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Chartered Architects and Historic Building Consultants

**John Rylands Research Institute and Library
Next Chapter Project**

Heritage, Design and Access Statement - Revision 1
August 2023



Historic photographs: *Left* - The well visited Reading Room. *Right* - Lesser known elements of the historic building, including later extensions to the rear of the 1890s building.
[Image credit: The University of Manchester]

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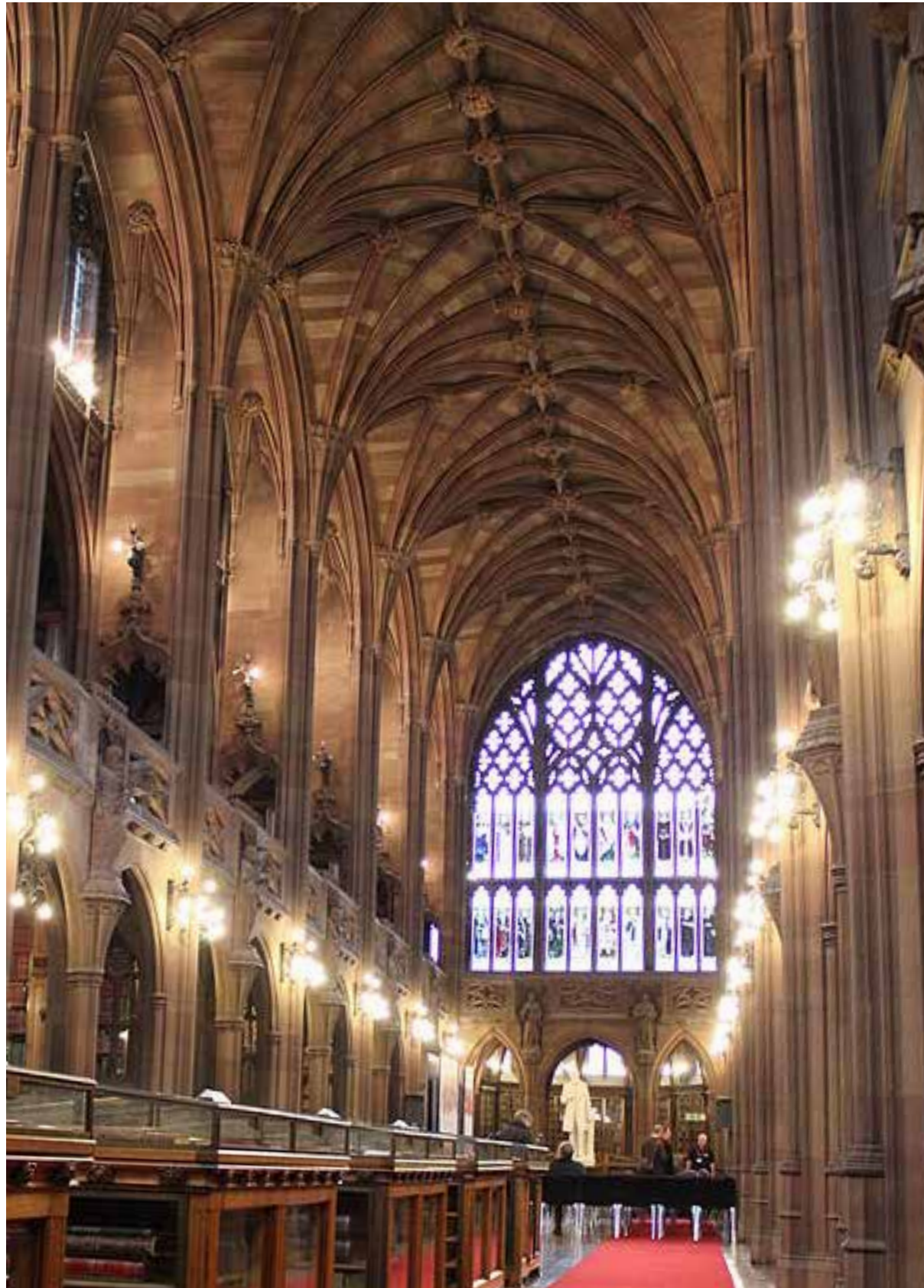
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Historic photographs: *Left* - The well visited Reading Room. *Right* - Lesser known ways in which the building has developed, including modern functions that it houses.

1.0 Summary of Heritage, Design and Access Statement

1.1 Introduction

Donald Insall Associates was commissioned by the John Rylands Research Institute and Library and the University of Manchester in March 2022 to lead designs for their ‘Next Chapter’ project – an aspirational scheme to better connect visitors with their fantastic Special Collections, pioneering research and public events.

This report has been informed by ‘A Conservation Plan for The John Rylands Library, Deansgate,’ July 2015, a revision of the first Conservation Plan written in 2000 – 2002. The 2002 Plan was written by Stella Butler, then Head of Special Collections and John Hodgson (Manuscripts and Archives Manager), with advice from Marion Barter and Sandy Roy then of English Heritage North West and from John Prichard of Lloyd Evans Prichard. The revised text for the 2015 Plan were written by Clare Hartwell and Marion Barter of the Architectural History Practice Ltd, and by Rebecca Mills of Lloyd Evans Prichard, who also produced an accompanying condition report. An updated condition report on the building by Insalls has now been drafted.

The 2015 Gazetteer has been reviewed, with new images and any changes undertaken since that that time highlighted red; this is contained in Appendix III. The Assessment of Significance contained within the 2015 Conservation Plan is reproduced in **[Section 2]**, with updates to the text reflective of recent site inspections and further targeted historical research in italics. This assessment is accompanied by a series of significance plans.

The specific constraints for this building are summarised below. This report has been drafted to inform the design of the proposals for the library which are outlined in **[Section 4]**. Matters relating to access, sustainability, security, and highways are included in **[Section 5]** and **[Section 6]** provides a justification of the scheme according to the relevant planning policy and guidance.

1.2 The Building its Legal Status and Policy

The John Rylands Library is a Grade I listed building located in the Deansgate/Peter Street Conservation Area in the City of Manchester. Alterations to a listed building generally require listed building consent; development in conservation areas requires local authorities to assess the implications of proposals on built heritage.

The statutory list description of the listed building is included in Appendix I and a summary of guidance on the Deansgate Conservation Area provided by the local planning authority is in Appendix IV, along with extracts from the relevant legislation and planning policy documents.

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision-making on applications that relate to the historic environment. Sections 16, 66 and 72 of the Act impose statutory duties upon local planning authorities which, with regard to listed buildings, require the planning authority to have ‘special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses’ and, in respect of conservation areas, that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan applicable to the Site is the Manchester City Council Core Strategy (2012). The Core Strategy has policies that deal with development affecting the historic environment, and these require that all development in Manchester City Centre should preserve or enhance heritage assets and reinforce and enhance the local character of the City Centre Character Area.

The courts have held that following the approach set out in the policies on the historic environment in the National Planning Policy Framework 2021 will effectively result in a decision-maker complying with its statutory duties. The Framework forms a material consideration for the purposes of section 38(6). At the heart of the Framework is ‘a presumption in favour of sustainable development’ and there are also specific policies relating to the historic environment. The Framework 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’. The Glossary to the National Planning Policy Framework defines a heritage asset as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

The Framework, in paragraph 194, states 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.

Section 2 of this report – the assessment of significance – meets this requirement and is based on the research and site surveys undertaken to produce the 2002 and 2015 Conservation Plans as well as the additional site surveys undertaken as part of the updated gazetteer contained within this report.

The Framework also, in paragraph 199, requires that:

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.

The Framework goes on to state at paragraph 200 that:

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.

Section 6 of this report will, when the proposals are finalised, provide this clear and convincing justification.

The Framework requires that local planning authorities categorise harm as either ‘substantial’ or ‘less than substantial’. Where a proposed development will lead to ‘substantial harm to (or total loss of significance of) a designated heritage asset’, the Framework states, in paragraph 201, that:

...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*

The Framework requires local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Paragraph 206 states that:

Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Concerning conservation areas it states, in paragraph 207, that:

Not all elements of a Conservation Area [...] will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or [...] should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area [...] as a whole.

1.3 Summary Assessment of Significance

A detailed assessment of significance with guidance on the relative significance of elements of fabric and plan form and the extent to which these elements are sensitive to alteration is included in **[Section 2]** of this report. The following paragraphs are taken from the 2015 Conservation Plan.

The John Rylands Library is one of the finest neo-Gothic buildings in Europe, housing internationally important collections of rare books, manuscripts and archives. It is a legacy of the commercial prosperity and confidence which characterized Manchester in the late nineteenth century, and it is the product of two remarkable personalities: Mrs Enriqueta Augustina Rylands and her architect, Basil Champneys.

The Library has survived the vicissitudes of the twentieth century, remarkably unscathed by two world wars, the disappearance of the Lancashire cotton industry, the zeal of post-war town planners, and the changing fortunes of the city. The Library looks forward with confidence to the challenges and opportunities presented by the new century.

The 2002 and the 2015 assessment confirms that the 1890s Building, taken as a whole, is of exceptional international significance. Individual elements such as the heating and ventilation system, the electric lighting, the decorative metalwork, stonework and the bookcases also have exceptional significance. Other elements such as the statuary, the windows and the woodwork are of high or national significance. Most of the rooms and areas on the ground floor and Reading Room levels of the 1890s Building are of exceptional significance.

The 1920 Extension, which was also designed by Basil Champneys, is considered to be of high or national importance. Notable features include the Stone Corridor, the panelled offices on the top two floors, and the remarkable glass-floored stack area beneath which are of exceptional significance for the glass and steel stacks. The Wolfson Building (1957-1962) has medium heritage significance.

1.4 Summary of Project Brief

The project brief was initially developed as a team and formalised within RIBA Stage 1; this was based on a foundation of stakeholder engagement sessions with multiple teams at the Rylands, various building surveys, and regular design progress meetings with the wider client and design team. This was then developed through RIBA Stage 2 and further refined as part of the Stage 3 process – clarifying the project brief where necessary through the following engagement sessions, workshops and surveys. See **[Section 4.1]** for the list of priority items from the brief, including:

- Very High Priorities
- High Priorities
- Other items

As expanded on in **[Section 4.0]** the proposals show that there are opportunities to make, broadly speaking, two types of intervention:

1. Logical updates and re-ordering; to enhance the working and visiting conditions within the building, as well as benefit the collections.
2. Sensitive yet exciting design proposals that clearly signal and fulfil the ambitions of the Next Chapter project; visibly engaging users more effectively with the range of activities that the Rylands has to offer.

1.5 Summary of Development of Brief

As expanded upon in **[Section 4.2]** the development of the designs centred on the understanding of the building's significance, evaluating the impact of proposals as they progressed and seeking to ensure that they were sensitive to the relative significance of the areas affected.

This was achieved by a comprehensive process of stakeholder engagement and design development, including:

- External Stakeholder Engagement. See **[Section 4.2.1]**.
- Internal Stakeholder Engagement. See **[Section 4.2.2]**.
- Surveys. See **[Section 4.2.3]**.
- Design Workshop. See **[Section 4.2.4]**.
- Design Option. See **[Section 4.2.5]**.

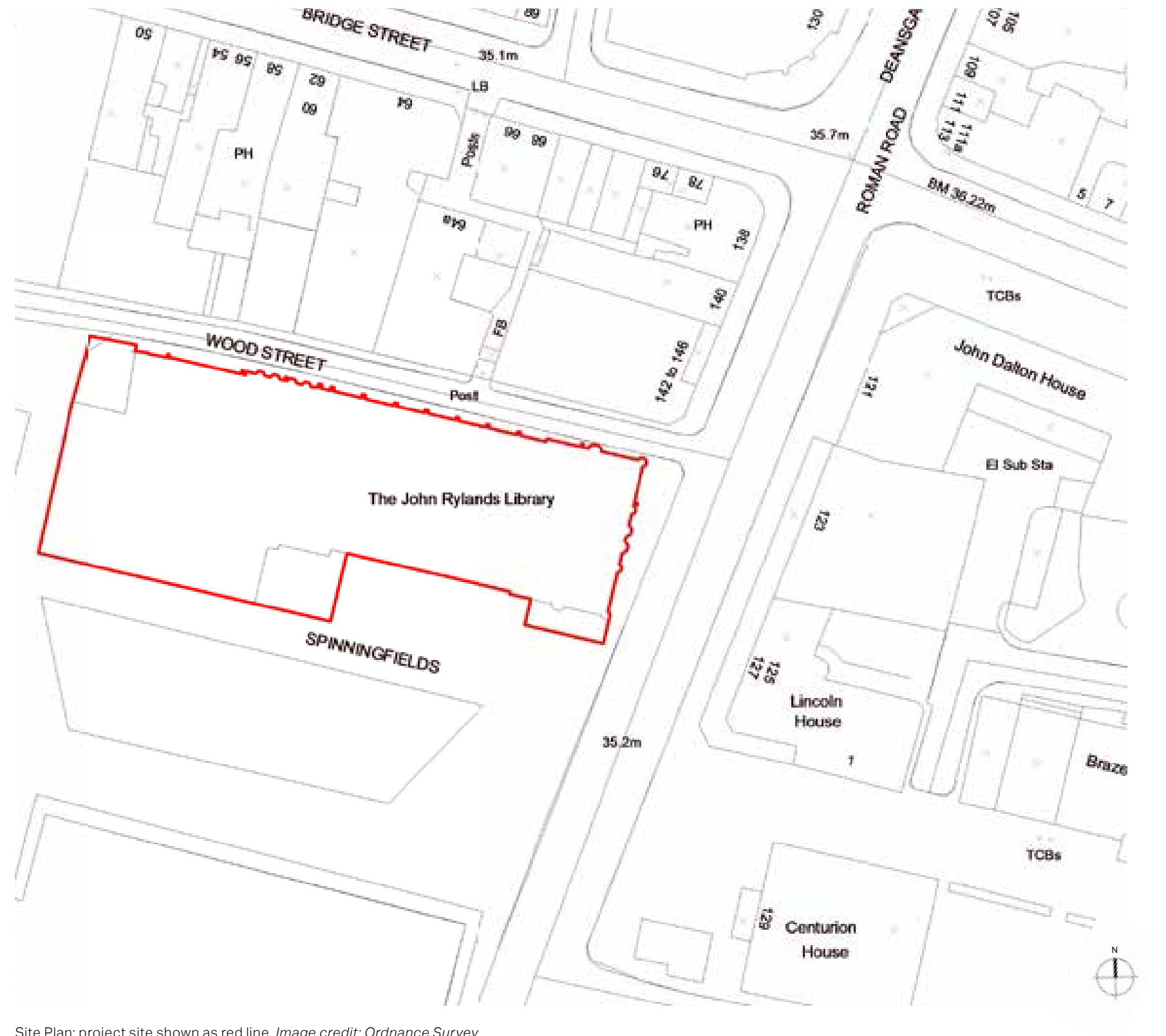
1.6 Summary of Key Design Moves

See [Section 4.6] for full descriptions of design moves, for each area of the building. A summary of the key design items are listed below. These are listed from cellar to top floor, not in order of priority. See [Section 4.1] regarding priority of proposals.

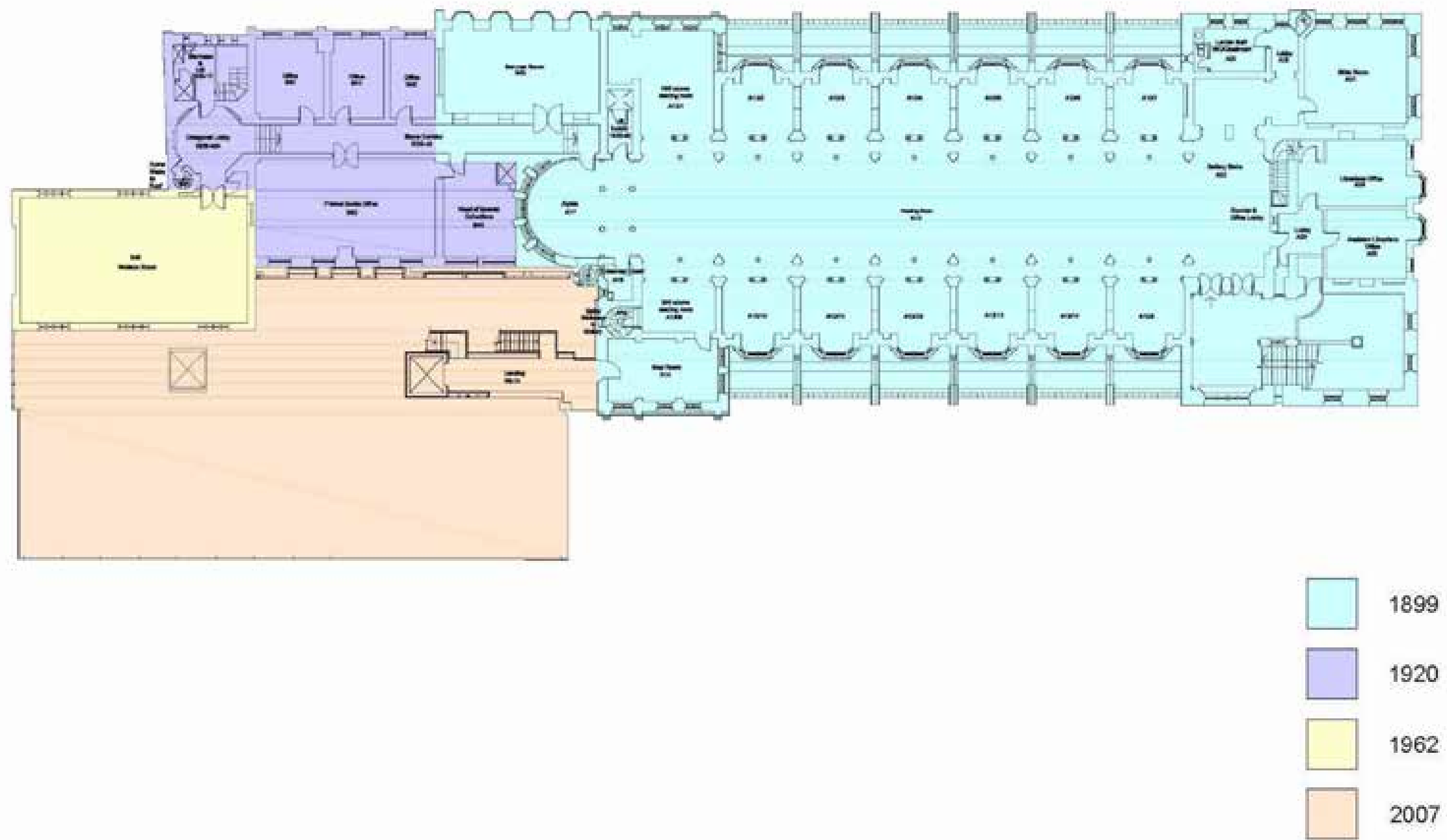
- Upgrades to cellar storage spaces to allow for improved storage and sorting.
- New access routes between separate parts of the building.
- New feature ramp and landing/ welcome space into historic cellars.
- Converting existing cellar storage into teaching and engagement spaces.
- Upgrades to existing teaching and engagement spaces.
- Improved exhibitions and gallery spaces.
- Improved wayfinding.
- New feature entrance lobby at modern entrance.
- New benches and landscaping externally.
- Improved event space with upgraded conditions in modern entrance room.
- Improved shading and privacy in glazed modern entrance space.
- New viewing windows into previously publicly-unseen historic rooms.
- Improved staff working conditions; including power, data and air conditioning.
- New storage spaces in currently underused rooms.
- Bespoke Imaging Suite.

