

University of Manchester
Heritage Statement - John Owens Building
LTM Decant

February 2024



Heritage Statement - John Owens Building



0.0 Contents

1.0 Introduction

2.0 Historical Context

3.0 Current Use

4.0 Project Proposals

5.0 Impact on Heritage

6.0 Summary

7.0 Proposed Working Areas

8.0 Appendix A Proposed Drawings



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: VICTORIA UNIVERSITY OF MANCHESTER INCLUDING CHRISTIE LIBRARY, WHITWORTH HALL

Heritage Category:	Listing
List Entry No :	1271428
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 84574 96590
Map Scale:	1:2500
Print Date:	15 February 2024



Heritage Statement - John Owens Building

1.0 Introduction

This Heritage Statement is intended to support an application for Listed Building Consent made by Halliday Meecham Architects on behalf of our client The University of Manchester, for consent to refurbish the lower ground floor office accommodation where there is currently vacant space .

The spaces include a cluster of 4 no. rooms, (1 no. subdivided into three office spaces) and opposite there is a large open plan office with a small kitchenette. A single room, containing a small office space, is located further down the corridor.

Refer to 5668-HMA-JO-ZZ-DR-A-0101 for Existing General Arrangement Plans

2.0 Historical Context

2.1 The John Owens Building is owned by the University of Manchester, situated in the quadrangle off of Oxford Road, adjoined to the Beyer Building.

2.2 The John Owens Building was opened in 1873 alongside the other adjacent buildings on Oxford Road that were designed by the architect Alfred Waterhouse.

2.3 The buildings were originally part of the Owen's College that was funded by the philanthropist John Owen who left his fortune to help educate young people.

2.4 The John Owens Building originally held all the subjects taught at Owen's College apart from Chemistry and Medicine.

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

2.6 The listing number for the John Owens Building is 1402638 and was first listed on the 19-Oct-2011.

3.0 Current Use

3.1 The building today is part of the University of Manchester administration centre.



John Owens Building 1908



John Owens Building

4.0 Project Proposals

Condition Survey

Room No.	Area	Condition
LG.005	68.35m2	Damp issues to 1 no. corner, plasterwork to be repaired. Carpet tiles worn. General redecoration required throughout. Remove small kitchenette and cap off pipework.
LG.010	33.86m2	Existing floor boxes to be retained, feature fireplace to be retained. Radiator leaking below window and requires remediation. Review required of flooring beneath leak. Suspended ceiling to be removed and vaulted ceiling exposed. General redecoration required throughout.
LG.011	15.91m2	Room subdivided by <u>partitioning</u> , general redecoration required throughout.
LG.011a	7.35m2	Small office space within LG.011, partitions require removal.
LG.011b	7.47m2	Small office space within LG.011, partitions require removal.
LG.012	23.53m2	Houses existing comms room. Suspended ceiling to be removed and vaulted ceiling exposed. General redecoration required throughout.
LG.012a	12.87m2	General redecoration required throughout.
LG.019	37.39m2	Suspended ceiling to be removed and vaulted ceiling exposed. General redecoration required throughout.
LG.019a	11.97m2	Small office space within LG.019, partitions require removal

4.1 The general condition of the spaces is tired and requires redecoration and new services to raise the standard to match adjacent accommodation.

5.0 Impact on Heritage

5.1 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. Refer to:

- 5668-HMA-JO-ZZ-DR-A-0102 for Proposed General Arrangement Plans
- 0406198-HLEA-01-B1-DR-U-001-S2-T03 for MEP Reconfigurations
- 0406198-HLE-XX-XX-GA-E-708001-V01 Electrical Services Lighting Strategy

The proposals do not involve the modification of any original internal features. All the remaining original late Victorian elements are to be retained and decorated. Existing vaulted ceiling soffits are to be exposed as per the adjacent accommodation. No original partitions are to be removed, only contemporary additions.

