



Paul Butler Associates

Planning, Development & Heritage Consultants

University of Manchester (Estates Design Services Group)

University of Manchester: Proposed installation of Wi-fi as part of the University of Manchester Network Transformation Project

Heritage, Design and Access Statement

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Manchester University: The John Owens Building 1908

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf of the University of Manchester (Estates Design Services Group) to accompany a listed building consent application for the University of Manchester (John Owens Building, Beyer Building, Christie Building) Oxford Road, Manchester, M13 9PL. The application proposal is for listed building consent for the installation of Wi-fi to John Owens Building, Beyer Building, Christie Building as part of the University of Manchester Network Transformation Project.
- 1.2 The buildings surrounding the Old Quadrangle were listed Grade II* on 18 December 1963. The statutory listing address of the complex is Victoria University of Manchester including Christie Library, Whitworth Library, Whitworth Hall, Oxford Road.
- 1.3 This Heritage Statement has been prepared to accompany the listed building consent application for the proposal. The statement assesses the heritage significance of John Owens Building, Beyer Building and Christie Building and the potential impact of the proposed Wi-fi installation upon these buildings. The proposed works have been designed with a clear understanding of the heritage significance of the buildings and through a conservation-led approach. Appropriate heritage mitigation is identified where appropriate.
- 1.4 The proposals will allow the staff, students and visitors internet access ensuring the buildings continue to meet with user expectations and thereby helps secure the educational use of the complex and the long-term future of the listed buildings.
- 1.5 This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site (undertaken during July and August 2023), in addition to an examination, analysis and assessment of available historic records.
- 1.6 This statement includes:
- A description of the application site's location;

- A summary of the heritage planning policy guidance context;
- An overview of the proposed scheme;
- Consideration of design and access matters;
- A summary of pre-application building visits;
- A description and an assessment of the heritage significance of each building; and,
- An assessment of the impact of the proposed works upon the significance of each building.

1.7 This statement is not intended to be a full or complete record of the site rather it is proportionate to the works proposed.

2. Site Location

2.1 The University of Manchester building complex to which this application relates surround the Old Quadrangle which is located to the west side of Oxford Road, lying between Coupland Street to the north and Burlington Street to the south. The buildings which are the subject of this application include John Owens Building, Beyer Building and Christie Building. The postal address of the application site is University of Manchester, Oxford Road, Manchester, M13 9PL. All the buildings which are included within this application area Grade II* listed (LEN 1271428). They do not lie within a Conservation Area.



Figure 2.1 University of Manchester, Source Google Earth.

3. The Heritage Planning Policy Context

- 3.1 The heritage planning policy of relevance to the proposed scheme, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 3.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications. In this instance the development plan currently comprises the Manchester Core Strategy (2012); saved policies of the Unitary Development Plan for Manchester (1995); and the Guide to Development in Manchester SPD (April 2007). The relevant provisions of these documents are discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 advises that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The application building is Grade II listed. A description of the subject buildings are provided at Section 7 below.
- 3.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings or other land in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. The application buildings do not lie within a Conservation Area.

- 3.5 In determining this listed building consent application it is necessary to consider the impact of the proposal on the significance of the John Owens Building, Beyer Building and Christie Building. This includes direct physical change on its built fabric. As the works are internal, no indirect impacts on the setting of the building have been noted. Section 9 of this report provides an assessment of these anticipated heritage impacts.

National Planning Policy Framework (NPPF)

- 3.6 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in July 2021. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.
- 3.7 NPPF places great emphasis on the role of decision makers to promote sustainable development. Paragraph 8 advises that sustainable development has three dimensions: 'economic, social and environmental'. Having regard to these factors, the proposal will provide economic benefits through investment and job creation and deliver economic/social and cultural benefits through the provision of comprehensive high quality Wi-fi coverage that will provide staff, students and visitors with full internet access thereby helping to ensure the buildings continue to meet with user expectations. This approach will help secure the continued educational use of the listed buildings and thereby ensure their long-term future as part of the University.
- 3.8 In relation to determining applications, the NPPF sets out a presumption in favour of sustainable development. For decision taking this means approving development that accords with an up-to-date development plan without delay (Paragraph 11).
- 3.9 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 189 states that heritage assets are an irreplaceable resource, and should be

conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

- 3.10 Paragraph 194 advises 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'.*
- 3.11 Paragraph 195 states that *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*
- 3.12 Paragraph 196 states that *'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'.*
- 3.13 Paragraph 197 states *'In determining applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) the desirability of new development making a positive contribution to local character and distinctiveness'.*
- 3.14 Paragraph 199 states *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is*

irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

3.15 Paragraph 200 states ‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’.*

3.16 Paragraph 201 states that ‘Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. *the harm or loss is outweighed by the benefit of bringing the site back into use.*

3.17 Paragraph 202 states that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.

- 3.18 Paragraph 205 states *'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'*.
- 3.19 Annex 2: Glossary of the NPPF provides a glossary of key terms which are relevant to this application. 'Significance' is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 3.20 'Setting of a heritage asset' is defined within Annex 2 as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*.

