



**MANCHESTER
CITY COUNCIL**

Design and Access Statement

For

Chorlton Library



**Prepared by Carl Smith
Capital programmes & Procurement**

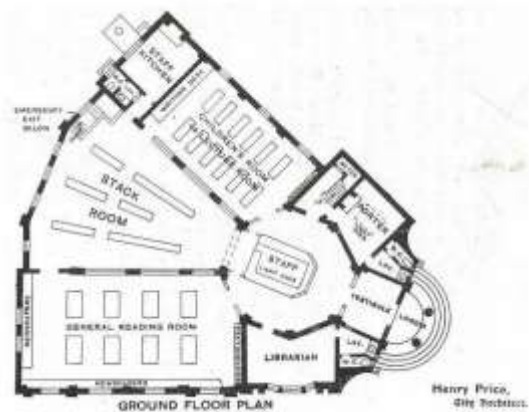
9th September 2024

1.01 Layout

The Grade II Listed Chorlton Library was built in 1914 to the designs of Henry Price, who was appointed Manchester Corporation's first City Architect in 1902. The design was completed in 1912 but Price's original plan drawings were lost in transit to Andrew Carnegie, the industrialist and philanthropist (and benefactor through a donation of £5,000), when RMS Titanic sank. Duplicate copies were sent for approval, but it is likely that the disaster delayed construction. The building occupies an irregular shaped site at the corner of Manchester Road and Longford Road, Chorlton cum Hardy, and the fan shaped plan form of the original building responds to the irregular shape of the land given by the Withington Committee for the building.

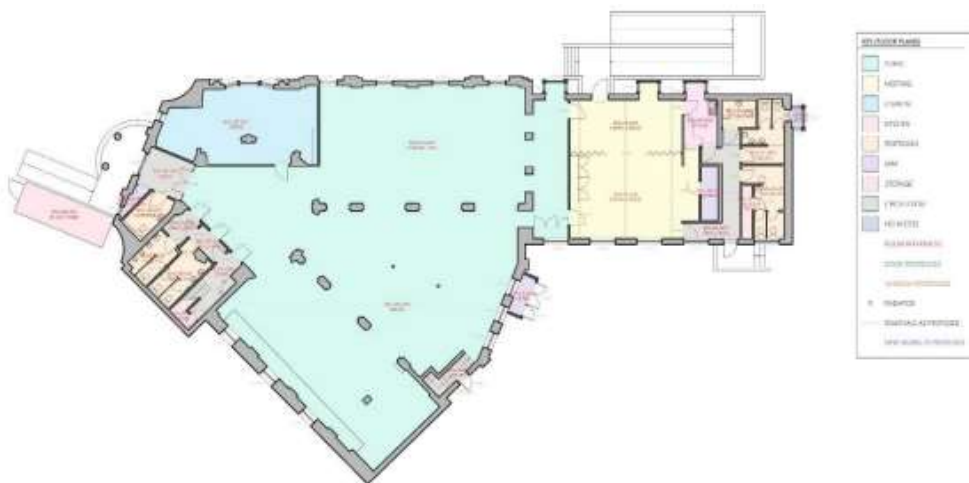


Site Plan



The original plan of the building

This resulted in an entrance at the thin edge of the wedge addressing the junction between the thoroughfares, which opened into a domed rotunda flanked by office and sanitary accommodation, beyond which 3 no. large rooms, originally separated by screens but now open plan, housed a central 'lending library' flanked by 'childrens library' and 'reading room'. Over the years the various elements of the building were repurposed, but the form changed little until 1964 when an extension was constructed to the south of the eastern element of the 'fan' along the Manchester Road frontage.



Chorlton Library: Existing floor plan as of March 2024

This unlisted building originally provided additional space for the lending library and housed staff facilities. The plan form recognisable today is a result of internal works undertaken 1983/4, which saw

At the same time the accommodation in the extension was rearranged to provide meeting room, kitchen and WC facilities capable of stand-alone, community use.



1.02 Scale of the Proposal

The client also wishes to create two new meeting rooms. After some consideration the best position for the rooms was found to be in the former location of the staff kitchen that was stripped out along with toilet facilities in the 1960's, the same time the extension was built. Locating the meeting rooms

The proposals reverse previous interventions considered to have a negative impact on the historic asset, by reinstating the lost form and detail of the general library.

Given the scope and extent of the works it is considered that Planning Permission will not be required, this statement supports an application for Listed Building Consent.

