lab and G.069 Beam 01.

4.5 Proposed Strip-Out



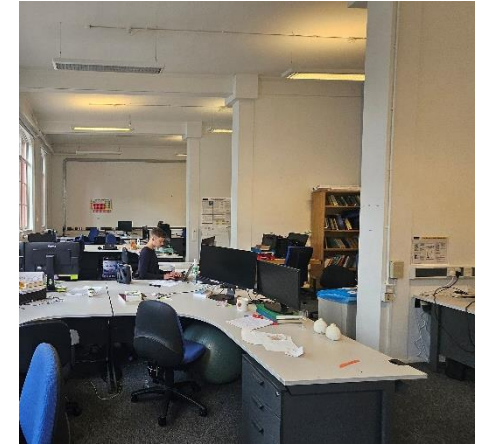
Kitchen, worktop and roller shutter to be removed in G.005



Board to window to be removed in G.005



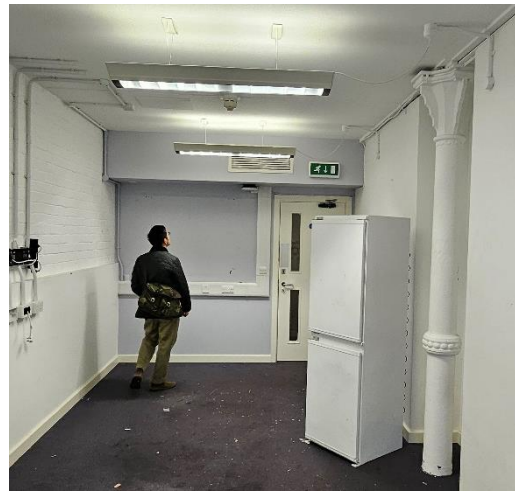
Existing vinyl to be removed in G.006



Existing boxing to original column to be stripped out



Existing cill and blinds at window in G.003 to be removed



Existing suspended ceiling to be brought down in B.004



Existing suspended ceiling to be trimmed in G.006



Proposed opening to existing non-original wall along corridor G.062

4.6 Method Statement – Proposed Works

Proposed information and a written method statement for the proposed Works are shown on the drawings below:

- 5668-HMA-DS-L0-DR-A-0104_P18 - Dover St. L0 NZC Works Overall
- 5668-HMA-DS-L0-DR-A-0108_P04 - Dover St. L0 MRU Layout
- 5668-HMA-DS-L0-DR-A-0109_P02 - Dover St. L0 Beam Labs Layout
- 5668-HMA-DS-L0-DR-A-0110_P04 - Dover St. L0 EEG Lab as Proposed
- 5668-HMA-DS-L0-DR-A-0111_P03 - Dover St. L0 Lab layout
- 5668-HMA-DS-ZZ-DR-A-0116_P02 - Dover St. L0 Rm. G.048c Corridor Elevation as Proposed
- 5668-HMA-DS-ZZ-DR-A-0118_P01 - Dover St. B1 Sectional Details
- 5668-HMA-DS-ZZ-DR-A-0119_P01 - Dover St. L0 Rm. G006a, Rm. G003a & Rm. G069 Room Elevation

Architectural Proposals

- New carpet tiles to be installed over existing vinyl in G.006 MRU Main Room
- New carpet tiles to G.003 Beam Labs due to state.
- New partition wall and door to G.003.
- Any new metal conduit to be painted the same colour as the wall.
- New door to G.006b in existing opening.
- Radiators to be repainted in Hammerite Radiator Enamel Paint (to match existing).
- Installation of new blinds/curtain to G.013, G.008, G.007, G.006b, G.003, G.003a.
- Existing, original doors to be retained and protected for the duration of the works.

Structural Proposals

- Installation of steel beams underneath the existing trapezoidal deck in basement rooms: B.003, B.004, B.005 & B.006

MEP Proposals

- New horizontal and vertical dado in G.006 MRU Room.
- New light switch, fire alarm and smoke detector in G.006 MRU Main room, G.003 Beam Lab, G.003a Beam Lab 02
- New provision of conduit, data and socket subjective to user requirements in all rooms.

The proposal seeks to be sensitive to the heritage and historical legacy of the building through maintaining existing wiring routes where possible to minimise disruption to the building fabric and users.