National Planning Practice Guidance (NPPG)

- 3.21 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.
- 3.22 NPPG advises that *'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'* (Paragraph: 002 Reference ID: 18a-002-20190723)

Historic England Guidance

- 3.23 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance.

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment'

- 3.24 This document was published in March 2015 and provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 3.25 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for changes to heritage assets.

Historic England: Conservation Principles Policies and Guidance

- 3.26 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

Local Planning Policy Guidance: The Development Plan for Manchester

Manchester Core Strategy Development Plan Document (July 2012)

3.27 Manchester's Local Development Framework Core Strategy Development Plan Document was adopted on 11th July 2012. A specific heritage policy of the core strategy of relevance to the proposed scheme is:

- Policy EN3 'Heritage' this states that 'New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including listed buildings. Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)

3.28 Saved heritage policies of the UDP of relevance to the proposed scheme include:

- DC19 'Listed Buildings' which states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Guide to Development in Manchester Supplementary Planning Document (April 2007)

3.29 The guidance identifies the City's heritage as an asset. Paragraph 2.6 states that buildings and areas of architectural and historic importance together with their setting will be preserved and enhanced; and, paragraph 12.7 states that developers are encouraged to look positively at the role that older buildings can play in delivering a sense of place, and that the need for old buildings to have an economic use is recognised.

4. The Proposed Scheme

- 4.1 The University of Manchester Network Transformation Project is an initiative which seeks to install a contemporary wireless local area network (WLAN) across the entire University of Manchester estate including all buildings and rooms thereby ensuring complete wireless connectivity for staff, students, visitors and technical plant. At the application buildings the installation will upgrade existing provision whilst also filling major gaps in the existing WLAN coverage.
- 4.2 The proposed installation will comprise the installation of a series of access points (APs) which combine to provide a comprehensive WLAN for the building. The proposed APs are a small wall or ceiling mounted device that creates a WLAN once connected via an ethernet cable to a wired switch or communications hub. Each AP will project a Wi-Fi signal to a given area with each AP location being carefully selected by the technical network designer to provide a seamless WLAN throughout the subject buildings.
- 4.3 The Wi-fi installation works for which listed building consent is sought relate to those parts of University of Manchester known as 'John Ownes Building', 'Beyer Building' and Christie Building'. The proposals will allow staff, students and visitors full internet access thereby ensuring the accommodation continues to meet with user expectations and thereby helps secure the long-term future of the listed buildings.
- 4.4 The scheme has been developed by a Team with substantial knowledge and experience of Wi-fi installation and is led by RECOM on behalf of the applicant. Other team members include TB&A Consultants, ROC Technologies and Paul Butler Associates.

5. Design and Access Matters

Design Considerations

- 5.1 The proposed scheme seeks to provide Wi-fi in a manner which is sensitive to the history of the buildings. Pre-application consultation has been undertaken with Manchester City Council Planning and Conservation Officers and the proposals have been developed through a heritage-led approach with a clear understanding and appreciation of the significance and heritage of the subject buildings.
- 5.2 The changes proposed are entirely internal to the subject buildings. Where possible existing cable voids or trays will be used. Where new cabling is unavoidable the designer has routed trunking to follow existing provision within a room or otherwise follow the least visually intrusive route. AP locations have been carefully selected to minimise the number of APs required and where possible to locate APs in the least sensitive parts of the building whilst still providing full Wi-fi coverage.
- 5.3 Details of the proposals are provided by the submitted application drawings and are noted and assessed within Section 9 of this statement.

Access Considerations

- 5.4 No matters regarding access have been identified as a result of the works and none therefore need be discussed within this Statement.

6. Pre-application Site Visits

- 6.1 The three subject buildings have been visited by Paul Butler Associates and we have made an assessment of the heritage significance of each building (Section 8).
- 6.2 Site meetings were held with Paula Burbicka (Heritage & Urban Design Officer, MCC). The Officer was concerned to see locations where new penetrations were proposed to walls or where new surface mounted trunking installations were proposed to walls or ceilings. Comments made during the three site visits have been accommodated as far as possible. It was agreed with MCC Officers that the buildings were potentially sensitive to alteration and that listed building consent would be required for Wi-fi installation works.
- 6.3 Wi-fi is proposed to be installed to each building including where relevant any extensions. Please refer to the photographs included within the ROC installer reports submitted in support of the application.