1.7 Summary of Commentary of Proposals

Refer to [Section 6.0] for a detailed commentary on the proposals, with reference to local and national policy, as well as justification for specific design moves.



Site Plan; project site shown as red line. Image credit: Ordnance Survey



Plan indicating ages of each part of the Rylands.

[Credit: Lloyd Evans Prichard - 2015]

2.0 Assessment of Significance

2.1 Introduction

The purpose of this section is to provide an assessment of significance of the Library so that the proposals for change to the building are fully informed as to its significance and so that the effect of the proposals on that significance can be evaluated. This assessment of the building is taken from the 2015 Conservation Plan which updated the 2002 description to reflect changes in policy during that period – most critically the implementation of the National Planning Policy Framework in 2012. It responds to its requirement to *‘recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance’*. The NPPF defines significance as;

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological (potential to yield evidence about the past), architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.

An assessment of the significance of the collections is contained within the 2015 Conservation Plan at Appendix V.

2.2 Assessment of Significance

The Grade I listing of the John Rylands Library reflects the exceptional importance of the building, in particular its high level of architectural and historical value. The building is of national and international significance and is mentioned in general accounts of British architecture of the period, as well as in the international context of Sir Banister Fletcher’s History of Architecture, rev. J.C. Palmes, 1975.

The library building incorporates four principal phases which represent the main building of 1899 and three later phases of extensions. Different areas, while all covered by the current Grade I designation, are of differing levels of significance and in some cases significance varies within the same phase of building.

2.2.1 The 1899 Building

Historical value

The John Rylands Library is of exceptional historical significance for several reasons. This includes association with The Rylands family as a reflection of the philanthropy and patronage on the part of a leading industrialist family in Manchester. The city lacked significant aristocratic patronage and the contributions of figures such as John

Rylands, Joseph Whitworth, patron of the Whitworth Art Gallery and the merchants and businessmen who founded institutions such as the Portico Library and Royal Manchester Institution is an important strand in Manchester history and national history.

Also relevant is the association with Basil Champneys, an architect of national repute and with Charles Eamer Kempe, who was one of the best known and most accomplished stained glass artists of the day. Another artist of repute associated with the building is the sculptor John Cassidy.

Also relevant is the fact that the Library has been appreciated as a work of architecture and a cultural resource in an enduring way. It was added to the statutory list of listed buildings in 1952, which can be regarded as exceptionally early for a building of this date, at a time when Victorian architecture was generally unappreciated and widely reviled. Cecil Stewart, writing in 1956 described it as ‘undoubtedly the most important architectural event in Manchester during the last decade of the century. In some respects this Library was the most significant undertaking in England, for it marked the culmination of the Gothic Revival so far as secular architecture was concerned.’¹ The building was one of a tiny handful of Victorian buildings (which did not include the town hall) earmarked for retention in the 1945 City of Manchester Plan.²

There is also exceptional historical value for the collections, which include loose furnishings designed for the building as well as books, manuscripts and works of art.

Aesthetic value

The Library is of exceptional significance as arguably the most elaborate architectural expression of Art-for-Arts sake secular architecture of its day in Britain. Few other buildings of this type exhibit the freedom and imagination which characterises the Library which has amongst the most interesting and memorable secular Gothic spaces of nineteenth century Europe, freely embellished by sculpture, stained glass and art metalwork and stylistically expressive of Gothic Revival infused with Art Nouveau freedom.

It is clear that there are differences in the treatment of different parts of the building and a hierarchy is expressed in the level of architectural and decorative elaboration. In general the public areas enjoy the most elaboration and decoration, while secondary areas such as staff rooms and cloakrooms are less decorative. It is argued here that in general

terms this hierarchy is strictly reflective of the status of different areas and thus exceptional historic and aesthetic significance can be attributed to both types of area.

The exception is with reference to the basement areas and a group of service rooms and access on the second floor (former kitchen, etc.). The latter are utilitarian in character and have been altered. There has been significant alteration of some basements, largely associated with the insertion and upgrading of services and plant, as highlighted in the gazetteer. Those areas with lesser degrees of alteration are utilitarian in character and in some cases incorporate book presses or shelving of plain character and low aesthetic value. The basements are therefore generally considered to be of medium significance for aesthetic and historical values.

Communal value

The building and the site is considered to have high communal value as a Manchester institution used as a resource by generations of scholars, with value for the relationship with the University of Manchester. The building has exceptional communal value for its contribution to the street scene, and to the diversity of architecture in Manchester city centre.

Evidential value

This value relates to how the fabric of a heritage asset can yield information about the past. The building exhibits several different phases demonstrating change over a period of over a century. Evidential value may also be present in historic fabric such as wall finishes where layers of paint may be analysed to reveal the original colours of different spaces, to inform future re-decoration. The building has high significance for evidential value.

¹ The Stones of Manchester, p.129
² R. Nicholas, City of Manchester Plan, 1945

2.2.2 The 1913-24 Extension

This extension was built to provide additional office and storage space to designs by Basil Champneys and his son Amien Champneys. The 1920 extension is an almost seamless enlargement of the original building, although a change of style is clear both to the exterior and in the interior. The extension is visible from Wood Street, from the rear of the building and within the atrium. The materials used were consistent with those used in the original structure and its style, although less elaborate, is similar.

This part of the library is considered to be generally of high significance for historic and aesthetic values.

Historical value

High significance for this value resides in the fact that the extension is a design by the architect of the original building, Basil Champneys, with Amien Champneys. The design of the bookstacks with glass floors is of an innovative type, for which Amien Champneys was responsible. These areas have also been ascribed high historical significance. The exact degree of rarity, innovation and relative importance of these stacks has not been pinpointed.

Aesthetic value

The design, detail and finish of the extension is of high significance. The work in the office areas, in particular the Stone Corridor and associated rooms, joins almost seamlessly with the older work. Original fixtures such as lamps, panelling and bookcases contribute to this.

The service stair and lift are, with the exception of the decorative metalwork associated with the lift, very utilitarian in design and these areas are considered to be of medium-low significance.

The exposed Wood Street elevation of the extension is considered to be of high historical and aesthetic significance, as the work of the two architects and because it exhibits great care in the design with functional expression of the interior appropriate for the date and position as a lesser elevation. The rear elevation, on the other hand is simply finished in rendered brick. This reflects an unrealised intention to continue building in this direction and it is therefore considered to be a temporary treatment which has a negative impact aesthetically.



The Crawford Room within the original 1890s building, still used as a library room.



An office space within the 1920s extension, currently used as an imaging space.

2.2.3 The 1957-62 Extension

The 1950s extension lies to the west end of the building and is now largely hidden by the 2007 extension, but partly visible from Wood Street. Designed by Francis Jones & Sons, it is an undistinguished three-storey structure with a flat roof and faced in brick. Its façade can be clearly differentiated from the original building.

Historical value

The extension is considered to be of medium significance, principally for its association with Sir Isaac Wolfson, the patron, who had acquired a controlling interest in Ryland & Son in 1957 and became the chairman of the company. This demonstrated the continuing connection with the company founded by John Rylands.

Aesthetic value

The Wolfson Building is considered to be of generally low significance for aesthetic and communal values. It is of reticent and utilitarian design, and constructed of red brick as an extension to the rear of the building. Furnishings are generally of high quality, but are not considered to be of special artistic merit.

2.2.4 The 2007 Extension

The addition by Austin Smith:Lord is considered to be of neutral significance for all heritage values.

2.3 The Deansgate/Peter Street Conservation Area

The Deansgate/Peter Street Conservation Area is significant for its townscape which contributes to Manchester's Victorian industrial identity. A predominantly commercial area its character is also derived from its places of culture and assembly – of which the John Ryland's library is a particular contributor. It forms a landmark building which the conservation area both architecturally and also for its cultural interest and the collections which it holds. The contribution of the building to the conservation area could be enhanced through increased permeability.

2.4 Significance Plans

See below for significance plans of the full Rylands building, including all extensions. To be read in conjunction with all appendices to this report.

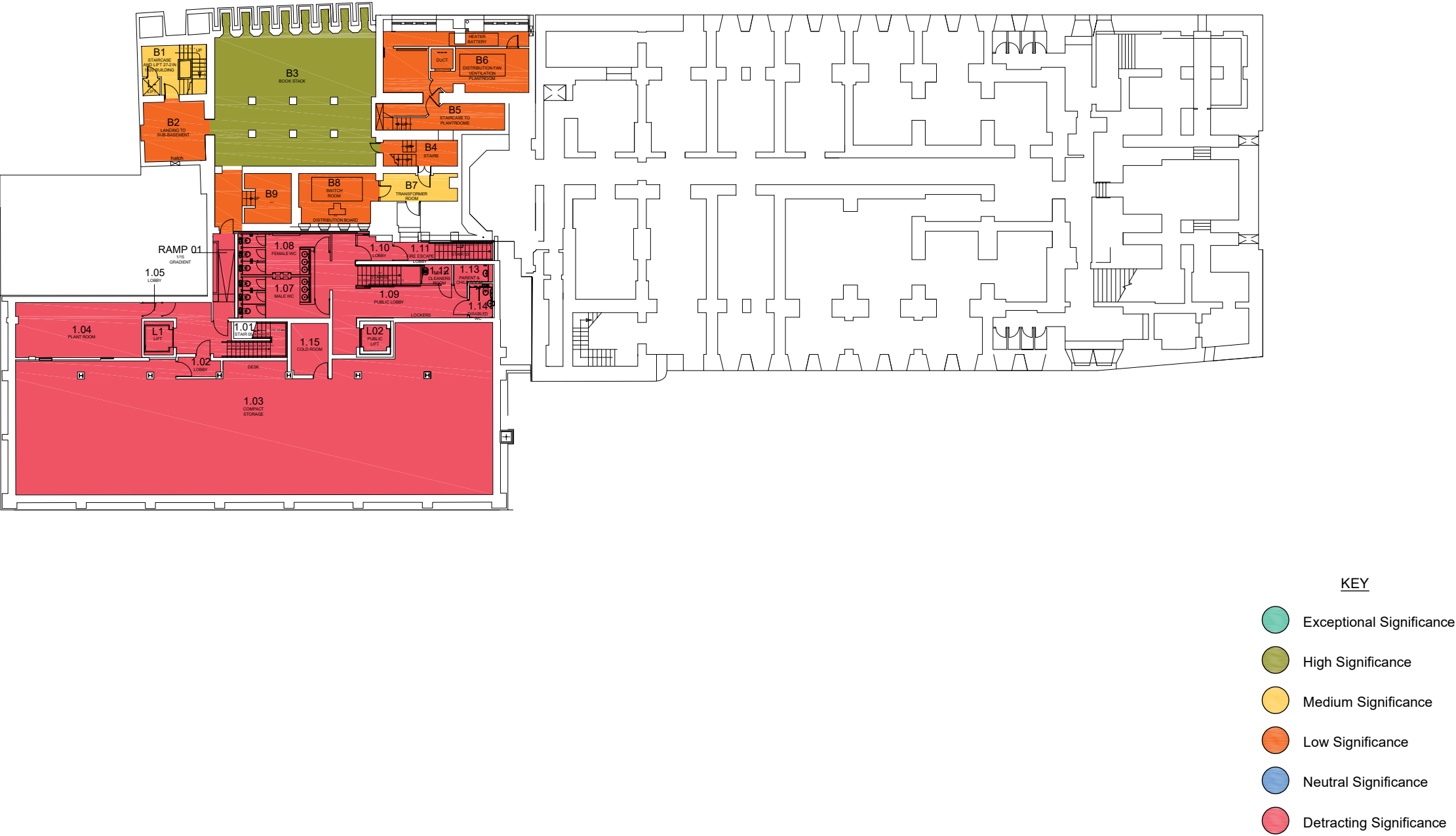


An office space within the 1960s extension.

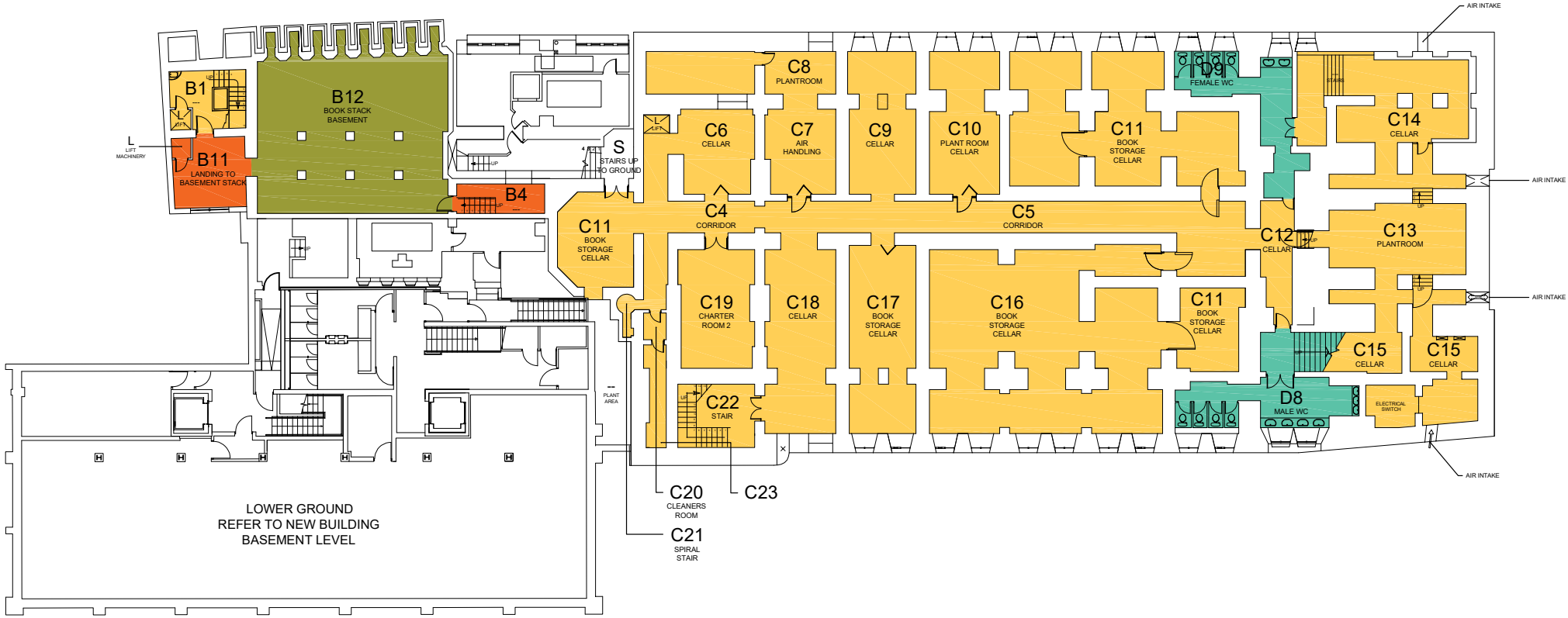


The modern entrance to the Rylands, with the modern reading room above; part of the 2007 extension.