On 1st February 2024, a pre-application meeting was held with Paula Burbika (Heritage & Urban Design Officer, MCC) on site to discuss the proposal

- The following items were discussed and agreed:
- High level boxing to be removed in offices
- Dado rails to be lowered where possible
- Ceilings to be removed and carpets replaced
- All doors to be retained

6.0 Summary

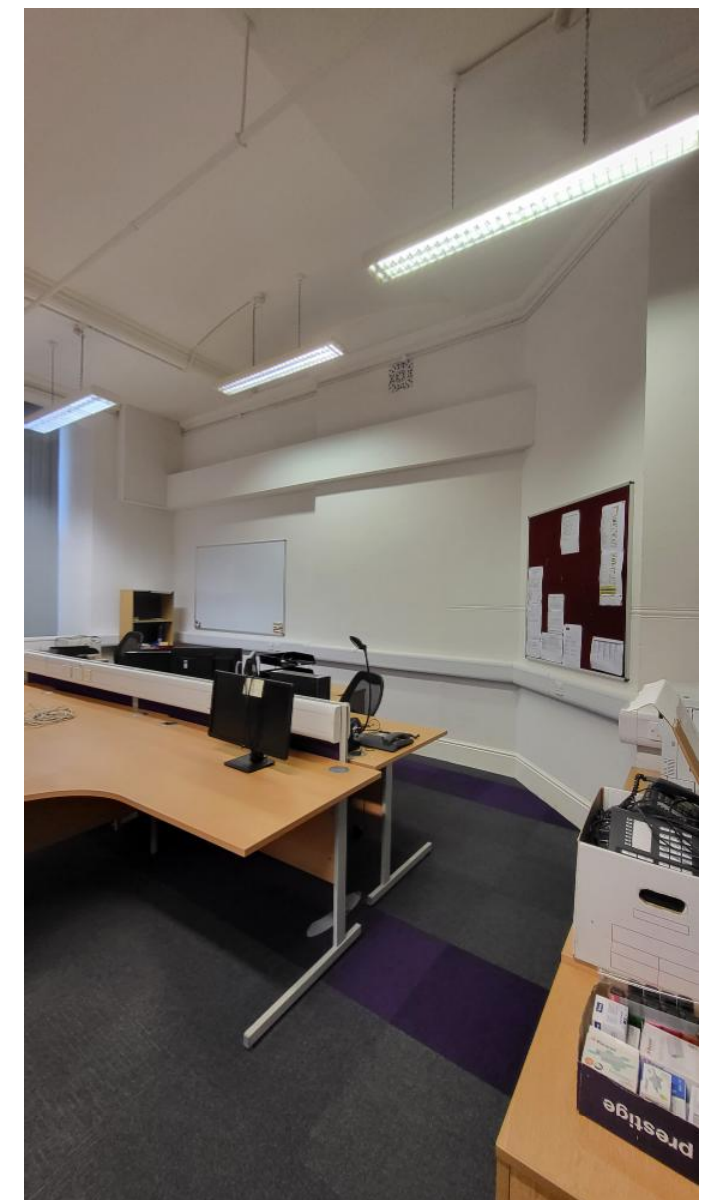
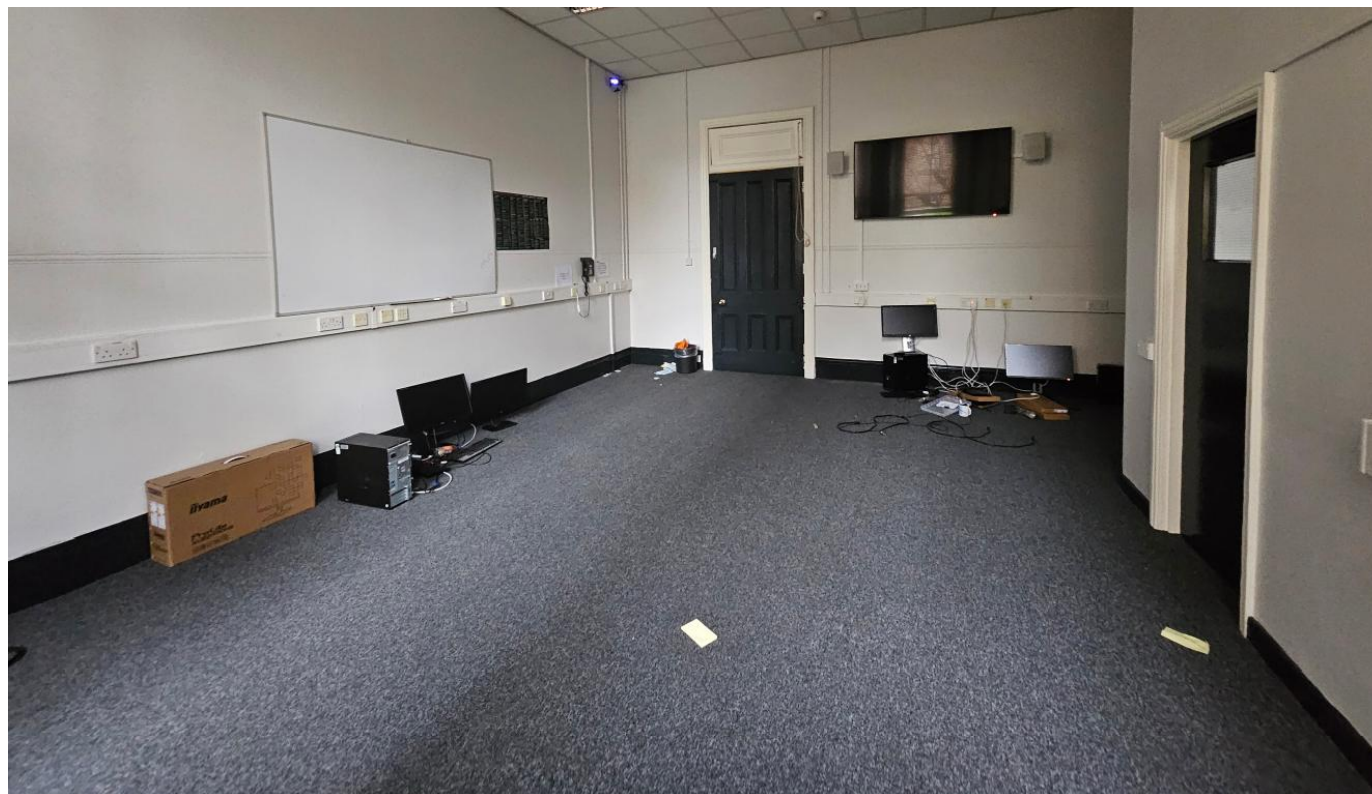
6.1 The proposed works will improve the appearance life span of the fire detection system and infrastructure across the building and will not have any negative impact upon the architectural and historical character of the John Owens Building.