7. Listed Description of University of Manchester

- 7.1 The Listed Building entry describes the building thus: *'University. West range begun 1870, east range 1883-7 and north range 1888, all by Alfred Waterhouse; with Whitworth Hall added to south end of east range c.1895-1902 by Paul Waterhouse. Sandstone ashlar, red tiled roofs with fishscale bands. Large and irregular plan round a courtyard which is open at the south-west corner. Gothic style. The WEST RANGE (Main Building), the first on the site, in domestic scale and style, of 2 storeys plus basements and attics, has a projected gabled wing in the centre flanked by large canted entrance bays which have gabled porches with moulded 2-centred doorways and large 2-centred arched windows of 3 stepped lancet lights rising into steep gables, and tall coupled arched windows in the flanks (some with stepped sills); the central wing has a canted 2-storey bay at the gable end with a niche at ground floor containing a carved shield, a large 5-light window at 1st floor and a tiled hipped roof, a clockface in the apex of the gable, side walls with gables, and a fleche on the roof. The outer wings differ in plan and elevation; all parts have various mullioned, arched and arcaded windows, and small gabled dormers and tall stone chimneys. The EAST RANGE (the main facade to Oxford Street) is monumental in scale and style, asymmetrical, with a very large rectangular tower at the south end, a 2-storeyed entrance archway to the left of this and a tall 4-storey 7-bay range to the right. The entrance archway has a wide 2-centred moulded arch, and above this a stepped triple lancet in a gable flanked by pinnacles. The tower, with pilastered corners and an octagonal stair-turret at the north-east corner, has a very large 2-centred arched doorway with splayed reveal including foliated niches, 4 orders of moulding, and hoodmould with apex carried up to form a pedestal to a 1st-floor niche with a statue; arcaded windows on 6 stages (successively 5, 5, 3, 3, 5 and 5 lights), all different and those at the top stage with a colonnaded screen; and a steep saddle-back roof with banded cladding of lead and tiles. In the angle with the main range to the right is a tall 2-bay canted staircase which has buttresses, tall 2-light windows with geometrical tracery, and an arcaded parapet. The main range itself, 4 storeys diminishing in height and 7 bays with buttresses square at ground floor and chamfered above, terminating in pinnacles, has arcaded windows filling each bay, those at ground floor segmental-headed with transoms and arched lights, those at 1st and 2nd floors with shafts and 3 square-headed lights and those at 3rd floor with 4 arched lights; and a corbel table and blind arcaded parapet to each*

bay. WHITWORTH HALL (to the left of the entrance archway), of 2 unequal storeys and 8 bays plus a corner tower at the south end, has buttresses, coupled segmental-headed windows at ground floor, bands of blind arcading between floors, and tall 2-light transomed windows with cinquefoil lights at 1st floor; an elaborate 2-storey gabled porch to the 1st bay with pinnacles, blind-arcading in the gable and open arcading linking the gable to the pinnacles on either side, and a 2-centred doorway moulded in 3 orders; and a 3-stage corner tower with a tiered segmental oriel, corner pinnacles, octagonal belfry and short spire, all in elaborate Gothic style. Various other portions in similar style. Interior not inspected.'

8. Heritage Significance

8.1 The Historic England Publication 'Statements of Heritage Significance: Analysing Significance in Heritage Assets (HE 2019) suggests three areas of interest for assessing a heritage asset's significance. These are to be described, following which the level of the general significance of the heritage asset should be assessed, with the particular contribution of any described features. The three areas of interest are:

- Archaeological interest if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- Architectural and artistic interest which are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- Historic Interest which is an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

John Owens Building

- 8.2 The John Owens is the earliest building which is the subject of this application and was begun in 1870. It was designed by Manchester architect Alfred Waterhouse who had won the competition to design Manchester Town Hall in 1968 and was built for Owens College which would subsequently become the University of Manchester. On opening, the building was used for teaching all disciplines within the exceptions of chemistry which occupied a new institute on Burlington Street, and medical courses, which were taught at a new medical school across the 'back quadrangle' to the east of the main building.

Archaeological interest

- 8.3 The building retains a high proportion of original fabric externally but less so internally having been subject to alteration and several refurbishments. The premises is likely to contain fabric of archaeological interest associated with the construction and use of the building as a purpose built University building and there is potential evidential interest within its physical construction. The building is considered to have **low-medium archaeological significance**.

Architectural and artistic interest

- 8.4 The listed building description notes that the west range (Main Building), was the first to be constructed and was built in domestic scale and style, of 2 storeys plus basements and attics. The domestic scale may in part have been a response to the domestic character of the area at the time of construction which mainly comprised of residential villas set within gardens.
- 8.5 The listed building description notes the external architecture of the building noting that the 'The building has a projected gabled wing in the centre flanked by large canted entrance bays which have gabled porches with moulded 2-centred doorways and large 2-centred arched windows of 3 stepped lancet lights rising into steep gables, and tall coupled arched windows in the flanks (some with stepped sills); the central wing has a *canted 2-storey bay at the gable end with a niche at ground floor containing a carved shield, a large 5-light*

window at 1st floor and a tiled hipped roof, a clockface in the apex of the gable, side walls with gables, and a fleche on the roof. The outer wings differ in plan and elevation; all parts have various mullioned, arched and arcaded windows, and small gabled dormers and tall stone chimneys'.