Significance Plan 1 -
New Building Basement and Sub-Basement



Significance Plan 2 -
Sub-Basement and Mezzanine and Basement



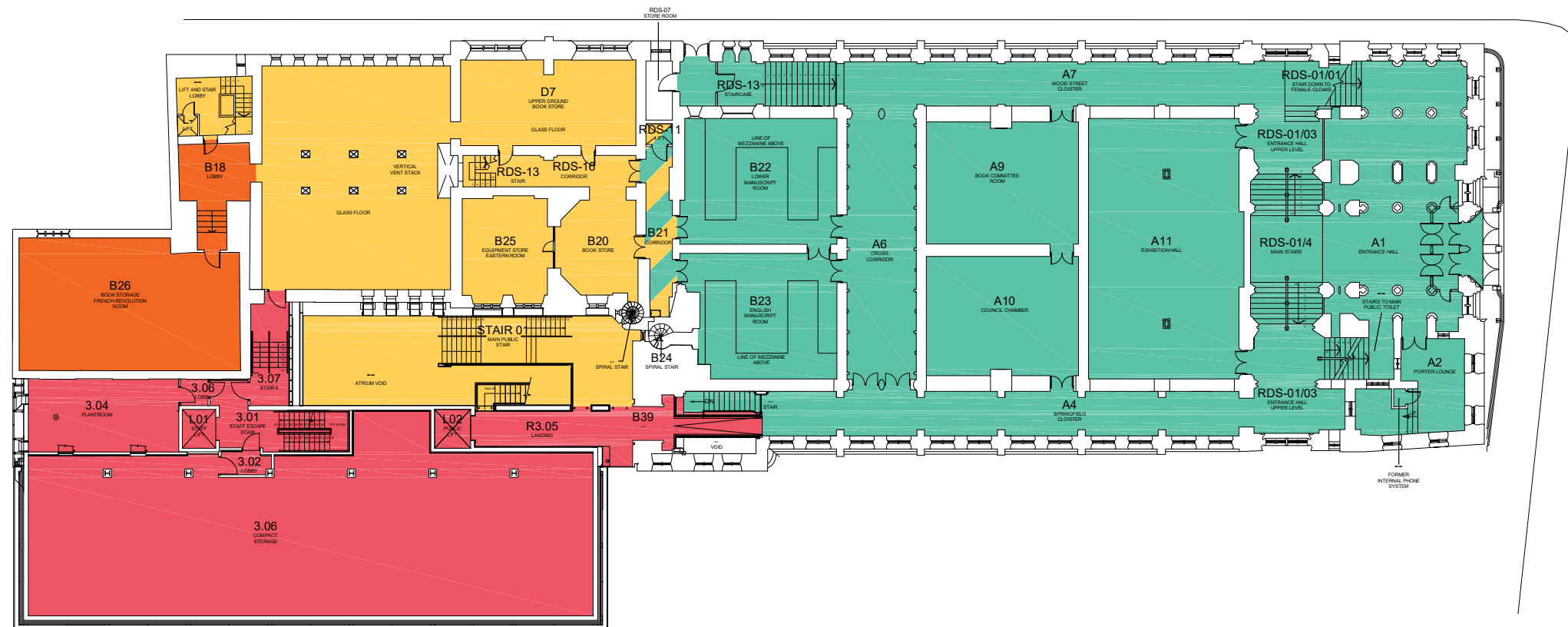
KEY

- Exceptional Significance
- High Significance
- Medium Significance
- Low Significance
- Neutral Significance
- Detracting Significance

Significance Plan 3 -
New Building Level G and Ground Floor



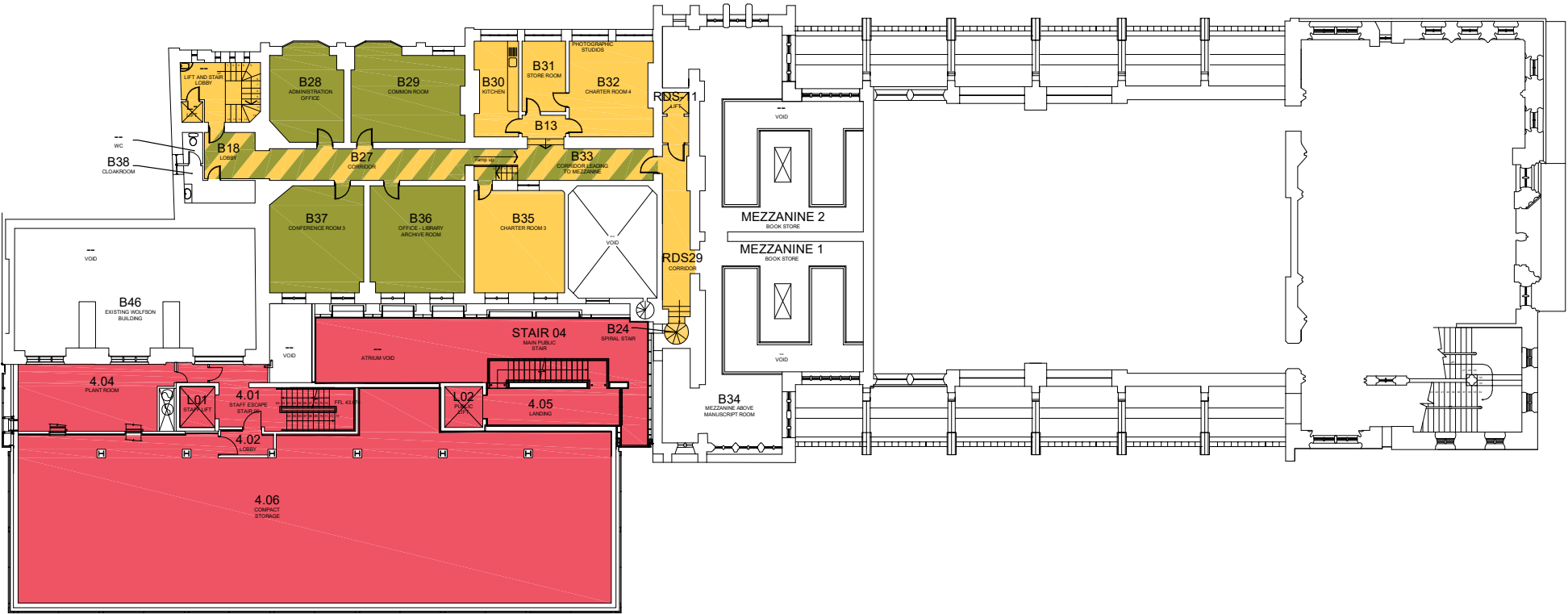
Significance Plan 4 - New Building Level 1 and First Floor



KEY

-  Exceptional Significance
-  High Significance
-  Medium Significance
-  Low Significance
-  Neutral Significance
-  Detracting Significance

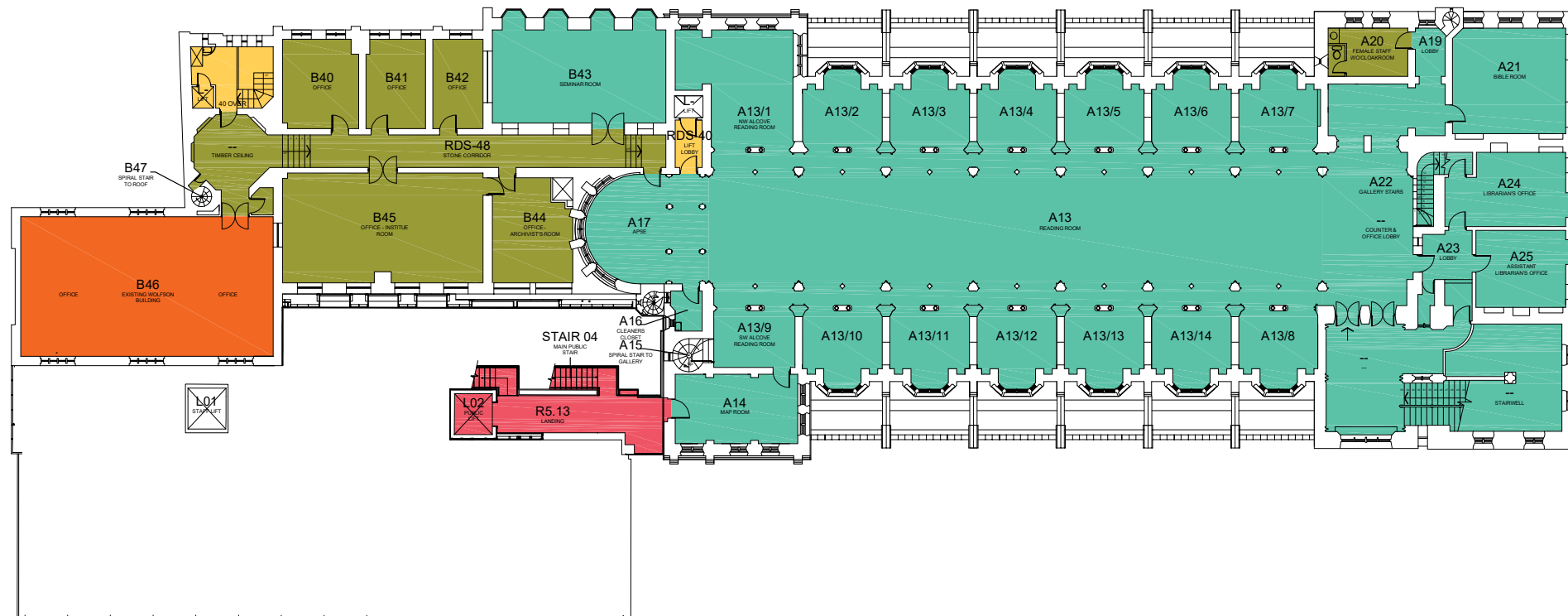
Significance Plan 5 -
New Building Levels 2 & 3 and Second Floor



KEY

- Exceptional Significance
- High Significance
- Medium Significance
- Low Significance
- Neutral Significance
- Detracting Significance

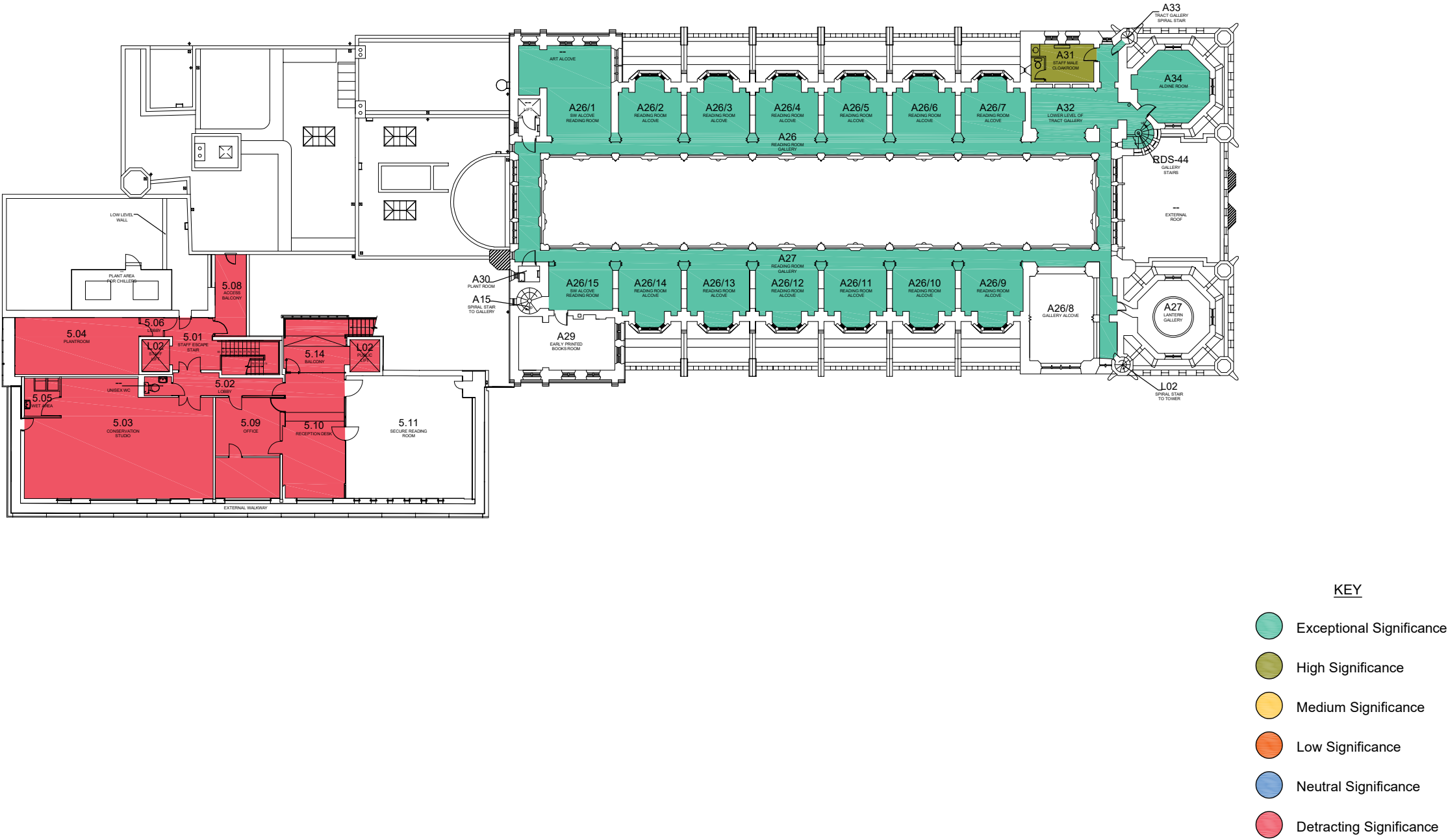
Significance Plan 6 - New Building Level 3 & Level 3 Ceiling Void and Third Floor



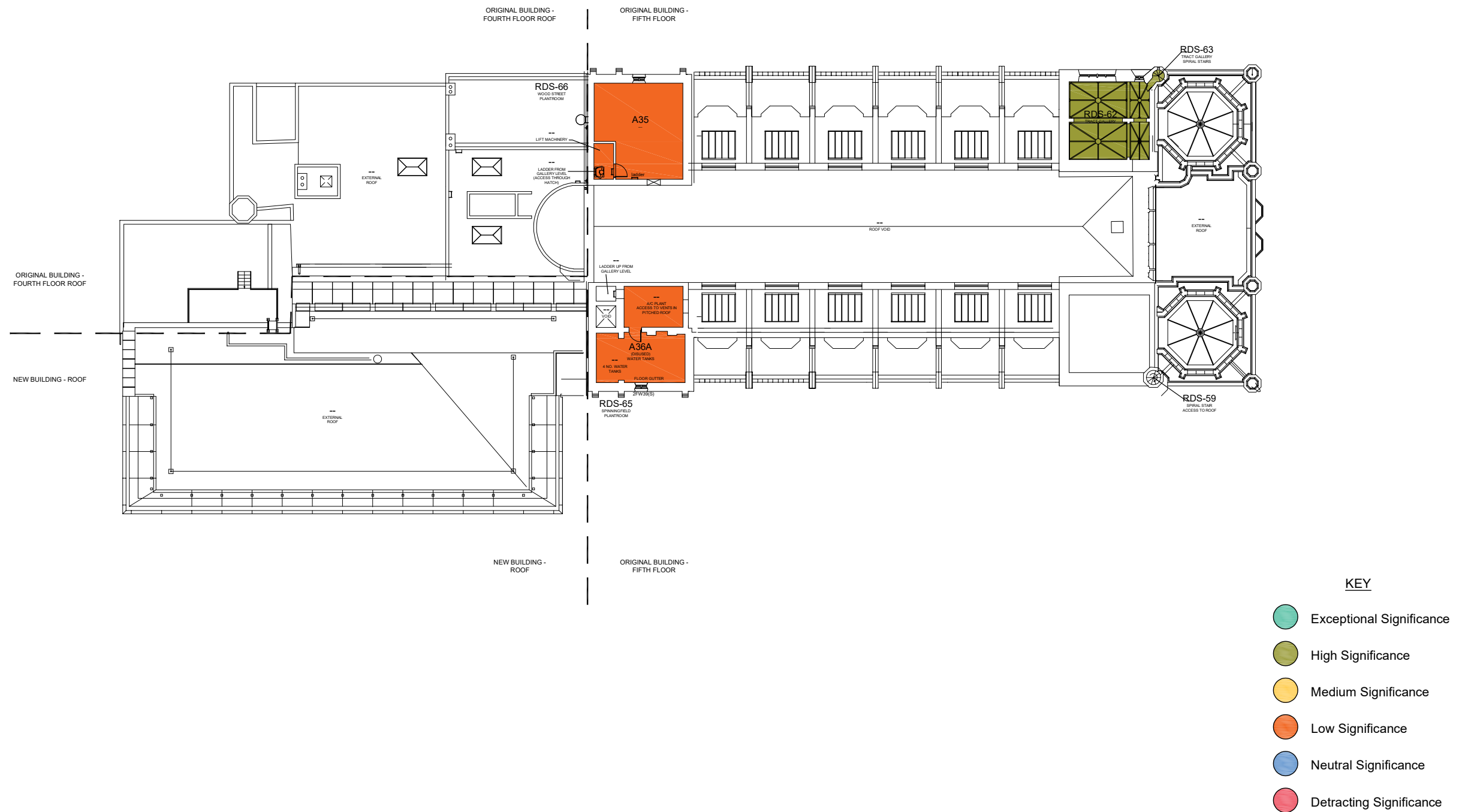
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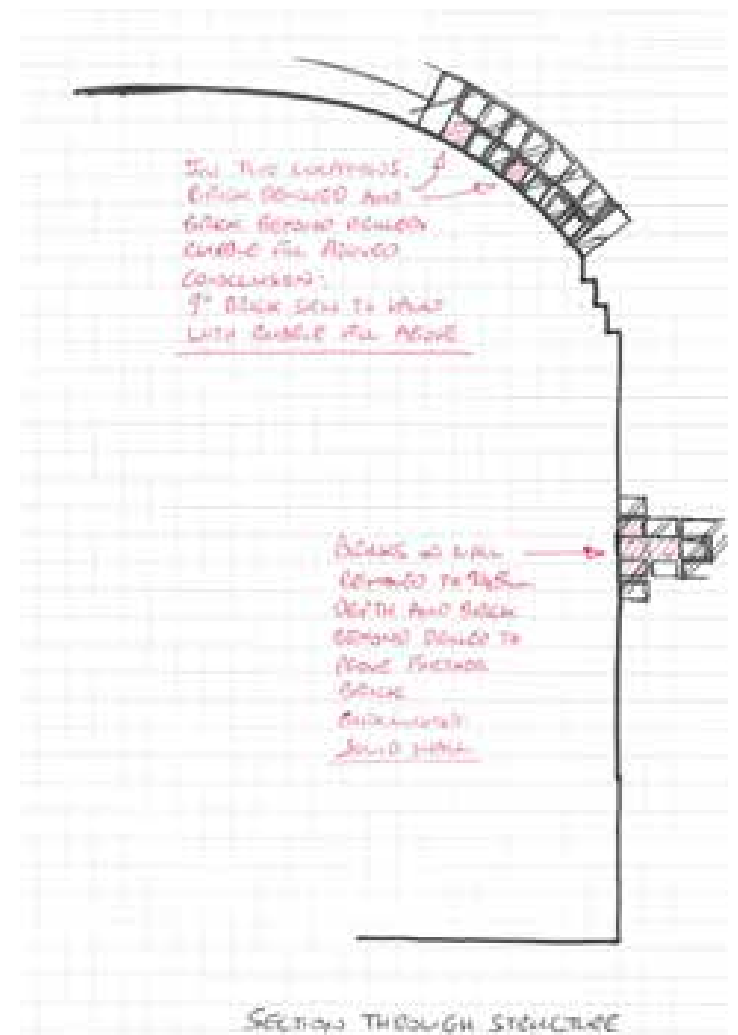
-  Exceptional Significance
-  High Significance
-  Medium Significance
-  Low Significance
-  Neutral Significance
-  Detracting Significance