4.7 Proposed Works



New infill walls and doors to be installed to the existing opening in G.006



Example of blackout blinds installed in B.003



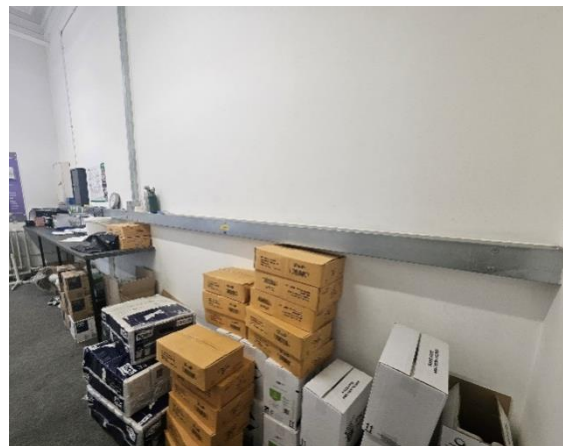
Existing doors to be retained.
Black out film to door in G.006b



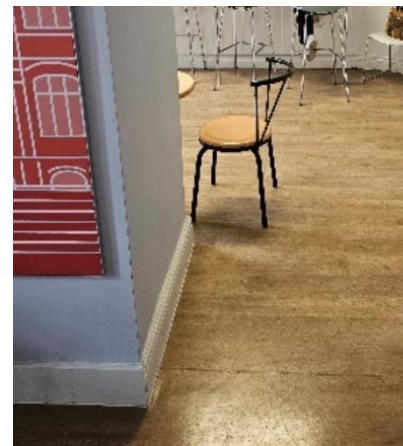
Existing ornate columns
in basement B. 004



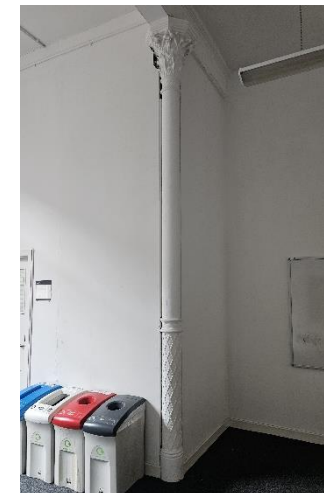
Existing cast iron radiators to be
redecorated in Hammerite Paint –
White Satin
Halliday Meecham Architects



Existing conduit to be painted in white



New skirting profile to match existing



Example of exposed original
column in G.048

5.0 Impact on Heritage

The proposal does not involve the modification of any original internal features. All the remaining original late Victorian elements are to be retained. No original partitions are to be removed, only contemporary additions.

5.1 Pre-Planning Advice

30-05-2024	Initial Site Visit with Michael Pearson
11-07-2024	Advice on erecting partitions
12-07-2024	Advice on required information for LBC
17-07-2024	Required cross section and advice on partitions.
27-08-2024	Advice on renewing floor finishes, black out film to windows and subdividing spaces.
12-11-2024	Required elevations and cross sections of new openings along EEG corridor. Required contextual cross section for suspended ceiling raft. Required confirmation of location and quantity of black out blinds. Required elevation and cross section showing black out blinds in context. Required detail and elevations of proposed conduits.
15-11-2024	Required details of proposed doors and frames along EEG corridor. Required cross sections of basement steel works. Required heritage impact assessment of basement works.

6.0 Summary

The proposed works looks to improve the appearance and usability of the spaces. To offset any negative impact upon the architectural and historical character of the Dover Street Building the University look to expose original columns previously boxed in, removal or redundant and excessive services and possibly refurbish original fan lights above doors within scope.

The use of these spaces will allow the University to hit one of there Net Zero Carbon aims. Phase 1 of the zero-carbon works in our Booth Street East and Dalton Ellis buildings were completed. This is estimated to save 332 tonnes of carbon annually. Works to a further four buildings are planned in Phase 2, including Zochonis, Humanities Bridgeford Street, Simon and Crawford House. Work on site in Zochonis and Simon buildings is expected to start later this year (by end 2024).

7.0 Contact Us

Halliday Meecham Architects

111 Piccadilly Manchester M1 2HY

+44 (0)161 661 5566

4 Devonshire Street London W1W 5DT

+44 (0)203 440 5175

hallidaymeecham.com