- 8.6 The composition is constructed in restrained gothic style and the exterior is of high architectural significance. Whilst the building has been altered to accommodate use as offices, some original features still survive internally. Overall the building is regarded to have medium-high architectural and artistic interest.

Beyer Building

- 8.7 The Beyer Building was designed by Alfred Waterhouse and dates from 1887. It was built to accommodate the study of natural sciences including geology, zoology and botany. The Beyer building is named after its funder Charles Beyer (1813–1876), a German-born engineer and a major donor to what was then Owens College. Owens College would subsequently become the University of Manchester.

Archaeological interest

- 8.8 The building retains a high proportion of original fabric externally and to a lesser extent internally. The premises is likely to contain fabric of archaeological interest associated with the construction and use of the building as a purpose built University natural sciences building and there is potential evidential interest within its stonework, plasterwork and woodwork installations. The building is considered to have **medium archaeological interest**.

Architectural and artistic interest

- 8.9 The architect of the Beyer building was Alfred Waterhouse who also designed the adjoining Manchester Museum building. The Beyer Building was purpose designed to accommodate the natural science departments and featured laboratories and lecture theatres. The

building continued to accommodate the study of natural sciences until the 1970s when it was partly converted into offices, although some accommodation continues to function as laboratories.

- 8.10 The building was constructed in gothic style and the exterior and interior is of high architectural significance. Whilst the building has been altered to accommodate use as offices, some original features still survive. Overall the building is regarded to have **medium-high architectural interest**.

Historic interest

- 8.11 Charles Beyer was an accomplished Manchester engineer, known worldwide for Beyer-Peacock railway locomotives. Beyer was born in Saxony to a family of hand weavers. After graduating from the polytechnic at Dresden he went to work in Chemnitz for a cotton spinning company. Aged 21 he then moved to Manchester where he settled, initially working as a draughtsman. Following early career success as a draughtsman and engineer he set up in partnership with Richard Peacock to build steam locomotives. Their forge and factory in nearby Gorton, east Manchester, supplied thousands of locomotives to railways across the globe operating until 1966. Beyer died in 1876 leaving £100,000 to Owens College (about £8 million today) and this legacy helped fund the growth of the University. The Beyer building was funded entirely by the will of Charles Beyer and takes his name.
- 8.12 The Beyer Building was designed by Waterhouse and opened in 1887 to accommodate the study of natural science. The Beyer building was connected to the Manchester Museum which opened the same year, and contained the specimens used in teaching and research. The University website notes that *'From 1904, Marie Stopes also worked here on palaeobotany – the first woman lecturer in the Faculty of Science. She later became famous for her book Married Love and her advocacy of birth control'*. As a result of its historical associations with Beyer, Waterhouse and the growth of the University of Manchester the Beyer Building is regarded to have **high historical interest**.

Overall Significance

- 8.13 The building was constructed as a purpose built geology, zoology and botany library being funded by the legacy of a wealthy local industrialist. The building dates from 1887 and was connected to the Manchester Museum which opened the same year, and housed the specimens used in teaching and research. It is of high architectural and historical significance which is the likely the reason the building is included on the national list. It constitutes a valuable heritage asset, reflected in the Grade II* listing. The building has been altered to accommodate offices, however, some original features still survive. Overall the building has **high architectural and historic interest**.

Christie Library

- 8.14 The Christie Library dates from 1895-1898 and was built by contractor Henry Vickers of Nottingham to the design of Alfred Waterhouse and Son. The building was the gift of Richard Copley Christie – historian, bibliophile, lawyer and executor of Joseph Whitworth to what was then Owens College and would subsequently become the University of Manchester.

Archaeological interest

- 8.15 The building retains a high proportion of original fabric externally and to a lesser extent internally. The building includes a basement room which extends out under the Burlington Street entrance to the Old Quadrangle. The premises is likely to contain fabric of archaeological interest associated with the construction and use of the building as a purpose built library and there is potential evidential interest within stonework, plasterwork and woodwork installations. The building is considered to have **medium archaeological significance**.