Significance Plan 7 -
New Building Level 4 and Fourth Floor



Significance Plan 8 - New Building Roof Level and Fifth Floor





A selection of survey information.

Left: An extract of the as-existing BIM model. Top middle and top right: Opening photographs. Bottom middle: Thermographic scan of the modern entrance. Bottom right: Opening up drawn results.

3.0 Summary of Surveys and Investigations

3.1 Introduction

The Deansgate/Peter Street Conservation Area is significant for its townscape which contributes to Manchester’s Victorian industrial identity. A predominantly commercial area its character is also derived

Multiple surveys have been undertaken throughout the duration of RIBA Stages 1-3; both for the purposes of informing the Next Chapter project proposals, and to provide suggestions for long term maintenance and conservation of the Rylands.

Key survey results have been incorporated into the drawings and documents submitted alongside this Heritage, Design and Access Statement. Summaries are provided below of each survey.

3.2 Fabric Condition Survey, by Donald Insall Associates

During RIBA Stage 2, a whole-building fabric condition survey was undertaken. Key repairs in areas related to the Next Chapter proposals were incorporated into the Next Chapter designs, with proposed repairs in other areas of the buildings listed for information only (and for additional to the university’s long term maintenance plans). A brief summary of the wider survey is provided below:

Elevations. Few notable issues regarding the modern extension (some rust and deterioration to asphalt noted at high level). Rainwater ingress has been noted by the client at the front entrance. Suggestion for SE to assess a number of cracks in the historic masonry. Damp issues noted around flying buttresses. Perimeter repointing to windows suggested. Further inspections suggested. Some masonry jacking above 1920s and 1960s windows.

Roofs. Same defects to modern building as noted above. Pitched roof of 1890s building in good condition (due to recent construction). Some cracking and water ingress noted in historic parts of the building, in places relating to amended rainwater goods. 1920s asphalt roof noted as requiring renewal. Ponding on the 1960s building.

Interiors. Minor cracks to new extensions for SE to review. Multiple cracks to historic masonry flagged. Ceiling defects in 1920s building noted. Defects to internal/ blocked windows in the 1960s building noted.

All conditions and proposed repairs were allocated a priority rating of 1-3, to assist with the decision of which elements to bring into the Next Chapter project, and for ease of future maintenance planning by the university.

3.3 Structural Condition Survey, by Price + Myers

During RIBA Stages 1+2, a structural condition survey was undertaken. Key repairs in areas related to the Next Chapter proposals were incorporated into the Next Chapter designs by WML, with proposed repairs in other areas of the buildings listed for information only (and for additional to the university’s long term maintenance plans). A brief summary of the wider survey is provided below:

Works not required. Multiple items have been surveyed and their conditions described, without suggested works associated. These are included for information only and future monitoring.

Works may be included is desirable. This includes items which appear not to be progressive (where implications are mainly visual) and some items which have the potential to be progressive (and merit some further investigation or repairs).

Works recommended for inclusion. This includes items which have the potential to be progressive (and merit some further investigation or repairs), and items which appear to be progressive (and repairs are advised).

All conditions and proposed repairs were allocated a colour coded priority rating to assist with the decision of which elements to bring into the Next Chapter project, and for ease of future maintenance planning by the university.

3.4 Access Audit, by IDCAS

An access audit was undertaken at an early stage of the design process and updated at each stage alongside and in conjunction with all design developments. The initial access audit included recommendations for not only Next Chapter proposal, but the wider side. As with other surveys undertaken, the wider suggestions were issued to the university to assist with planning future maintenance and proposals on the site. The recommendations related to the Next Chapter proposals formed the basis for early design development, and has been updated at every RIBA

Stage of design to date. Results from the most recent designs audit are summarised in **[Section 4.4]**. Further information is provided for next steps in **[Section 5.1]**.

3.5 Opening Up Works, by Mather & Ellis

The design team consulted with MCC during RIBA Stage 3 to agree to targeted areas of sensitive opening up, to better understand the architectural, structural and MEP properties of the existing building. All opening up locations and methodologies were agreed in advance; included no intrusive works in the areas of most significance, minor intrusive works in historic areas of lower significance, and more intrusive works in the modern extension. Before, during and after photographs were taken during the works and are available for review on request.

3.5.1 Structural findings

Key findings from the surveys, that directly informed Stage 3 designs, included:

- Historic cellar walls were found to be largely of solid masonry construction.
- Historic cellar vaults were investigated to understand the depth of brickwork on the skin of the vault. It was concluded that a rubble infill was likely beyond the circa 235mm brick skin.
- Proposals were subsequently adapted to allow for lintel design and construction phasing to allow for these masonry build-ups.

3.5.2 Architectural findings

Key findings from the surveys, that directly informed Stage 3 designs, included:

- Ducts were found under the floors of the historic cellars, rather than a solid floor.
- An existing window was found to be boarded up behind a plasterboard wall in the French Revolution room.
- Lay-in grid ceilings were opened in 2no rooms. Structural downstands were found to be blocking ceiling voids.

3.5.2 Mechanical, electrical and plumbing (MEP) findings

Key findings from the surveys, that directly informed Stage 3 designs, included:

- The route of ducts under the floors of the historic cellars were mapped.
- The contents of ducts under the floors of the historic cellars were logged.
- Drainage from rainwater goods and internal downpipes below the historic cellars was mapped.
- A route for new ducting through the modern extension was ascertained

3.6 Asbestos Survey, by Trac

Alongside the opening up works described in **[Section 3.5]** , asbestos surveys were undertaken to key areas/ areas where opening up was required. The location and methodology for these surveys was also approved in advance with MCC.

No asbestos was found in any location where opening up was required. Minor amounts of asbestos were found in low-priority areas (manhold covers not part of the works), and issued to the university for information.

Suggestions for further surveys across the site were issued by the asbestos surveyor (in lower priority areas, where asbestos is less likely to be found, or there are no works/ disturbances found). These additional surveys have been undertaken and results awaited. In order to address any asbestos found in either survey, an enabling project will be undertaken to safely remove any asbestos in areas where works are planned (by a certified asbestos removal contractor).

3.7 Lead Paint Survey, by Industrial Safety Solutions

Ahead of the opening up works and asbestos surveys described in **[Sections 3.5 and 3.6]** , lead paint surveys were undertaken to key areas/ areas where opening up was required. These were unobtrusive surveys and removed no building fabric.

No lead paint was found in any location where opening up was required. Some lead paint was found in other areas of the site, and was logged in a summary of findings and summary of recommendations.

Any lead paint present in areas where the works are to take place, or the public are to use, will be removed by a certified lead paint removal contractor ahead of the works.

3.8 Firestopping Survey, by Surverify

A comprehensive firestopping survey was undertaken to the entire building, with a more targeted focus on the Next Chapter proposals. Works were unobtrusive. Investigations were split into two categories:

- General best-practice recommendations for the entire building as-existing.
- Recommendations for what firestopping would be necessary for the upcoming Next Chapter proposals.

Survey results included the following documents for use by the university.

- Annotated fire compartment drawings.
- Firestopping report.
- Fire compartment survey data.
- Comprehensive photographic record.

All suggested areas of firestopping were rated either ‘High’ or ‘Medium’.

As part of RIBA Stage 4, the design team plan to assess the results and bring into the scope of works any firestopping recommendation that are seen as practicable in the Grade I listed historic building, and related to the Next Chapter proposals. Further implemetation of firestopping across the site will be suggested to the university as part of future projects at the Rylands.

3.9 Fire Strategy Survey, by Hoare Lea

A fire strategy was developed as part of the Next Chapter proposals, and has informed the design development since RIBA Stage 2. This strategy is included with the Next Chapter proposals that this report supports.

The basis for this report was an initial fire strategy survey/ analysis of the existing building early in the project development.

The results of this survey/ analysis are built into the fire strategy and the wider design team proposals, however some key findings are listed below:

- Areas that would require a refuge space.
- Requirements to introduce solid doors to plant rooms with open or gated thresholds.
- Options for escape routes for the cellar.
- Firestopping requirements related to proposed new openings in cellar walls.
- Methods of not impeding escape routes where new items/ alterations are proposed.

3.10 Thermographic Survey, by Uponor

To inform MEP and architectural proposals, a thermographic survey was undertaken to select areas of the building. This was by a non-intrusive method, to ascertain where existing underfloor heating (UFH) pipes are located.

Drawn results are included within the MEP documentation associated with the proposals. A summary of findings in the moden entrance area includes:

- UFH pipework generally aligns with line of columns.
- UFH is present in the atrium as well as the modern entrance/ events area.
- UFH is found below the entrance mat, and it’s advised not to remove this.
- Recommendations to move the location of the entrance desk were taken into account during RIBA Stage 3 design development, into a location with less UFH, and so a high chance of fitting new floorboxes.

3.11 Acoustics Survey, by Hoare Lea

An acoustics strategy was developed as part of the Next Chapter proposals, and has informed the design development since RIBA Stage 2. This strategy is included with the Next Chapter proposals that this report supports.

The basis for this report was an initial acoustics survey/ analysis of the existing building early in the project development.

The results of this survey/ analysis are built into the acoustics strategy and the wider design team proposals, however some key findings were focused on the below:

- Building envelope: Limited to minor alterations to existing ground floor Reception space only.
- Internal sound insulation: Limited to new-build elements proposed at ground floor level only.
- Control of reverberation: Predominantly limited to ground floor level refurbishment spaces and first floor imaging suite; Heritage constraints significantly restrict feasible acoustic quality improvements on upper floors within the historical listed building.
- Building services design: Some elements of new building services to be introduced, predominantly at roof level, to improve and expand current mechanical services provision;

3.12 BIM survey (3D CAD model), by Plowman Craven

As part of RIBA Stage 2 and 3, a comprehensive BIM (Building Information Modelling) 3D computer model was commissioned of the entire Rylands building and immediate site.

The BIM model was used initially as a to-scale 3D measured building survey, to test early design concepts against. It was then used as the basis for all architectural and MEP as-proposed drawings to promote accurate coordination between design packages.

The original as-existing BIM model has also been saved as an archive record of the building in 2023, for use by the university.

3.13 Archaeologist Watching Brief

It is noted that MCC have suggested that a watching brief by an archaeologist be commissioned during the works. It is expected that this will be a condition of any permissions, and if so the client team would be expected to allow for this during specific elements of the works.



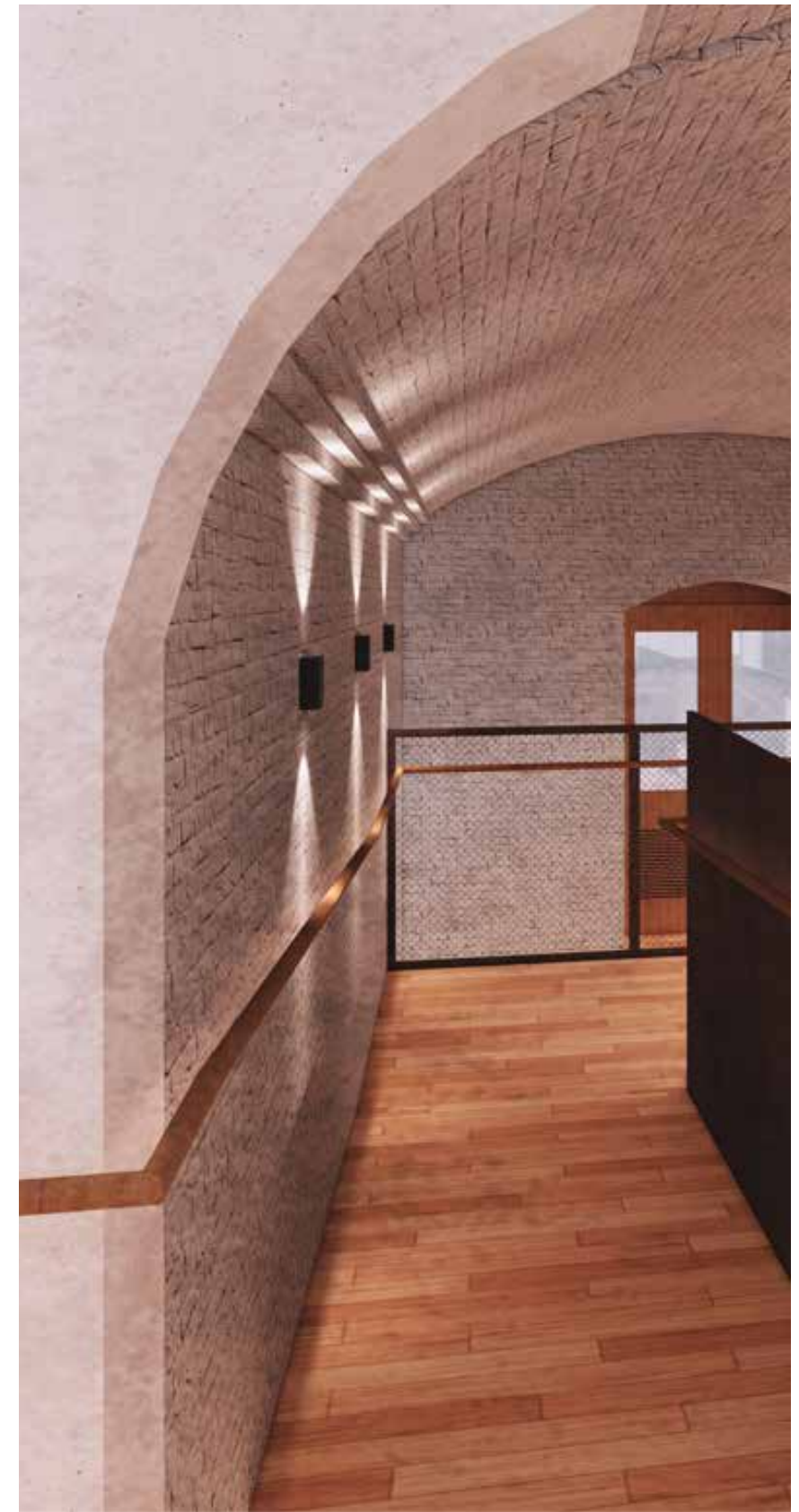
Extract from the as-existing BIM model.



Initial site analysis of under used spaces -
Modern atrium adjacent to historic cellars.



Early concept sketches for activating existing spaces -
Forming new level access into cellars from atrium.



Developed designs for new interventions in existing spaces -
Proposed ramp within historic cellars, accessed from atrium.

4.0 Client Brief and Design Development

4.1 Understanding the Brief

The overall ambitions of the Next Chapter project is to built upon the success of the 2007 ‘Unlocking The Rylands’ project which significantly increased visitor numbers to the Rylands, to further improve the manner with which visitors engage with both its collections and architecture - opening up and better revealing elements of both - whilst simultaneously enhancing its offer as a research and academic institution.