It is understood that Planning Permission was granted for the extension in 1964, and that the alterations in the 1980s would have required Listed Building Consent, but we have not had sight of any correspondence or records to substantiate this.

Contact had been made and a site meeting taken place with Paula Burbicka, Manchester City Council's Conservation Officer, regarding the scheme.

The structural condition of the listed building is generally sound. The works do not include any structural repairs.

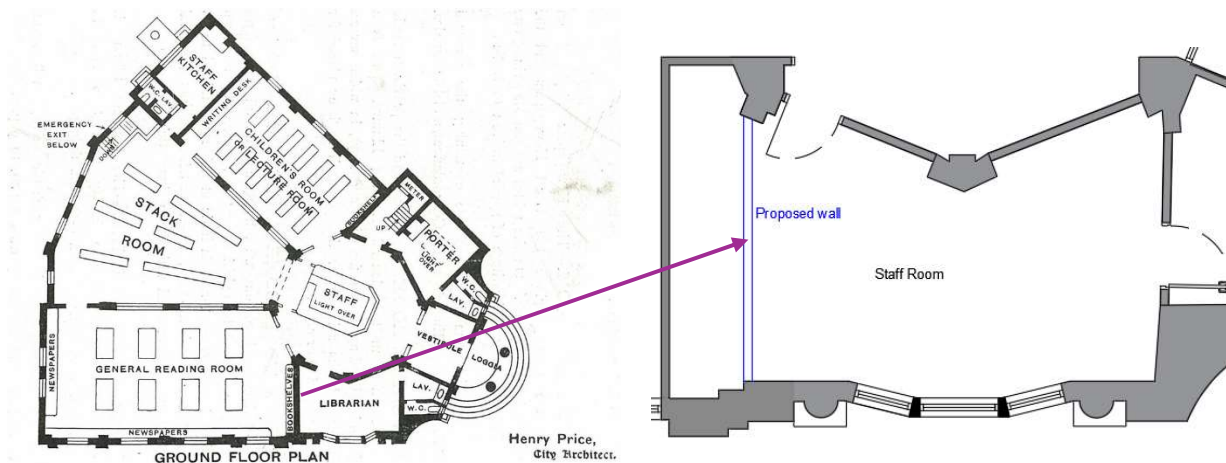
1.06 Design Parameters

The works are confined to the interior of the building in two locations. These are:

- Staff Room - Reinstall wall to the original layout
- General Library - Create two new meeting rooms

Staff Room - Reinstall wall to the original layout

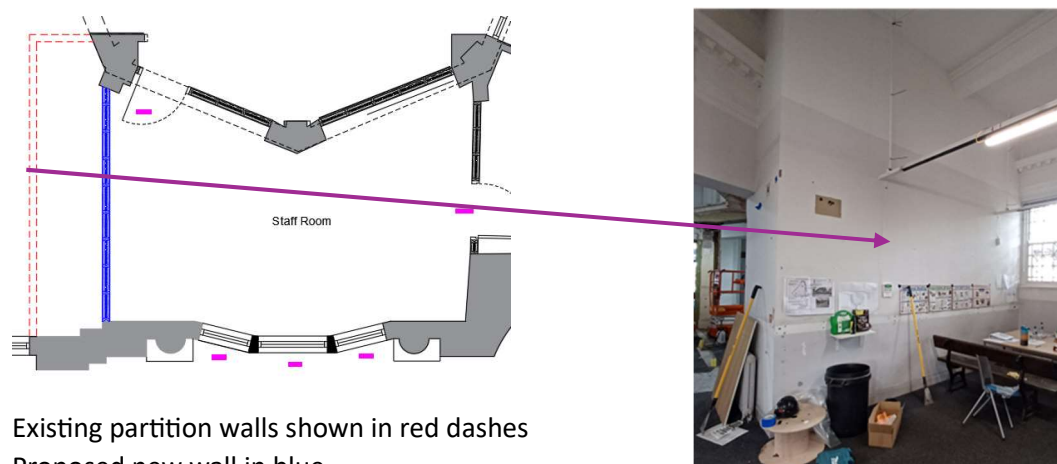
The office wall is to be reinstated, based on historic evidence from historic drawings, and the ornate plasterwork repaired / renewed where lost based on the surviving details.



Original plan of the building

Existing plan of staffroom

This work will involve the removal of an existing wall (see red hatched line in the image below), which is a later addition to the building, erected in the 1980's. The wall reduced the size of the lending library. Reintroducing the proposed wall in what will have been its original position will increase the size of the library and see the reinstatement of ornate plasterwork.