Architectural and artistic interest

- 8.16 The gothic exterior of the library is impressive and represents a continuation of the style adopted by Alfred Waterhouse to the earlier buildings which surround the Old Quadrangle. The Christie was designed as a purpose built library although is now partly converted for other uses including a bistro and office accommodation. It is constructed in Derbyshire sandstone elevations under a slate roof with end gables to north and south. Three subsidiary gables face from main roof east and west.
- 8.17 The massive appearance of the north and south elevations is due to the large blank wall spaces flanking the three-light windows of the lower floors. The northern elevation to the Old Quadrangle is decorated by the arms of the College and those of Christie as donor of the building. Octagonal projections at the corners accommodate staircases to the light galleries which give access to the higher ranges of the library shelves. A decorative exterior cornice, runs around the building across the gables in an encircling perimeter. This is cut by the octagonal projections corbelled out at the level of the first, floor and terminating at the level from which the dormer gables spring. The set back siting of Whitworth Hall from Oxford Road gives an attractive view of the Christie Library from the public realm of Oxford Road. The library is connected to Whitworth Hall by a linking structure. Waterhouse had planned an arched linking bridge to connect the Library to John Owens building although this was never built. The library has high ceilings, galleried bookcases and carved timberwork. The interior timberwork is high quality and was specified predominantly in oak. The library was designed to be heated by hot air introduced below the sills of the windows, so as to counteract the cooling effect of the window glass.
- 8.18 The building was constructed in gothic style and the exterior and interior is of the highest architectural significance and is likely the main reason the building has been included on the national list. Whilst the building has been altered to accommodate bistro and offices, many original features still survive, including book cases and other timberwork. Overall the building is regarded to have **high architectural and artistic interest**.

Historic interest

- 8.19 The Christie library was the gift of Richard Copley Christie, who was a historian, bibliophile, lawyer, and executor of Joseph Whitworth. Christie was the son of a factory owner from Manchester, Lorenzo Christie. Richard Christie, who was home schooled, entered Lincoln College, Oxford, where he connected with Mark Pattison, a prominent academic historian who preached that scholarship was his primary vocation. Aged 23, he became a professor of ancient and modern history at the New Owens College in Central Manchester.
- 8.20 Christie also taught political economy and commercial science, but later in 1855 added law to his professorship at Owens and in 1857 he began to practice commercial law in Manchester. Christie was a strong advocate of worker education and higher education and actively supporting local history and the improvement of libraries. Developments in the practice of law led him to retire from teaching in 1869, but he continued to study the Renaissance. For many years he spent his summers studying in France, and in 1880 he published a study of Étienne Dolet a French scholar.
- 8.21 After Whitworth's death in 1887, Christie presided over Whitworth's business for a decade, before it merged with Armstrong in Newcastle. He was also one of the three trustees to whom Whitworth left his estate. Christie paid for Whitworth Hall, and with his own resources he funded the construction of the Christie Library. He donated 75,000 books from his own collection, most of which were part of his Renaissance studies. This gift of books, now mainly housed at the John Rylands Library and Research Institute at Deansgate University, is particularly notable for the first printed books for which Christie was a world expert. A 'cancer ward' was opened in his name in 1892 after Christie's wife asked him to raise the funds needed and from this, the Christie Cancer Hospital in Withington subsequently developed.
- 8.22 The University website notes that *'the collections in the Christie Library served the whole University, excepting medicine, until the Arts Library was opened in 1937; in 1982, the science (and medical) collections were moved to an extension of this new library. The Christie*

Building was then redeveloped as offices for the Directorate of Development and Alumni Relations - with the much-appreciated Christie Bistro on the first floor. Among the great and good there commemorated you can find a (bald) bust of Robert Angus Smith, a local Victorian chemist who discovered acid-rain, and a portrait of Lord Woolton, whose famous meatless pie kept Britons fed during World War II.'

- 8.23 As a result of its historical associations with Christie, Waterhouse and the growth of the University of Manchester the Christie Library is regarded to have **high historic interest**.

Overall Significance

- 8.24 The building was constructed as a purpose built library by a wealthy local donor and the external and internal ornamentation reflect this. The building dates from 1895-98 and is of the highest architectural and historical significance which is the likely the reason the building is included on the national list. It constitutes a valuable heritage asset, reflected in the Grade II* listing. The building has been altered to primarily accommodate offices, however, many original features still survive, including bookcases and timberwork. Overall the building has **high architectural, high artistic interest and high historic interest**.

9. Heritage Impact Assessment

- 9.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on the significance.
- 9.2 When assessing potential heritage impacts associated with the proposed scheme the only impact to consider is the direct impact of the proposed Wi-fi works on the physical fabric of the building:

Direct impacts

- 9.3 The impact of the proposed works assessed in the table below, with appropriate mitigation identified where appropriate. This table should be read alongside the ROC Installer Report and TB&A cabling/conduit drawings.