In order to achieve this, the brief highlights particular areas for intervention, including; enhanced engagement opportunities for the Library’s research and collections – both internally and for the public, improved internal environment conditions, along with reconfigured and dedicated spaces for research, collections and engagement teams who operate within the building.

As noted in **[Section 1.0]** the proposals show that there are opportunities to make, broadly speaking, two types of intervention:

1. Logical updates and re-ordering; to enhance the working and visiting conditions within the building, as well as benefit the collections.
2. Sensitive yet exciting design proposals that clearly signal and fulfil the ambitions of the Next Chapter project; visibly engaging users more effectively with the range of activities that the Rylands has to offer.

The project brief was developed by the full team and formalised within RIBA Stage 1. The following headlines are obtained from that brief in respect of the project scope, but not limited to the following individual key elements.

4.1.1 Very High Priorities

- Redevelop the modern ground floor (and atrium) to create a flexible and high quality event space.
- Address the environmental problems (specifically fluctuating temperatures) in the modern ground floor.
- Refurbish the gallery spaces , equipping them with outstanding display facilities to enable display of items across the full range of collections.
- Relocate the Imaging Team to an enlarged Imaging Lab.
- Investigate the re-purposing of the cellars , including improved access. Improvement to environments/services for potential reuse as workrooms and other building provisions.
- Upgrade services, including lighting, wifi , power, ventilation.

4.1.2 High Priorities

- Reconfigure the modern entrance , improving circulation flows, as well as providing an exciting, dramatic entrance.
- Review function of the rooms on the ground floor of the historic building to ensure their best use.
- Improve staff working environments ; especially in the Printed Books Office and Wolfson Room.

4.1.3 Other items

- Rationalise and reconfigure retail area.
- Revitalise the original historic entrance.
- Review and develop proposals for improving power and data. provision throughout the building as well as upgrading services.
- Replace all internal signage.

4.2 Design Development

The development of the designs centred on the understanding of the building’s significance, evaluating the impact of proposals as they progressed and seeking to ensure that they were sensitive to the relative significance of the areas affected.

The project brief was initially developed between the client and design teams and formalised within RIBA Stage 1; this was based on a foundation of stakeholder engagement sessions with multiple teams at the Rylands, various building surveys, and regular design progress meetings with the wider client and design team. Designs were then developed and refined, clarifying the project brief where necessary; by a similar process of stakeholder engagement, surveys and workshops, which are outlined below:

4.2.1 External Stakeholder Engagement

Design development for this proposal has been in close coordination with the relevant stakeholders. As listed below, a number of consultations/ presentations/ site tours were hosted with key stakeholders at various stages of the design process.

Focus was given to more contentious design items, such as new openings in the historic fabric of the Rylands, in order that both the wider concepts and the detail design were developed together.

Key consultations included:

- Manchester City Council, Stage 2 consultation, 12th August 2022.
- The Victorian Society, Stage 2 consultation , 3rd September 2022.
- Historic England, Stage 2 consultation, 6th October 2022.
- Historic England, Stage 3 consultation, 21st April 2023.
- The Victorian Society, Stage 3 consultation , 2nd May 2023.
- Manchester City Council, Stage 3 consultation, 23rd May 2023.

4.2.2 Internal Stakeholder Engagement

The design team have regularly engaged with the various client teams associated with this large university institution, in order to record and respond to the ambitions of all those who would be affected by the Next Chapter project.

Initial engagement was undertaken at an early stage of the project (prior to concept designs), and has continued throughout design development, to ensure that the proposals can be responded to and adapted to suit comments if required.

Engagement with stakeholder teams within the Rylands building has included:

- Front of house.
- Imaging.
- Teaching and events.
- Special collections.
- Digital special collections.
- Schools and community.
- Exhibitions.
- Reader services.

Engagement with stakeholder teams within the wider university has included:

- Estates, electrical.
- Estates, mechanical.
- Sustainability.
- IT.
- Security.
- Health and safety.

4.2.3 Surveys

See [Section 3.0] for detail of this item. A summary of the wide range of surveys have been undertaken to inform designs is noted below. These surveys have been instrumental in tailoring the designs to the specific constraints/ requirements of the building.

- 3D measured building survey / BIM model.
- Building fabric condition.
- Structural condition.
- Access audit.
- Opening up.
- Asbestos and lead paint.
- Fire strategy
- Firestopping.
- Thermographic imaging.
- Acoustics.

4.2.4 Design Workshops and design team coordination

The majority of internal stakeholder engagement meetings listed in [Section 4.2.2] were associated with a specific design workshop, to ensure that comments were recorded in direct relationship to the existing building drawings and the as-proposed designs. These workshops were designed to resolve specific design questions that had been raised in earlier Next Chapter engagement meetings. In this way, designs were developed organically through regular reviewing and refinements.

The design team held regular design meetings to then develop these refined concepts in more detail, before issuing back internal stakeholders for final review or further development.

This process was held in parallel to the external stakeholder engagement as noted in [Section 4.2.1], to ensure that all comments from all engagement sessions were addressed during design development workshops.

4.2.5 Design Options

A key part of the design development process included the drafting of design options for various key areas. These options were presented to the both internal and external stakeholders through all design stages.

This process enabled the design discussion to start with a wide range of solutions to the constants of the brief, before refining down to one agreed option.

Key design options that were tested and refined are listed below, along with the relevant part of this report which provides drawings/ more information for each:

- Proposals for level-access to cellars [Section 4.6.2]
- Historic entrance space, doors [Section 4.6.7]
- Historic entrance space, new viewing windows [Section 4.6.7]
- External landscaping [Section 4.6.11]
- Modern atrium lancet windows [Section 4.6.13]
- New opening into new imaging suite [Section 4.6.15]

4.3 Heritage Impact Assessment

As part of RIBA Stages 2&3, a comprehensive Heritage Impact Assessment (HIA) was produced to assess the historic buildings and inform design interventions. This has also directed which areas of the brief could be explored in more detail and which require more careful interventions.

The HIA has been updated throughout the design process, informing proposals and being updated to reflect proposals. Findings from this report are summarised in [Sections 2.0] and within the appendices.

4.4 Accessibility

As noted in [Section 3.4] ongoing accessibility audits have formed the basis for early concepts, were used to refine the developed design, and will be used to refine later designs. The below summary comes from the introduction of an RIBA Stage 3 audit, and reflects how the designs were developed with the accessibility consultant.

Except text provided by IDACS.

The RIBA 3 design has been reviewed by IDACS to ensure the proposals are as accessible and inclusive as they can be given the constraints.

Key issues progressed in this stage are:

- The design of the ramp into the cellar and the arrangement of access into the 1st floor imaging suite. The new ramp into the cellar will have gradients of 1 in 12, over lengths of up to 3,040mm, which is considered to be acceptable in the circumstance. Importantly the design now includes full 1,500mm width landings to ensure users can turn conveniently. The width of the ramp is narrower than the 1,500mm guidance recommends, however the design team have committed to ensuring good sight lines through the ramp and consider the risk of two way traffic minimal.
- At first floor level the new imaging suite access arraignments have also evolved, to include an automated sliding door. This mitigates the need for a larger landing and provides for ease of use for all users.

4.5 The proposals

A descriptive explanation of each individual proposal is provided in [Section 4.6] of this report.

4.5.1 Wider design package of information

These descriptions and relevant images/ drawings are in support of the full design team pack of information related to this report. The full design team package includes the below and should be read in conjunction with [Section 4.6]:

- Architectural - Site and location plans.
- Architectural - As-existing plans.
- Architectural - As-existing elevations.
- Architectural - Stripping out plans.
- Architectural - As-proposed general arrangement plans. *(see [Section 4.6] for these plans)*
- Architectural - As-proposed reflected ceiling plans.
- Architectural - As-proposed elevations.
- Architectural - As-proposed key area detail plans.
- Architectural - As-proposed key area detail sections.
- Architectural - As-proposed detail drawings.
- Architectural - As-proposed room data sheets.
- Exhibitions - Methodology statement and concept design package.
- MEP - Design report.
- MEP - Fittings schedule.
- MEP - As-proposed electrical drawing package.
- MEP - As-proposed mechanical drawing package.
- Structural and Civils - Design report.
- Structural - Drawing package.
- Fire strategy - Report.
- Acoustic strategy - Report.

The drawings and descriptions in this section focus on architectural interventions, with structural, civil and MEP items referenced where related to the proposals. See the above listed drawing/ document packages and **[Section 5.0]** regarding all design team information which this document is in support of.

4.5.2 Scope

It is important to note the key on these plans, which state which of the proposals are expected to go to construction in 2024 (pending planning approval and LBC), and which of the proposals are not yet planned to go to construction phase. Please note that all of the proposals in the as-proposed general arrangement plans are seeking planning approval and Listed Building Consent as part of this application.

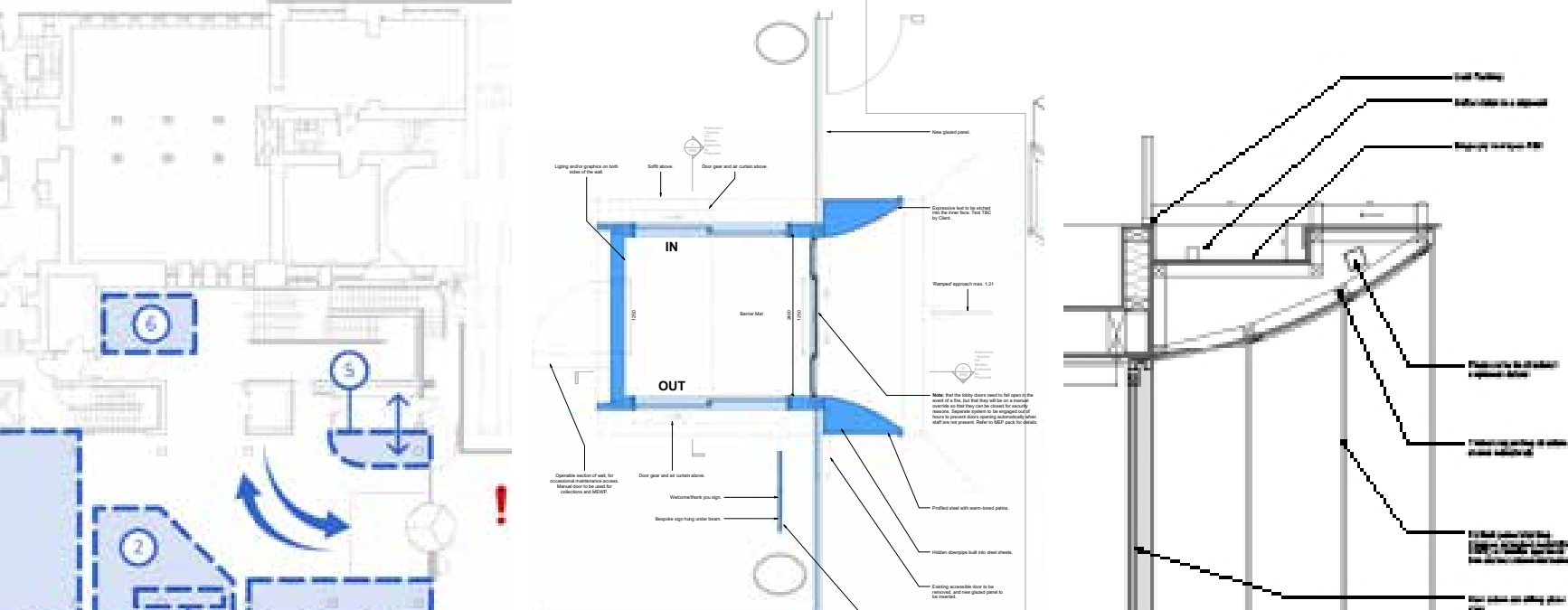
The submitted design team information includes upgrades and alterations to the Grade I listed building, but also includes reference to furniture and other free standing items (such as interpretation and wayfinding). These form part of the Next Chapter proposals, but are not considered material changes to the building. These are included for reference only, and are specified in key areas of **[Section 6.0]**.

4.6 Description of the proposals

The descriptions in the sections below provide an outline explanation for each proposed intervention, why it is beneficial to the Rylands, along with information about the design process and discounted options for each area where relevant. See **[Section 6.0]** for a detailed commentary on these proposals and further justification.

This section starts by presenting the architectural as-proposed general arrangement plans, as an overview of the proposals and as a guide to the more detailed descriptions.

As can be seen in the following section, proposals closely align with the ambitions of the Next Chapter project as outlined in **[Section 4.1]** - to further improve the manner with which visitors engage with both its collections and architecture - opening up and better revealing elements of both - whilst simultaneously enhancing its offer as a research and academic institution.



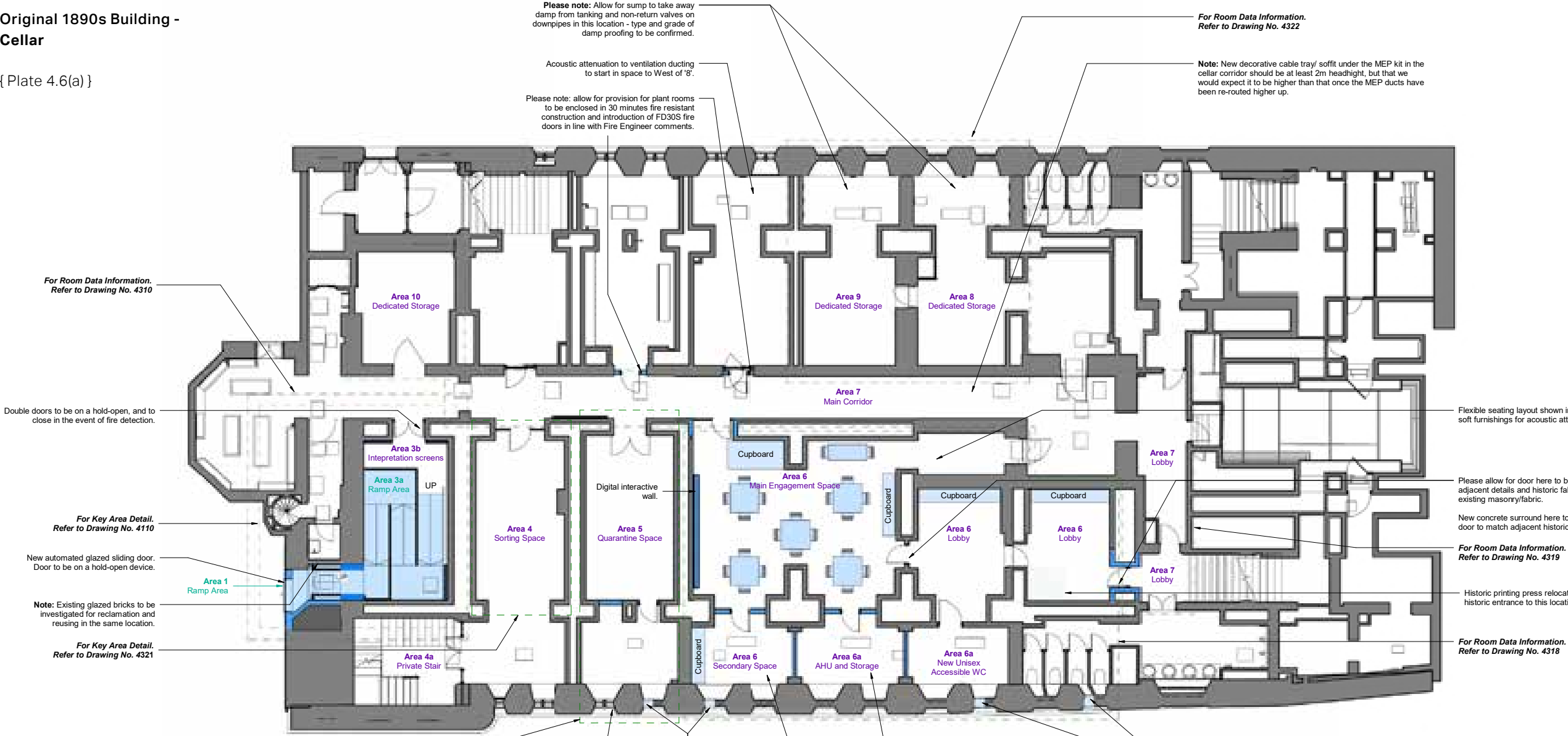
Left: Early concept diagrams of modern entrance proposals. *Middle:* Developed plans for new entrance lobby. *Right:* Developed details for new entrance lobby.



Left: Modern entrance as-existing. *Middle:* Early concept sketch of changes to entrance. *Right:* Developed visual of proposed changes to entrance.