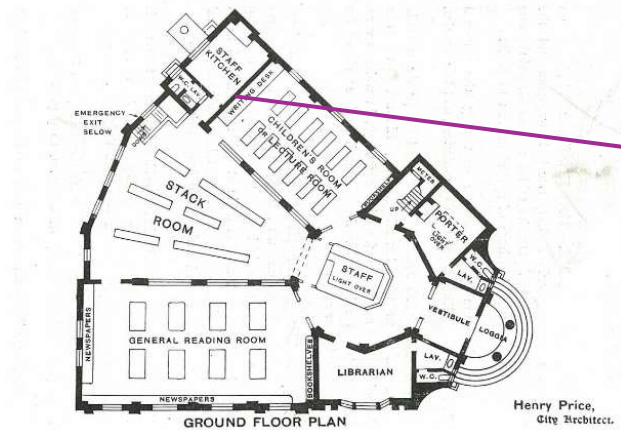


Existing partition walls shown in red dashes
Proposed new wall in blue

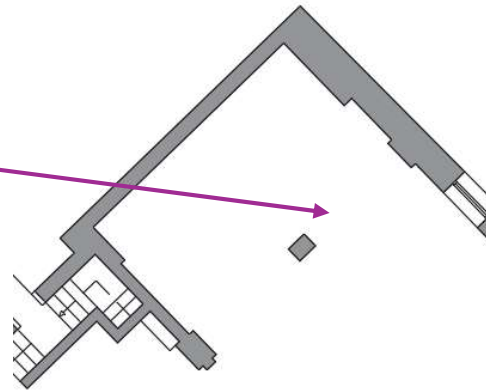
Removing the partition wall and reinstating the original floor plan will reveal the ornate plasterwork which will need to be restored in places where it has been damaged by the intervention.

Create two new meeting rooms

Two new meeting rooms are to be formed in the former location of the Staff Kitchen and toilets. This will reinstate the original floor plan of the library and provide the library with valuable assets for the customers to make use of.



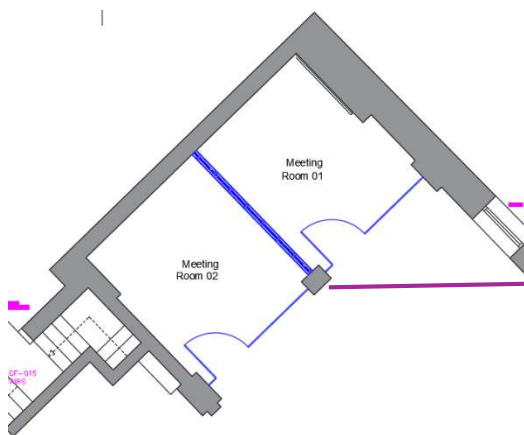
Original plan of the building



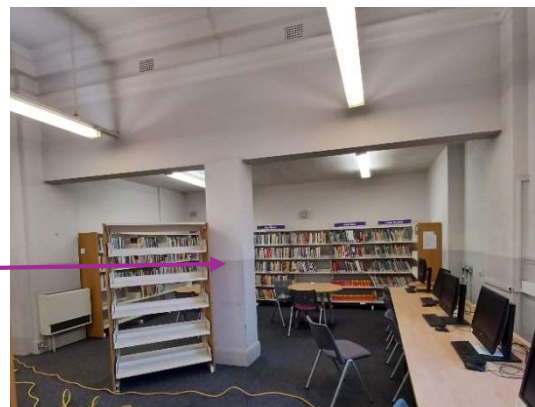
Existing location of proposed meeting rooms

The creation of meeting rooms will require new means of ventilation through the external wall via small ducts and external vents the size of half a brick. New electrical services (e.g. power and lighting) will be required to suite the layout of the rooms.

For further details of the servicing strategy refer to Section 2.02 of the accompanying 'Heritage Impact Assessment'. And Mechanical and Electrical design accompanying the application.



Proposed new walls and doors illustrated in blue



1.07 Access Arrangements



The proposals do not impact on any of the existing access arrangements. The listed library building is entered via a door beneath the portico in the north wall, which addresses the junction of Manchester Road and Longford Road. This entrance is served by a wheelchair ramp to the west of the elevation which leads up to a level platform beneath the portico which corresponds to the floor level in the library.

A separate entrance from Manchester Road serves the door opening in the east wall of the extension to allow this part of the library to be used independently. This is also served by a DDA compliant ramp, and, internally, the 2 no. sections of the building are set at the same floor level.