John Owens (Install pack 3)

	Proposals as shown by ROC Report and TB&A plans	Impact on significance	Mitigation required to be undertaken
1.	Level -10 - Lower Ground Floor AP Install type: -1005-L-C(N) -1007-L-C(N) -1010-L-C(N) -1014-L-C(N)	-1005-L-C(N), -1007-L-C(N), -1017-L-C(N), -1022-L-C(N) -1023-L-C(N), -1026-L-C(N) -1027-L-C(N), and -1028-L-C(N) are proposed to be installed beneath contemporary suspended or contemporary lower ceilings. -1010-L-C(N) is located alongside existing trunking.	No mitigation is required.

	Proposals as shown by ROC Report and TB&A plans	Impact on significance	Mitigation required to be undertaken
	-1015-L-C(N) -1017-L-C(N) -1020-L-O(N) -1022-L-C(N) -1023-L-C(N) -1026-L-C(N) -1027-L-C(N) -1028-L-C(N)	<p>-1014-L-C(N) No photograph is available presently but will be provided subsequently as part of the application process.</p> <p>-1015-L-C(N) is proposed to be installed alongside modern strip lighting installations and opposite existing ceiling mounted plant.</p> <p>-1020-L-O(N) is proposed to be wall mounted and installed within modern fitted kitchen area alongside modern plant and electrical installations.</p> <p>The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.</p>	
2.	Level -05 - Lower Ground Mezzanine AP Install type: -0501-L-C(N) -0502-L-C(N) -0503-L-C(N) -0505-L-C(N)	<p>-0501-L-C(N), -0502-L-C(N) and -0510-L-O(N) are proposed to be installed beneath contemporary suspended or contemporary lower ceilings.</p> <p>-0503-L-C(N) and -0505-L-C(N) are proposed to be installed alongside and between modern strip lighting installations.</p>	No mitigation is required.

	Proposals as shown by ROC Report and TB&A plans	Impact on significance	Mitigation required to be undertaken
	-0507-L-O(N) -0510-L-O(N) -0511-L-O(N)	-0507-L-O(N) and -0511-L-O(N) are proposed to be wall mounted and installed above existing conduit or near existing electrical installations. The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.	
3.	Level 00 - Ground Floor AP Install type: 0002-L-C(N) 0003-L-O(N) 0009-L-C(N) 0012-L-O(N) 0013-L-C(N) 0014-L-O(N) 0015-L-O(N) 0016-L-O(N) 0017-L-C(N) 0019-L-C(N) 0020-L-C(N)	0002-L-C(N), 0009-L-C(N), 0013-L-C(N), 0017-L-C(N), 0019-L-C(N) and 0020-L-C(N) are proposed to be installed beneath contemporary suspended or contemporary lower ceilings. 0003-L-O(N), 0012-L-O(N), 0014-L-O(N), 0015-L-O(N) and 0016-L-O(N) are proposed to be wall mounted and installed aside existing conduit or heating pipes. The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.	No mitigation is required.

	Proposals as shown by ROC Report and TB&A plans	Impact on significance	Mitigation required to be undertaken
4.	<p>Level 05 - Ground Floor Mezzanine</p> <p>AP Install type: 0501-L-C(N) 0502-L-O(N)</p>	<p>0501-L-C(N) are proposed to be installed beneath contemporary suspended or contemporary lower ceilings.</p> <p>0502-L-O(N) is proposed to be wall mounted below existing conduit.</p> <p>The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.</p>	No mitigation is required.
5.	<p>Level 10 - First Floor</p> <p>AP Install type: 1002-L-C(N) 1004-L-C(N) 1006-L-C(N) 1007-L-C(N) 1009-L-O(N) 1010-L-C(N) 1015-L-O(N)</p>	<p>1002-L-C(N), 1004-L-C(N), 1006-L-C(N), 1007-L-C(N) and 1015-L-O(N) are proposed to be installed beneath contemporary suspended or contemporary lower ceilings.</p> <p>1009-L-O(N) is proposed to be wall mounted aside existing containment.</p> <p>1010-L-C(N) and 1015-L-O(N) are proposed to be mounted on an existing modern tray.</p> <p>The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have</p>	No mitigation is required.

	Proposals as shown by ROC Report and TB&A plans	Impact on significance	Mitigation required to be undertaken
		no impact on the identified significance of the building.	
6.	<p>Level 15 - First Floor Mezzanine</p> <p>AP Install type: 1502-L-C(N) 1503-L-C(N)</p>	<p>1502-L-C(N) is proposed to be installed alongside modern strip lighting installations.</p> <p>1503-L-C(N) is proposed to be installed alongside and between modern strip lighting installations.</p> <p>The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.</p>	No mitigation is required.
7.	<p>Level 20 - Second Floor</p> <p>AP Install type: 2001-L-C(N) 2002-L-C(N) 2005-L-O(N) 2007-L-C(N) 2008-L-O(N) 2009-L-O(M) 2010-L-C(N) 2012-L-C(N) 2015-L-O(N) 2016-L-O(N)</p>	<p>2010-L-C(N) are proposed to be installed beneath contemporary suspended or contemporary lower ceilings.</p> <p>2001-L-C(N) and 2002-L-C(N), no photographs are available presently but will be provided subsequently as part of the application process.</p> <p>2005-L-O(N), 2008-L-O(N), 2009-L-O(M), 2015-L-O(N) and 2016-L-O(N) are proposed to be wall mounted aside existing containments.</p>	No mitigation is required.