Original 1890s Building -
Cellar

{ Plate 4.6(a) }



Cellar Floor Plan as Proposed
Scale 1 : 100

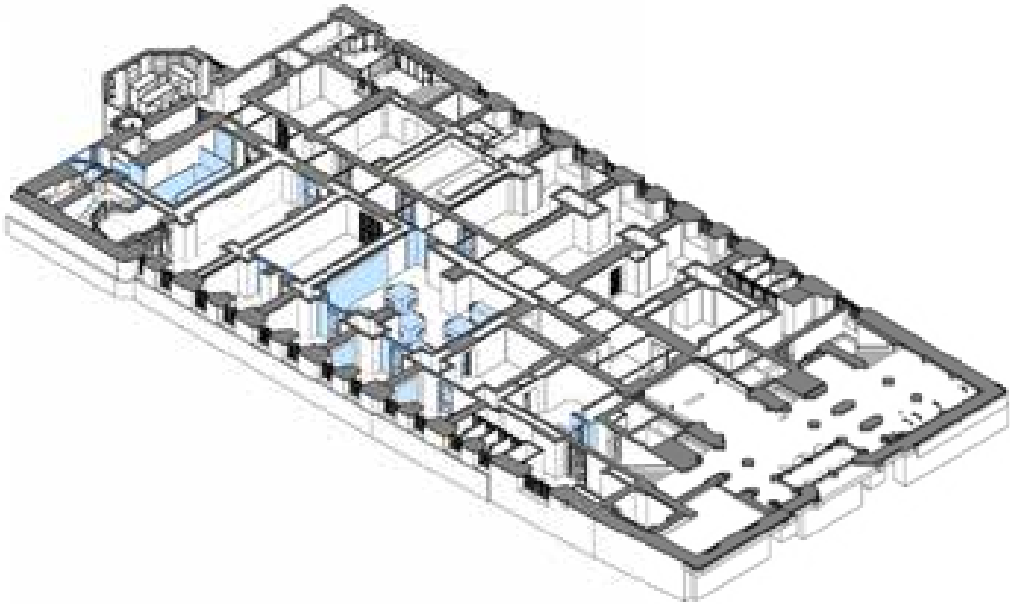
PROPOSAL NOTES

- Area 1**
A new opening formed in existing wall here to create a direct ramped route through.
- Area 3a**
New feature ramp and landing from 'Area 1'. Assume lightweight ramp with no excavation required.
- Area 3b**
Space around ramp to be used for interpretation.
- Area 4**
Proposed dedicated sorting space. This new arrangement will provide good proximity to the new incoming collections room at '5' and allow glimpses through from shared circulation via glazed doors. Glazing specification to provide level of sound resistance - RW30 or RW35 rating.
- Area 5**
Proposed dedicated quarantine space for incoming collections. Access to this space, in addition to the sorting space at '4', can also be gained via the newly activated private staff stair at '4a'.
- Area 6**
New 'Education and Engagement' space.
- Spaces at '6' to allow for up to 23 people including a variety of flexible seating and desk types. Furniture and layout to be suitable for all ages, from schools to researchers and graduates and new materials to be hardwearing. Note: furniture layout to be developed with university schools and teaching team.
- Please note: allow for secure, condition controlled storage for collections, new WC's at '6a' with new drainage connecting into Victorian WC's and acoustic stud wall to enclose new space. Also allow for a new digital wall in the main space - specification to match that in the Main Library Map Room.

- Area 7**
Circulation space suitably upgraded (repairs/ decoration/ new lighting/ decorative cable tray to hide MEP). Wall space in square 'entrance area' to be utilised for interpretation and potential graphics displays.
- Bookcases are to be removed and relocated to allow for alterations and upgrades to services routed along the walls and overhead in decorative bulkheads and soffit / cable trays. Lighting is to be controllable to allow for varying activities within the space.
- Areas 8 | 9 | 10**
Spaces at '8', '9' and '10' to be suitably upgraded to serve as new dedicated storage space. Large format racking would also be beneficial in spaces at '8' and '9' as dedicated storage for Proclamations.
- Note it is anticipated that storage needs may reduce in the future, in line with UoM plans.

GENERAL NOTE:

Replace existing shelving with modern steel adjustable shelving, for high quality modern usage (except Area '10, and wall shelves in Area 4 and 5). Shelving is believed to be 1902 by the university, not original.



Axonometric - Cellar Plan as Proposed

Information Note

Any drawing format is to be read in conjunction with and at the scale of accompanying documents.

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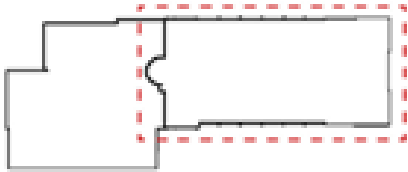
Drawings by Donald Insall Associates to be read in conjunction with full 'Next Chapter' drawing sets, including those by Structural Engineer, MEP Engineer, Exhibition Designer, Fire Consultant and Acoustic Consultant.

Area XX 'Next Chapter' items proposed to progress to construction-stage in 2024.

Area XX 'Next Chapter' items proposed to progress to construction-stage in 2024.

Area XX 'Next Chapter' items not currently proposed to progress to construction-stage in the 2024 works. Proposed date of construction-stage for these works to be confirmed.

Items in blue - Indicate proposed new elements

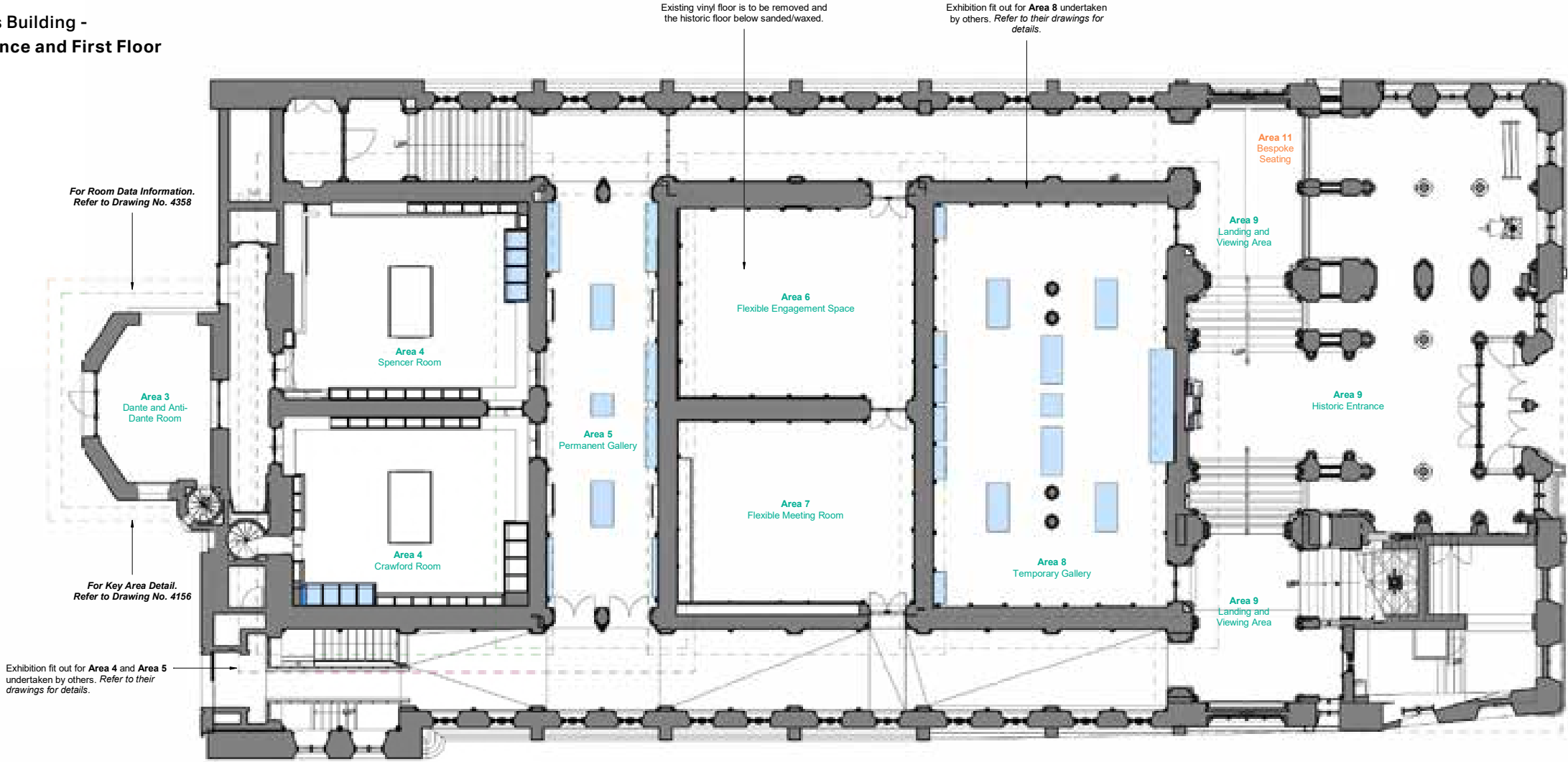


Key Plan

P3	27.06.23	JXW	RXC	Planning Permission and LBC Application		
P2	09.05.23	JXW	RXC	For Costing		
P1	13.04.23	JXW	RXC	Initial Issue		
Rev.	Date	Drawn	Auth.	Description		
Purpose of Issue						
Planning Permission and LBC Application						
Project Information						
The John Rylands						
Research Institute and Library						
Manchester, 'Next Chapter' Project						
Drawing Title						
Cellar Floor Plan as Proposed - General Arrangement						
Drawing Number						
Project ID	Originator	Functional Breakdown	Spatial Breakdown	Form	Discipline	Number
JRL	- DIA	- ZZ	- 01B	- D60-	ACL	- 4000
Project Number		Scale at A1		Status	Revision	
MAN.JRL.03		As indicated		S3	P3	
Donald Insall Associates Chartered Architects and Historic Building Consultants Ducie House, 37 Ducie Street, Manchester M1 2JW (+44) 0161 359 4326 Manchester@insall-architects.co.uk © 2023 DONALD INSALL ASSOCIATES LTD						

Original 1890s Building -
Historic Entrance and First Floor

{ Plate 4.6(b) }



Information Note

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Area XX 'Next Chapter' items proposed to progress to construction-stage in 2024.

Area XX 'Next Chapter' items not currently proposed to progress to construction-stage in the 2024 works. Proposed date of construction-stage for these works to be confirmed.

Items in blue - Indicate proposed new elements

Historic Entrance and First Floor Plan as Proposed
Scale 1 : 100

PROPOSAL NOTES

Area 3
Space to become dedicated storage for specific items. Storage to be bespoke but no requirement for condition control. Allow for improvements to small power.

Area 4
Spaces at '4' proposed a semi-permanent 'treasures' galleries. Opportunity to explore re-purposing of a number of large original bookcases. See exhibition designer proposals for details. Allow for improvement and upgrades to lighting in these spaces.

Please note: Existing historic shelves to be adapted to suit.

Area 5
Lighting to be improved to include tracks responding to the layout of the historic ceiling, and new exhibition facilities required to high specification (layout to be determined with exhibition designer). Both physical and digital exhibitions required here. See exhibition designers information.

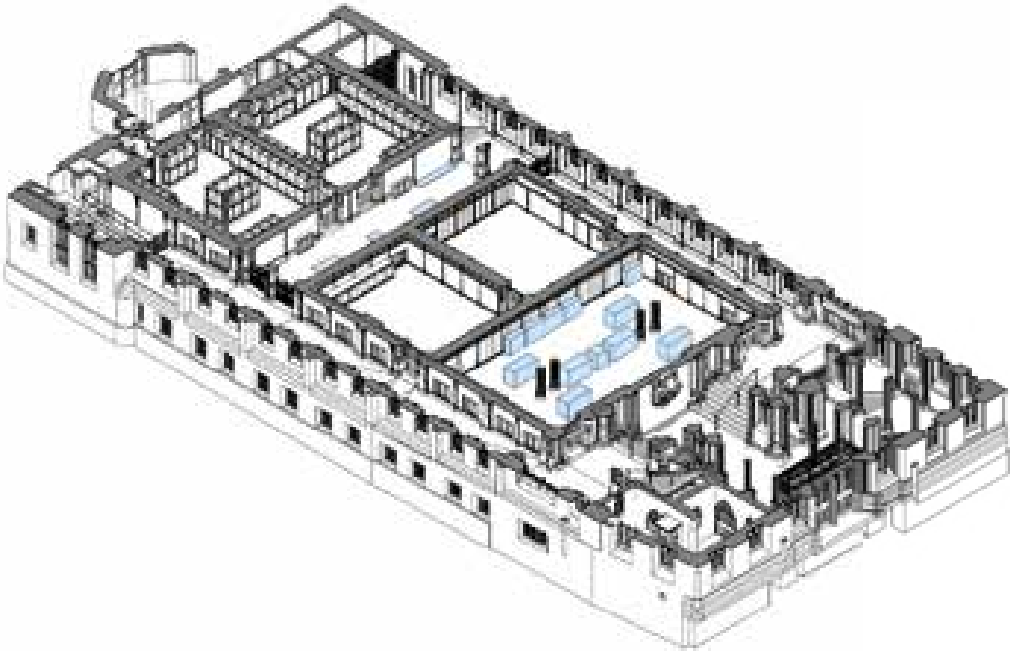
Area 6
Existing 'classroom' space upgraded to provide improved flexible meeting/ seminar/ lecture space, with improved 'track' and general lighting. Remove modern floor finish/ treat historic. Floor treatment would be required to protect historic floor. Allow for provision of fixed induction loops to this space.

Area 7
Existing space upgraded to provide improved flexible meeting / seminar / lecture space, with improved 'track' and general lighting. Allow for provision of fixed induction loops to this space.

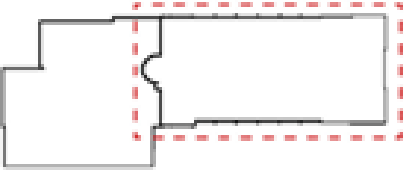
Area 8
Lighting to be improved including new track lighting and new exhibition facilities required to high specification (layout to be determined with exhibition designer). Allow for quality wall mounted power with metal sheathed cables clipped to walls and discreet, carefully inserted floorboxes - also applicable to '5'.

Layout of exhibition is to assume fixed cases against walls, central island and a small number of movable cases. Space to allow for tour groups to stand.

Area 9 and 11
Historic entrance to include new high quality feature uplighting and speakers (of an appropriately sensitive specification) to allow for audio/ visual exhibitions. Area 11 on the upper level would provide a bespoke and seating/ interpretation/ engagement space, wheelchair-accessible, from which to dwell in the historic entrance. This would include new seating and digital screens, arranged to respond to the context. The lower level would continue to be used for day visitors and for some events.



Axonometric - Historic Entrance and First Floor Plan as Proposed

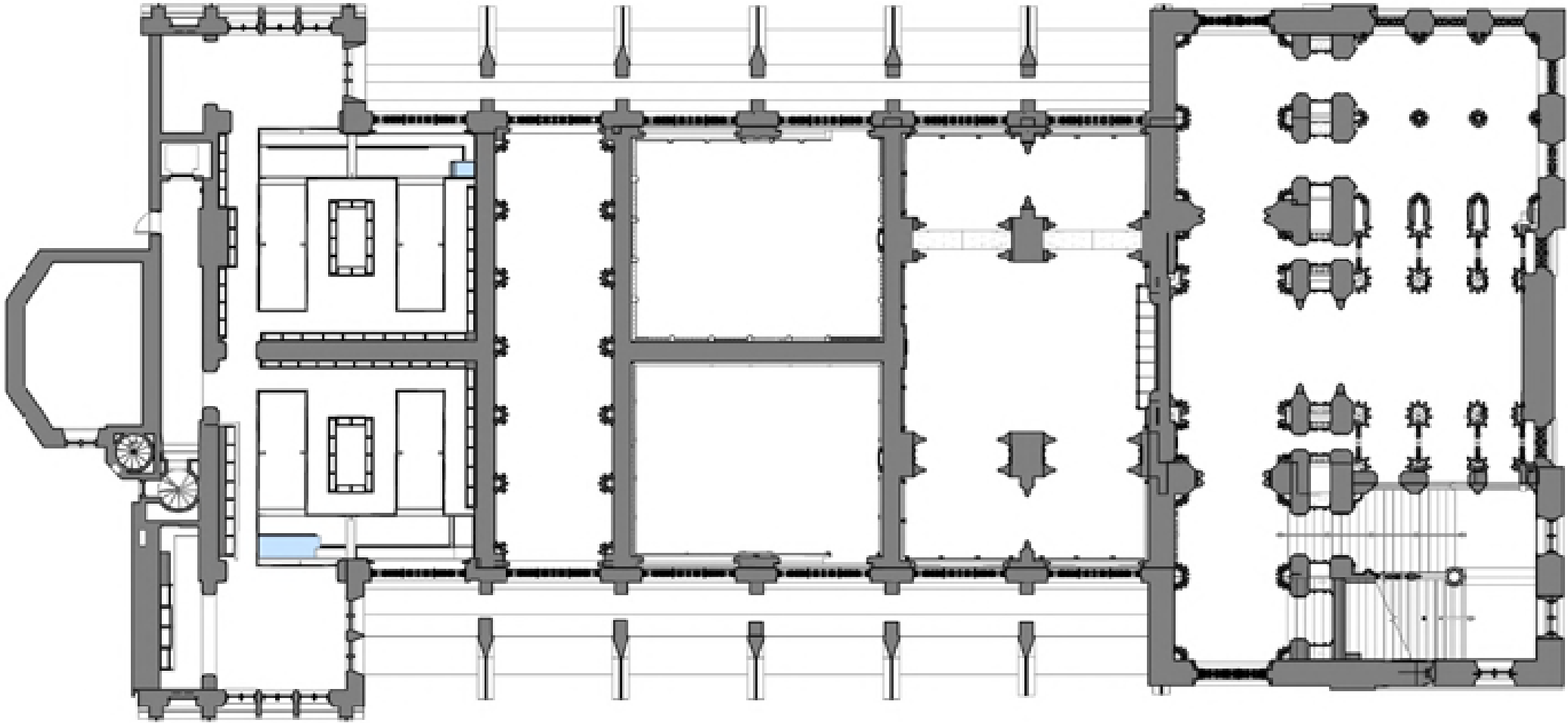


Key Plan

P2	09.05.23	JXW	RXC	For Costing		
P1	13.04.23	JXW	RXC	Initial Issue		
Rev.	Date	Des.	Auth.	Description		
Purpose of Issue						
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- General Arrangement						
Drawing Number						
Project ID	Originator	Functional Breakdown	Spatial Breakdown	Form	Discipline	Number
JRL	- DIA	- ZZ	- 20B	- D60-	ACL	- 4001
Project Number		Scale at A1		Status	Revision	
MAN.JRL.03		As indicated		S3	P2	
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Manchester@insall-architects.co.uk						
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Original 1890s Building -
Mezzanine