7.0 Project Working Areas

7.1

Throughout the John Owens building, there are a number of unique features ranging from arched doorways and window frames to highly detailed carved doors and vaulted ceilings. In our project working area, there are contemporary suspended ceilings, surface mounted services, worn carpets and tired paint work.

LG.015 has been subdivided with modern, non-loading bearing partitions which block the natural daylight to the main area of the room. LG.046 has been subdivided to provide a single office in the corner which interrupts the overall feel and volume of the original space.

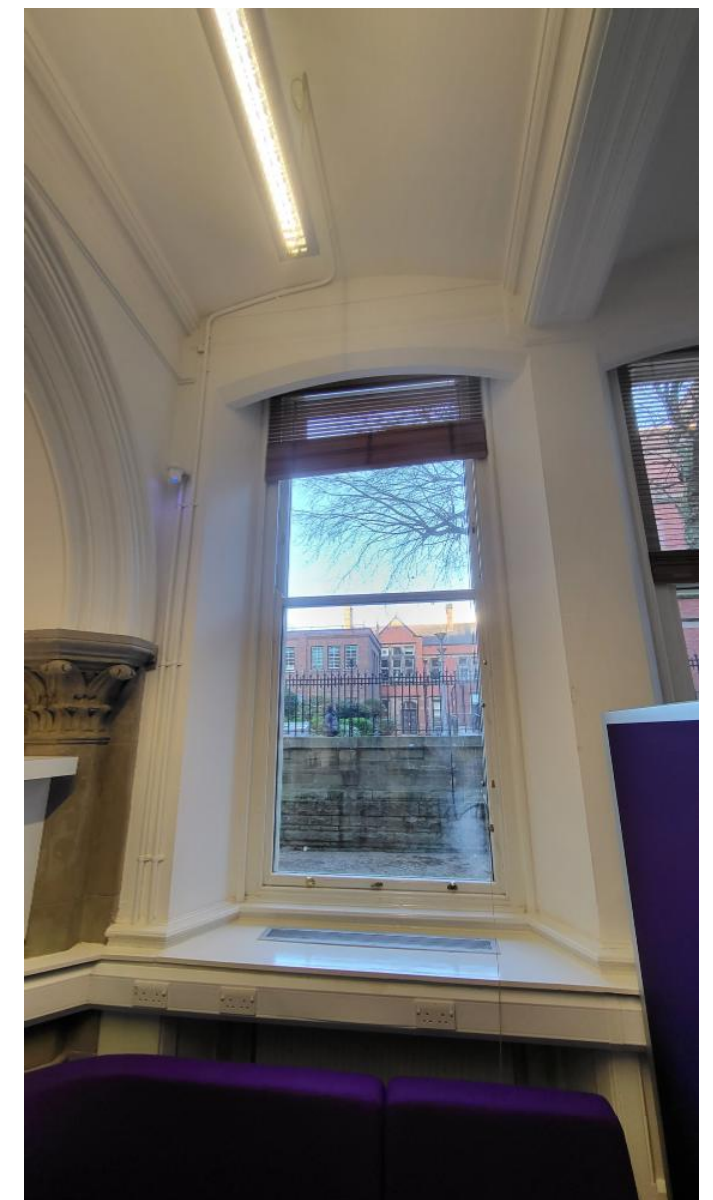
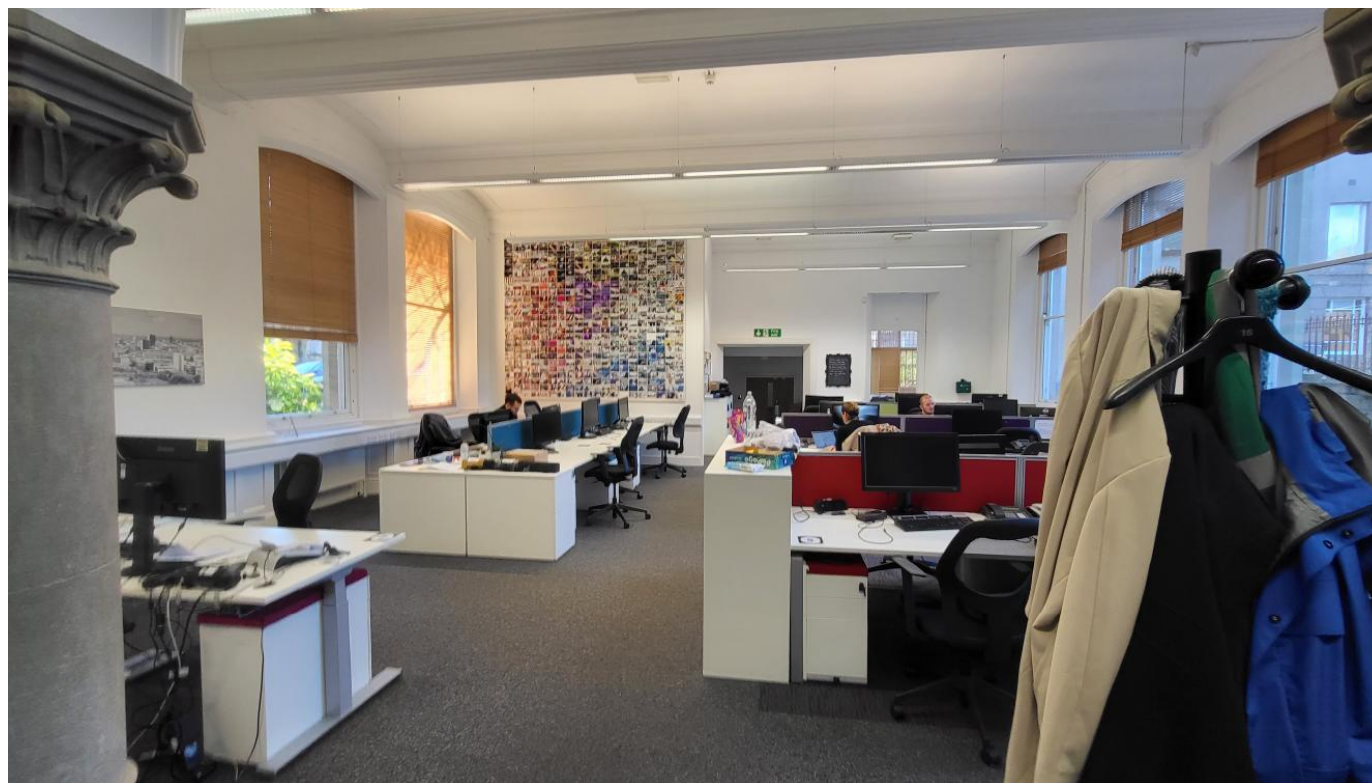


7.0 Project Working Areas

7.1

The proposed refurbishment should not affect the aesthetics of John Owens with wiring routes carefully considered to run adjacent to the rafters at high level.

Adjacent offices were recently refurbished (under separate Contract) and the aim is replicate the finishes, wiring routes and quality finish of these spaces- see photographs below



8.0 Appendix A Proposed Drawings