	Proposals as shown by ROC Report and TB&A plans	Impact on significance	Mitigation required to be undertaken
		<p>2007-L-C(N) and 2012-L-C(N) are proposed to be installed alongside modern strip lighting installations.</p> <p>The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.</p>	

Beyer Building (Install pack 3)

		Impact on significance	Mitigation required to be undertaken
1.	<p>Level - 10 Basement Floor</p> <p>AP Install type: -101-L-C(N) -102-L-C(N) -103-L-C(N)</p>	<p>AP -101 and -103 are mounted on existing ceiling mounted cable trays.</p> <p>AP -102 is ceiling mounted. The ceiling has existing surface mounted infrastructure. The new trunking will follow existing tunking as far as possible.</p> <p>The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.</p>	No mitigation is required.
2.	<p>Level - 05 Basement Floor Mezzanine</p> <p>AP Install type: -0501-LO(N) -0502-LO(N)</p>	<p>AP -0501-LO(N) is wall mounted. The wall carries existing surface mounted infrastructure. The new trunking will follow existing tunking as far as possible.</p> <p>AP-0502-LO(N) is wall mounted in an appropriate location.</p> <p>The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have</p>	No mitigation is required.

		Impact on significance	Mitigation required to be undertaken
		no impact on the identified significance of the building.	
3.	Level 00 - Ground Floor AP Install type: 001-L-C(N)	001-L-C(N) is proposed to be installed alongside modern strip lighting installations. The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.	No mitigation is required.
4.	Level 05 - Ground Floor Mezzanine AP Install type: 0501-L-O(N)	0501-L-O(N) is proposed to be wall mounted below existing containments. The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.	No mitigation is required.
5.	Level 10 - First Floor AP Install type: 101-L-C(N) 104-L-O(N) 105-L-O(N) 106-L-O(N)	101-L-C(N) is proposed to be ceiling mounted in a suspended ceiling alongside downlighters. 104-L-O(N), 105-L-O(N) and 106-L-O(N) are proposed to be wall mounted aside an existing containments.	No mitigation is required.

		Impact on significance	Mitigation required to be undertaken
		<p>The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.</p>	
6.	<p>Level 20 - Second Floor</p> <p>AP Install type: 202-L-O(N)</p>	<p>202-L-O(N) is proposed to be wall mounted on an original wall above existing containments.</p> <p>The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.</p>	No mitigation is required.
7.	<p>Level 30 - Third Floor</p> <p>AP Install type: 301-L-O(N) 304-L-C(M) 306-L-C(N) 307-L-C(N)</p>	<p>301-L-O(N) is proposed to be wall mounted on an original wall above existing containments. This is considered to be the most sensitive location possible within this corridor.</p> <p>304-L-C(M) this AP has been located from a wall mounted position to below a suspended ceiling. Likewise 304-L-C(M) 306-L-C(N) and 307-L-C(N) are all proposed to be installed beneath contemporary suspended or contemporary lower ceilings.</p>	No mitigation is required.

		Impact on significance	Mitigation required to be undertaken
		<p>The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.</p>	
8.	<p>Level 40 - Fourth Floor</p> <p>AP Install type: 401-H-O(N) 402-L-C(N) 404-L-C(N) 405-L-C(M)</p>	<p>401-H-O(N) is proposed to be wall mounted on an original wall below existing containments. This is considered to be the most sensitive location possible within this room.</p> <p>402-L-C(N) is proposed to be wall mounted on an original wall above existing containments. This is considered to be the most sensitive location possible within this corridor.</p> <p>404-L-C(N) is proposed to be installed beneath a lower ceiling. 405-L-C(M) is proposed to be ceiling mounted aside existing cabling.</p> <p>The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have</p>	No mitigation is required.

		Impact on significance	Mitigation required to be undertaken
		no impact on the identified significance of the building.	
9.	Level 45 - Fourth Floor Mezzanine AP Install type: 4501-H-O(N)	402-L-C(N) is proposed to be wall mounted on an original wall alongside existing containments. This is considered to be the most sensitive location possible within this corridor. The above works involve little or no disturbance to sensitive fabric. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.	No mitigation is required.
10.	Level 50 - Fifth Floor AP Install type: 501-L-O(N) 502-L-O(N)	Install 501-L-O(N) and 502-L-O(N) are to be reviewed by UoM as the space is currently not presently utilised and would need significant refurbishment works before it could be. It is possible, however, future plant installations may require wifi access. This will be confirmed prior to determination of the application.	No mitigation is required.