{ Plate 4.6(c) }



Information Note

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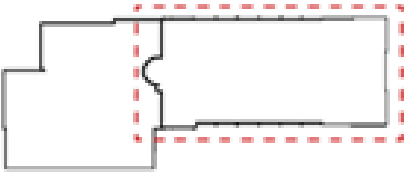
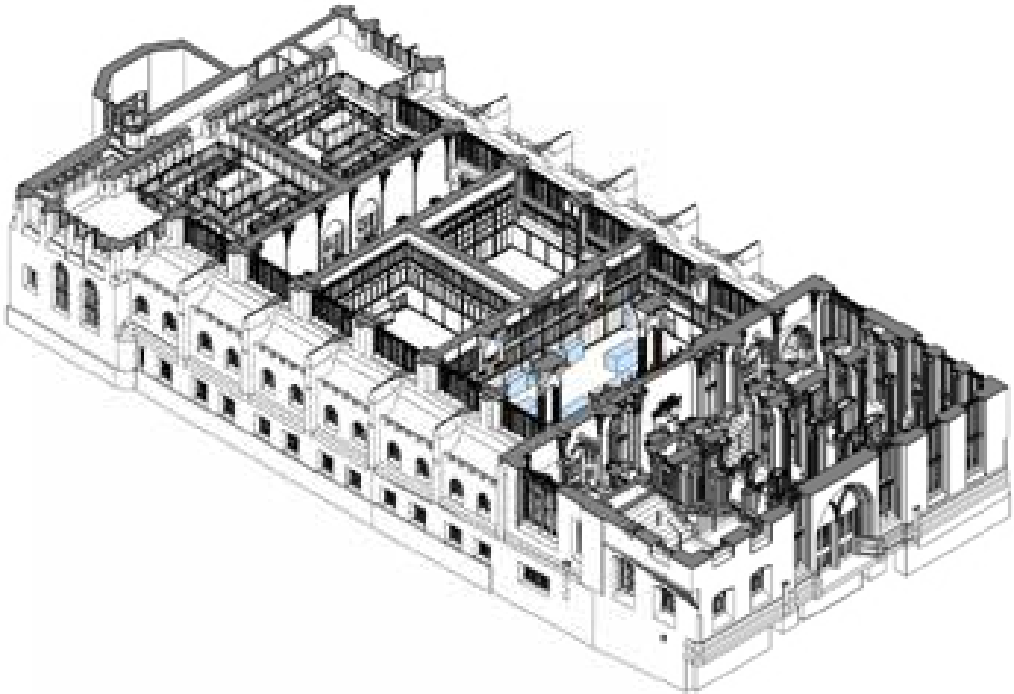
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- Area XX** 'Next Chapter' items not currently proposed to progress to construction-stage in the 2024 works. Proposed date of construction-stage for these works to be confirmed.
- Items in blue** - Indicate proposed new elements

Mezzanine Floor as Proposed
Scale 1 : 100



Key Plan

P1	27.06.23	JXW	RXC	Planning Permission and LBC Application		
Rev.	Date	Des.	Auth.	Description		
Purpose of Issue						
Planning Permission and LBC Application						
Project Information						
The John Rylands						
Research Institute and Library						
Manchester, 'Next Chapter' Project						
Drawing Title						
Mezzanine Floor as Proposed - General Arrangement						
Drawing Number						
Project ID	Originator	Functional Breakdown	Spatial Breakdown	Form	Discipline	Number
JRL	- DIA	- ZZ	- 30B	- D60-	ACL	- 4002
Project Number		Scale at A1		Status	Revision	
MAN.JRL.03		As indicated		S3	P1	
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Axonometric - Mezzanine Floor as Proposed



{ Plate 4.6(d) }

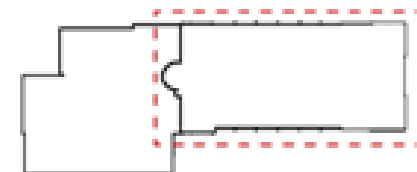


Area XX 'Next Chapter' items proposed to progress to construction-stage in 2024.

Area XX 'Next Chapter' items proposed to progress to construction-stage in 2024.

Area XX 'Next Chapter' items not currently proposed to progress to construction-stage in the 2024 works. Proposed date of construction-stage for these works to be confirmed.

Items in blue - Indicate proposed new elements



Key Plan

P2	27.06.2023	JJW	RXC	Planning Permission and LBC Application
P1	16.03.23	JJW	ELE	Initial Issue
Rev.	Date	Dim.	Auth.	Description

Purpose of Issue

Review and Comment

Project Information

The John Rylands
Research Institute and Library
Manchester, 'Next Chapter' Project

Drawing Title

Reading Room as Proposed - General Arrangement

Drawing Number

Project ID	Originator	Functional Breakdown	Spatial Breakdown	Form	Discipline	Number
JRL	- DIA	- ZZ	- 40B	- D60-	ACL	- 4003

Project Number

Scale at A1

Status

Revision

MAN.JRL.03	As indicated	S3	P2
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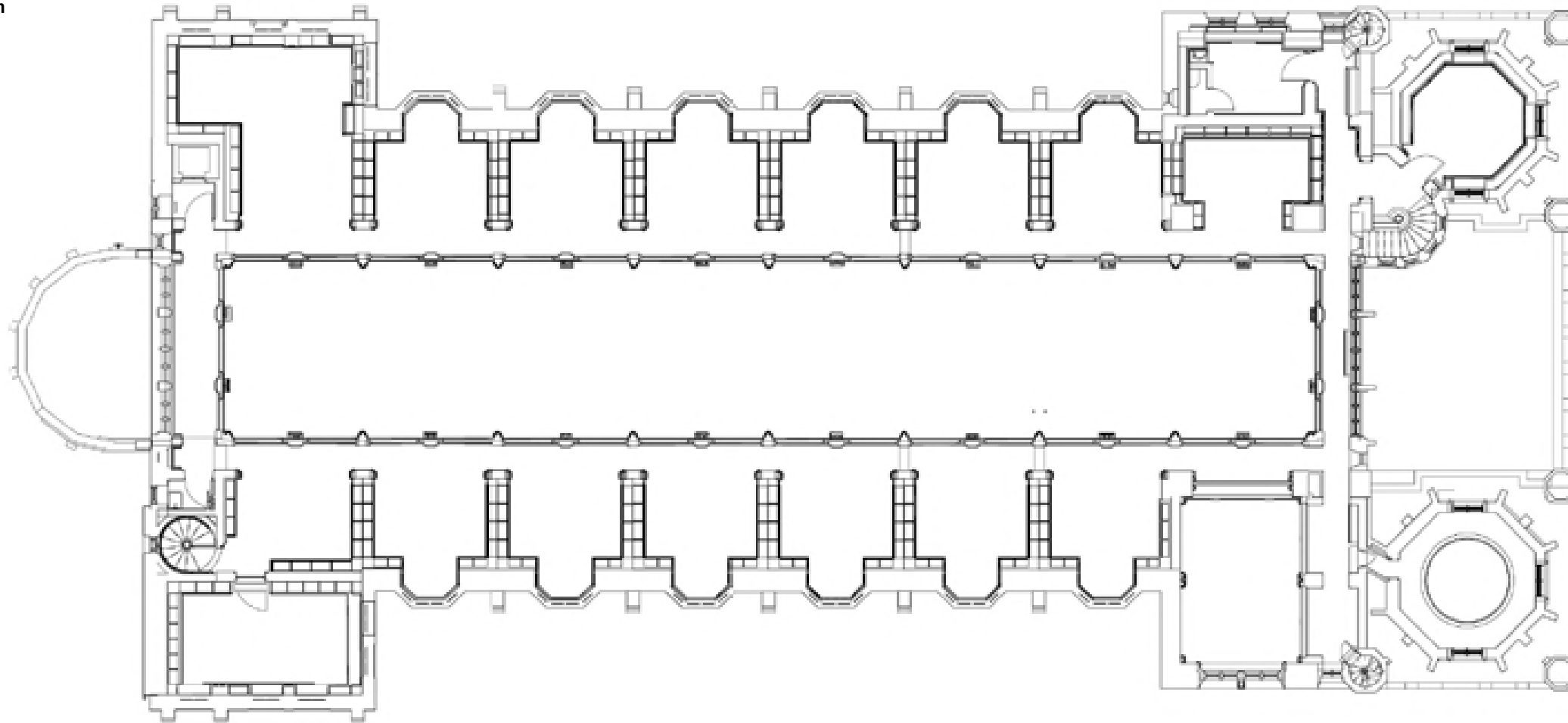
Donald Insall Associates

Chartered Architects and Historic Building Consultants

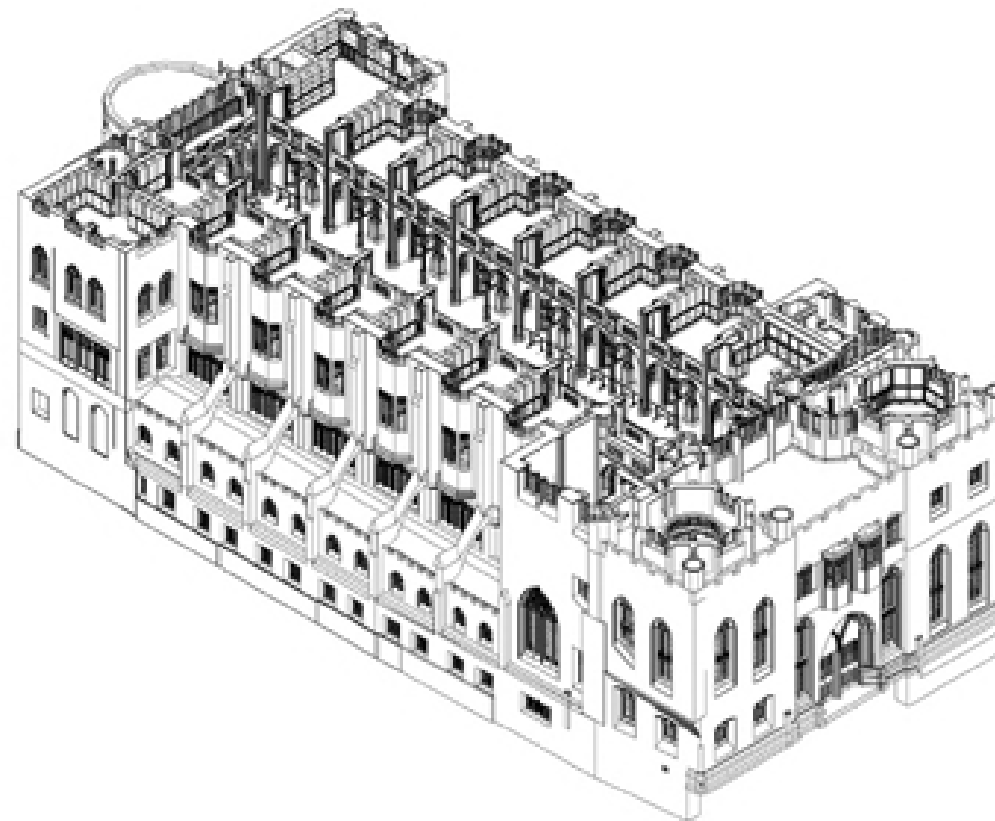
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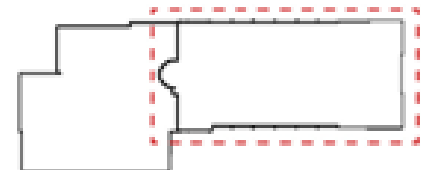
{ Plate 4.6(e) }



SCALE : 100



Items in blue - Indicate proposed new elements



P2	27.06.2023	JXW	RXC	Planning Permission and LBC Application
P1	16.03.23	JXW	ELE	Initial Issue
Rev.	Date	Drn.	Auth.	Description

Review and Comment

The John Rylands
Research Institute and Library
Manchester, 'Next Chapter' Project

Reading Room Mezzanine as Proposed -
General Arrangement

Project ID	Originator	Functional Breakdown	Spatial Breakdown	Form	Discipline	Number
JRL	- DIA	- ZZ	- 50B	- D60-	ACL	- 4004

Project Number	Scale at A1	Status	Revision
MAN.JRL.03	As indicated	S3	P2

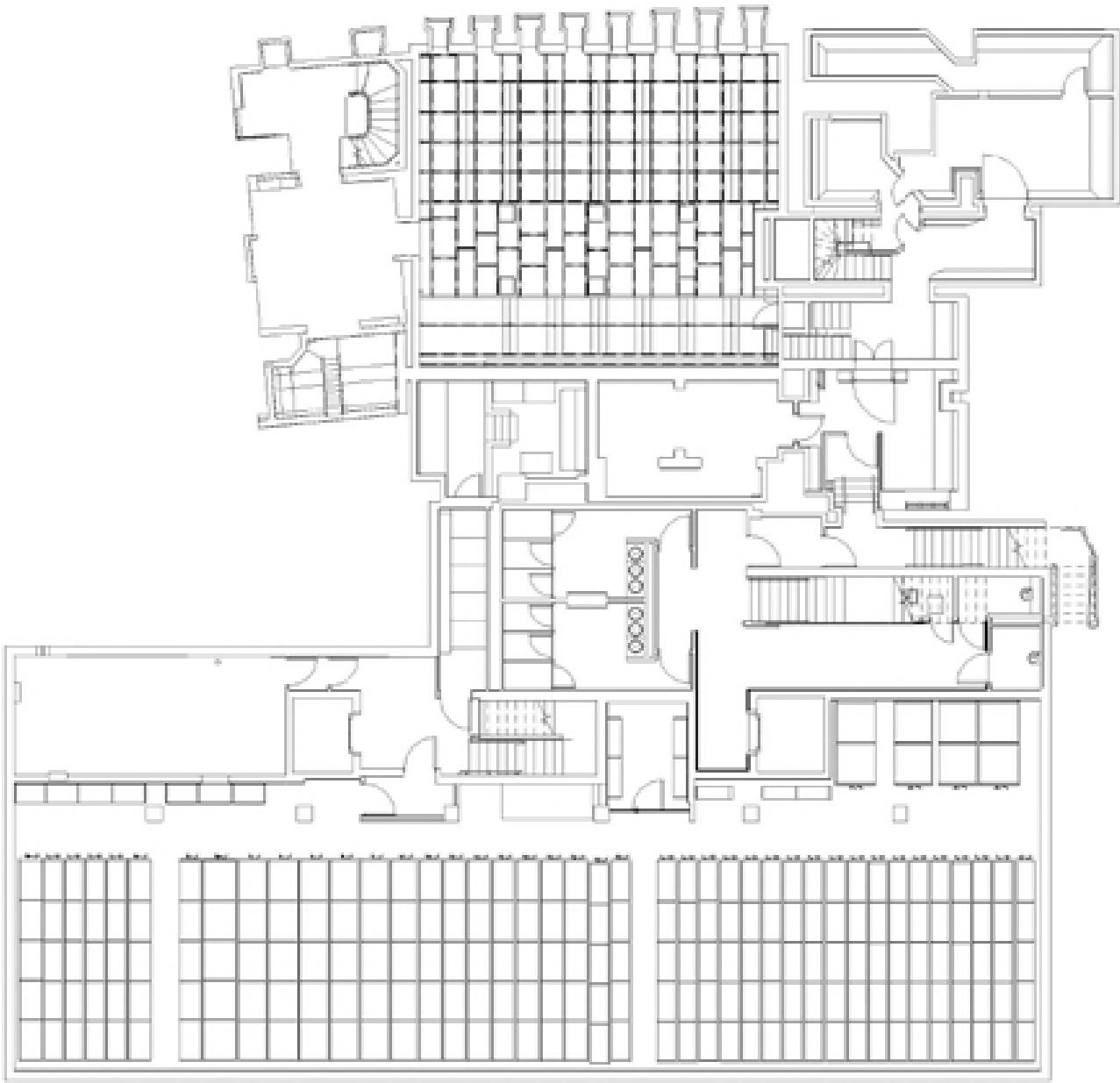
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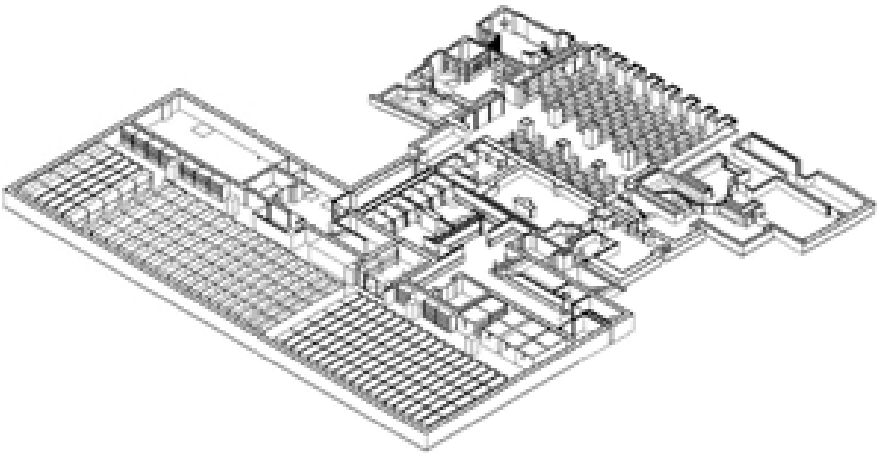
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Extension Buildings (1920s, 1960s, 2007) -
Basement

{ Plate 4.6(f) }



Basement Plan as Proposed
Scale 1 : 100



Axonometric - Basement Plan as Proposed

Information Note

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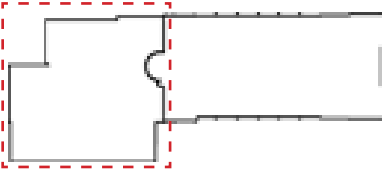
Drawings by Donald Insall Associates to be read in conjunction with full 'Next Chapter' drawing sets, including those by Structural Engineer, MEP Engineer, Exhibition Designer, Fire Consultant and Acoustic Consultant.