Christie Building (Install pack 3)

		Impact on significance	Mitigation required to be undertaken
1.	<p>Level -10 Basement</p> <p>AP Install type: -102-L-C(N)</p>	<p>-102-L-C(N) is mounted on an existing ceiling mounted cable tray. The above works involve little or no disturbance to sensitive fabric.</p> <p>The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.</p>	No mitigation is required.
2.	<p>Level 00 Ground</p> <p>AP Install type: 001-L-O(N) 002-L-C(N) 003-L-O(M) 004-L-C(N) 005-L-C(N) 006-L-C(N) 007-L-C(M) 008-L-O(N)</p>	<p>001-L-O(N) was relocated from a prominent position between two arches within the main corridor to a position within a storeroom to mitigate any impact.</p> <p>002-L-C(N) has been removed from the column previously proposed and is sited less prominently and makes use of an existing data port. One of four positions is identified to accommodate the most suitable cable access which can be determined on installation.</p> <p>003-L-O(M) is mounted on plasterboard which is understood to box in a service void.</p> <p>004-L-C(N) has been removed from the column previously proposed and is sited less</p>	No mitigation is required.

		Impact on significance	Mitigation required to be undertaken
		<p>prominently and makes use of an existing data port. One of four positions is identified to accommodate the most suitable cable access which can be determined on installation.</p> <p>005-L-C(N) was removed from the column previously proposed and is sited less prominently and will make use of an existing data port. It will be bookcase mounted.</p> <p>006-L-C(N) was removed from the column previously proposed and is sited less prominently and will be mounted within a bookcase.</p> <p>007-L-C(M) This AP is ceiling mounted amongst other contemporary fittings and strip lights.</p> <p>008-L-O(N) has been removed from the column previously proposed and is sited less prominently.</p> <p>The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.</p>	

		Impact on significance	Mitigation required to be undertaken
3.	Level 05 Ground Mezzanine AP Install type: 0501-L-C(N)	0501-L-C(N) This is relocated closer to the wall to reduce the containment required. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.	No mitigation is required.
4.	Level 10 First Floor AP Install type: 102-H-C(N) 103-H-C(N)	102-H-C(N) and 103-H-C(N) are mounted in contemporary sections of lowered ceiling. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.	No mitigation is required.
5.	Level 20 Second Floor AP Install type: 201-L-C(N) 203-L-C-N	201-L-C(N) and 203-L-C-N are mounted in contemporary sections of lowered ceiling. The works are also reversible when the plant is no longer required for operational purposes. The works proposed are regarded to have no impact on the identified significance of the building.	No mitigation is required.

Cumulative Impact

- 9.4 The table above has identified the impact of the proposed works on the significance of the subject buildings. The works are reversible and involve minimal disturbance to sensitive fabric. They are regarded to have little or no impact on the described significance of each building. The changes for which approval is sought are necessary to secure the functionality of the building and are reversible should a future occupier wish to remove the installations.

Overview of Heritage Impact and Assessment against Planning Legislation and Policy

- 9.5 This Heritage Statement has confirmed that the Wi-fi installation will be reversible and involve minimal disturbance to sensitive fabric. The works are regarded to have little or no impact on the described significance of the subject buildings. As such it is demonstrated that the proposal is consistent with paragraph 195 of the NPPF which requires that harm to a heritage asset's conservation is minimised or avoided.
- 9.6 Given the minimal heritage impact and having regard to the relevant planning policy tests, the proposed works would have less than substantial harm to the significance of the building. Having said this, the mitigation identified within this report and agreed with the Conservation Officer on site will help to lessen any harm to a negligible level.
- 9.7 Paragraph 202 of the NPPF states that '*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*'. The positive heritage benefit identified is that the installation facilitates the continued use of the building for a use which is sympathetic to the existing form and layout of the building. It is our considered view that the public benefits of the proposed scheme outweigh the less than substantial harm caused, therefore the policy tests provided by Paragraphs 195 and 202 are satisfied, whilst other relevant legislation, policy and guidance set out within Section 3 is also complied with.

10. Conclusion

- 10.1 This Heritage, Design and Access Statement has been prepared to consider the impact of a development proposal on the heritage significance of three University of Manchester buildings including John Owens building, Beyer Building and Christie Building.
- 10.2 The report has established that the proposed Wi-Fi installation has been designed to be sensitive to the heritage significance of each building. Importantly the scheme allows the application buildings to continue to meet the needs of today's students, staff and visitors keeping the buildings in use and helping to preserve them into the future. On this basis it has been demonstrated that the proposal accords with relevant legislation, provisions of the NPPF, the Development Plan for Manchester and other relevant guidance in terms of heritage impacts.