Area XX 'Next Chapter' items proposed to progress to construction-stage in 2024.

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Items in blue - Indicate proposed new elements

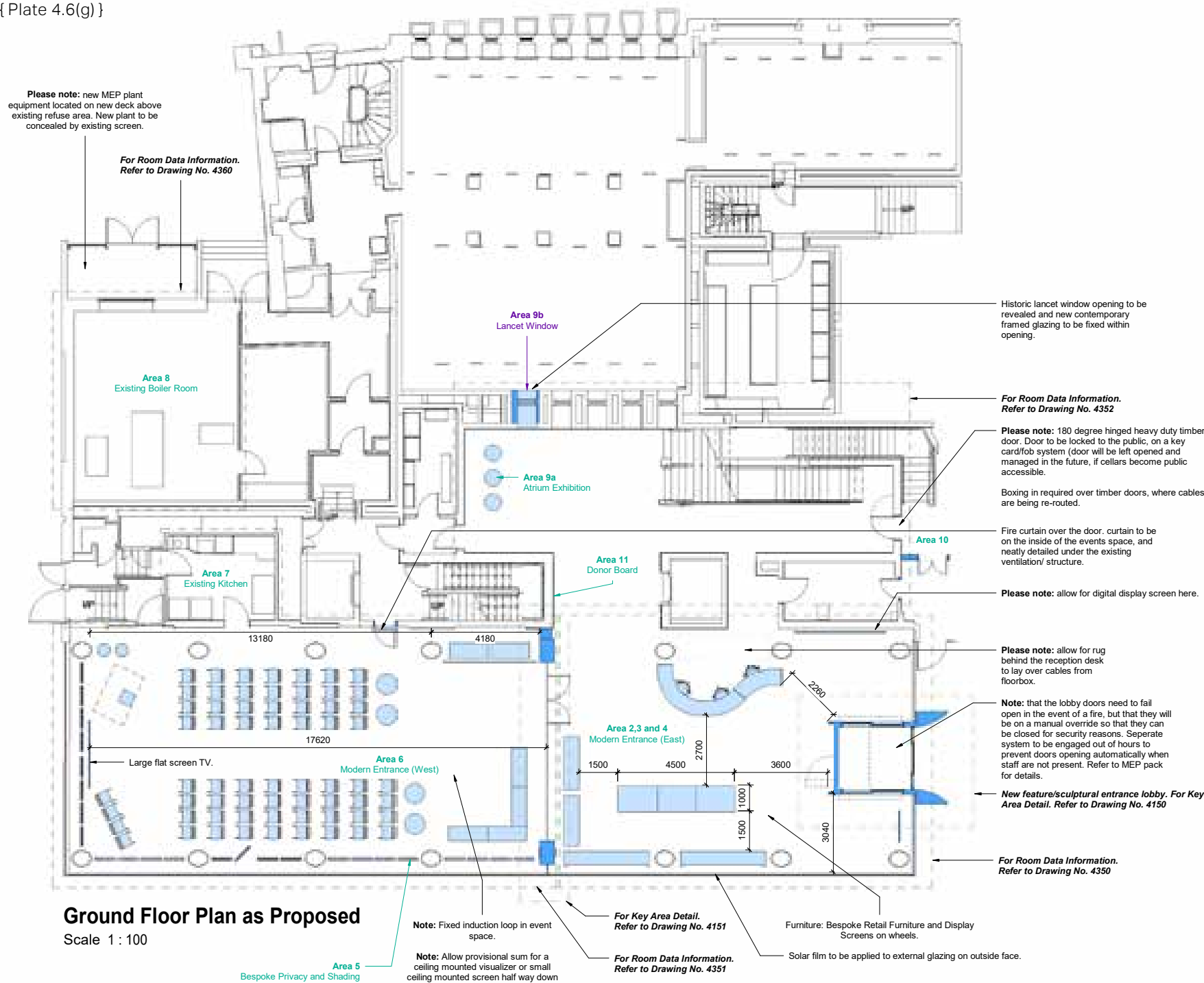


Key Plan

P3	27.06.23	JXW	RXC	Planning Permission and LBC Application
P2	09.05.23	JXW	RXC	For Costing
P1	16.03.23	JXW	ELE	Initial Issue
Rev.	Date	Des.	Auth.	Description
Purpose of Issue				
Planning Permission and LBC Application				
Project Information				
The John Rylands				
Research Institute and Library				
Manchester, 'Next Chapter' Project				
Drawing Title				
Basement Plan as Proposed - General Arrangement				
Drawing Number				
Project ID	Originator	Functional Breakdown	Spatial Breakdown	Form Discipline Number
JRL	- DIA	- ZZ	- 00A - D60-	ACL - 4050
Project Number		Scale at A1	Status	Revision
MAN_JRL_03		As indicated	S3	P3
Donald Insall Associates				
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Extension Buildings (1920s, 1960s, 2007) - Ground Floor

{ Plate 4.6(g) }



Ground Floor Plan as Proposed

Scale 1 : 100

PROPOSALS NOTES

Area 2, 3 and 4
Entrance Vestibule
Replace the unreliable revolving door and reduce exposure to external conditions when doors are required to be open for long periods - doors to be staggered to prevent wind-tunnel effect and associated weather matting to be redesigned to suit new layout. New vestibule to include in-built warm air curtain.

New entrance vestibule to be key, welcoming design feature of the project and should speak of 'storytelling', reaching out to the public. Design to follow language of other key interventions in next chapter project.

Retail
New bespoke retail zone to reduce impact on the main entrance and allow main events space at '6' to expand when required. Bespoke plinths and shelving to allow display of bespoke JRL products and existing historic shelving to be retained and incorporated.

Reception
Reduced reception area. Space is to accommodate tills, computers and printers, along with space for new small technology for proposed guided tours i.e handheld devices / screens.

Area 5
New bespoke privacy and shading screen around perimeter. For 1) privacy (allowing glimpses but not direct views into events. 2) to provide shading and assist with wider cooling strategy.

Screens to be graded to allow more privacy to west-end of room.

Area 6
Main flexible events space, with high levels of privacy via a new full height acoustic rated glazed screen with manifestation and pass door as part of fire strategy. Area to be flexible in layout, providing high quality, flexible furniture to be used for events. Space to have quality ambience and outstanding IT and AV facilities.

Area 7
Kitchen retained as existing for functions; allow for small mobile counter in '6' for refreshments during events. Counter to be bespoke and high quality to suit its setting.

Area 8
Space to be upgraded including louvers and upgrades to internal building fabric only including new insulation to ceiling. (see MEP package for details).

Area 9a
Temporary and flexible pop-up displays in this location.

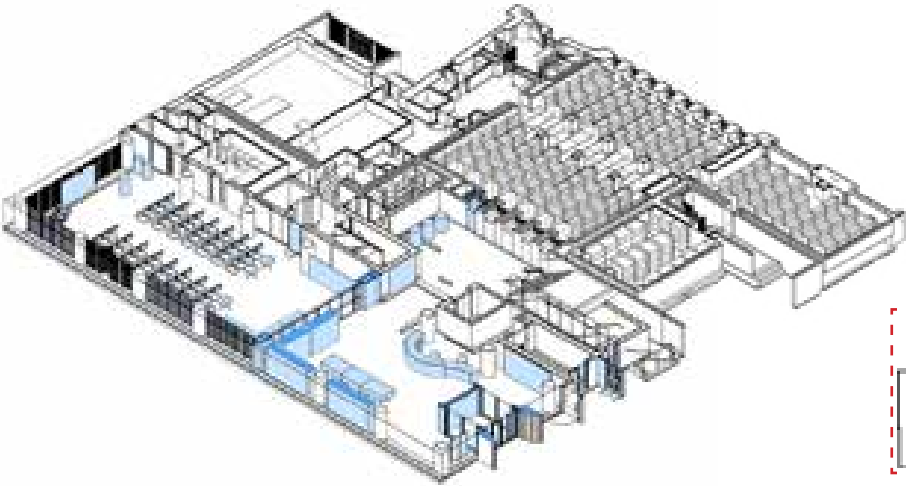
Area 9b
The existing concealed '5th' lancet windows is proposed and rebuilt in a contemporary manner, within void that remains following its prior removal, allowing visitors to glimpse through to the glass floored book stores behind - please refer to drawing annotation for specific details and indicative locations.

Please note: allow for signage and refurbishment of shelves behind.

Area 10
A new opening formed in existing wall here to create a direct ramped route through to Cellar Level. Lobby required to be slightly modified for accessibility and fire regulation requirements.

Area 11
Donor board to be replaced to match newly designed wayfinding.

Please note: allow for all signage across building to be replaced.



Axonometric - Ground Floor Plan as Proposed

Information Note

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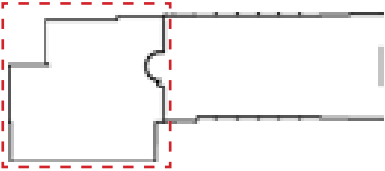
Drawings by Donald Insall Associates to be read in conjunction with full 'Next Chapter' drawing sets. Including those by Structural Engineer, MEP Engineer, Exhibition Designer, Fire Consultant and Acoustic Consultant.

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Items in blue - Indicate proposed new elements

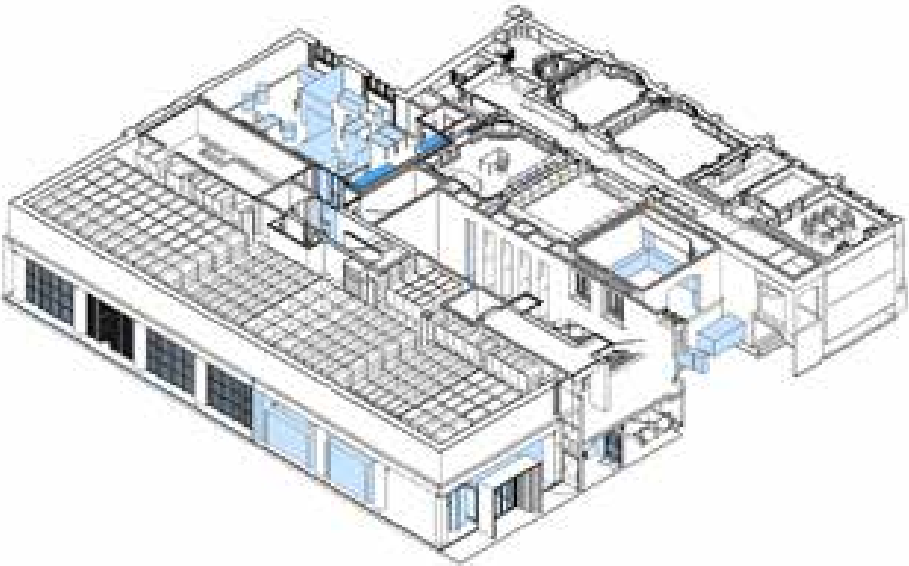
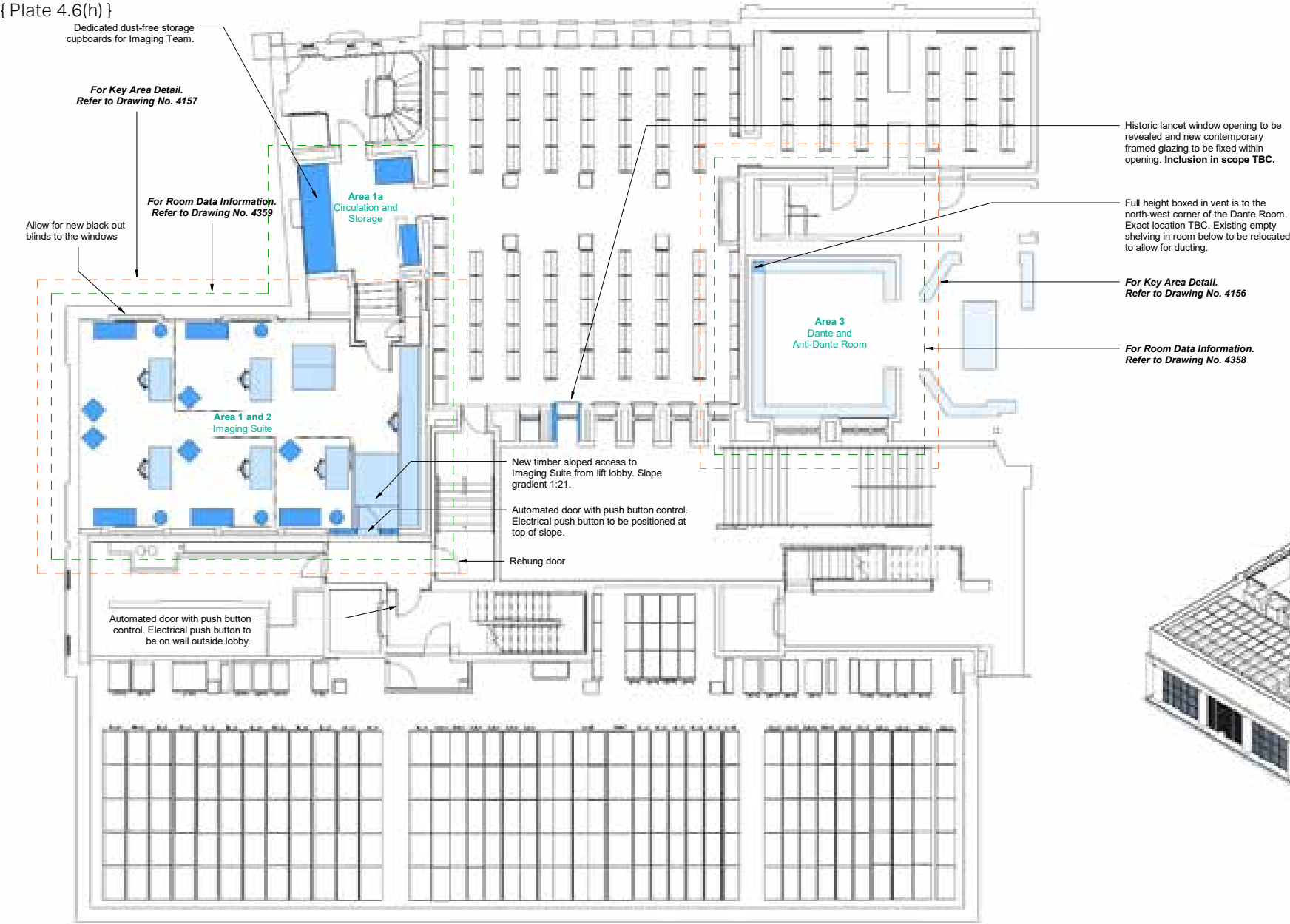


Key Plan

P3	27.06.23	JXW	RXC	Planning Permission and LBC Application
P2	09.05.23	JXW	RXC	For Costing
P1	13.04.23	JXW	RXC	Initial Issue
Rev.	Date	Des.	Auth.	Description
Purpose of Issue				
Planning Permission and LBC Application				
Project Information				
The John Rylands Research Institute and Library Manchester, 'Next Chapter' Project				
Drawing Title				
Ground Floor Plan as Proposed - General Arrangement				
Drawing Number				
Project ID	Originator	Functional Breakdown	Spatial Breakdown	Form Discipline Number
JRL	- DIA	- ZZ	- 10A - D60-	ACL - 4051
Project Number		Scale at A1	Status	Revision
MAN_JRL_03		As indicated	S3	P3
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Extension Buildings (1920s, 1960s, 2007) -
First Floor

{ Plate 4.6(h) }



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Area XX 'Next Chapter' items proposed to progress to construction-stage in 2024.

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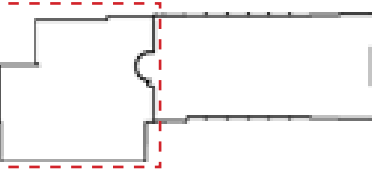
Area XX 'Next Chapter' items not currently proposed to progress to construction-stage in the 2024 works. Proposed date of construction-stage for these works to be confirmed.

Items in blue - Indicate proposed new elements

First Floor Plan as Proposed

Scale 1 : 100

Axonometric - First Floor Plan as Proposed



Key Plan

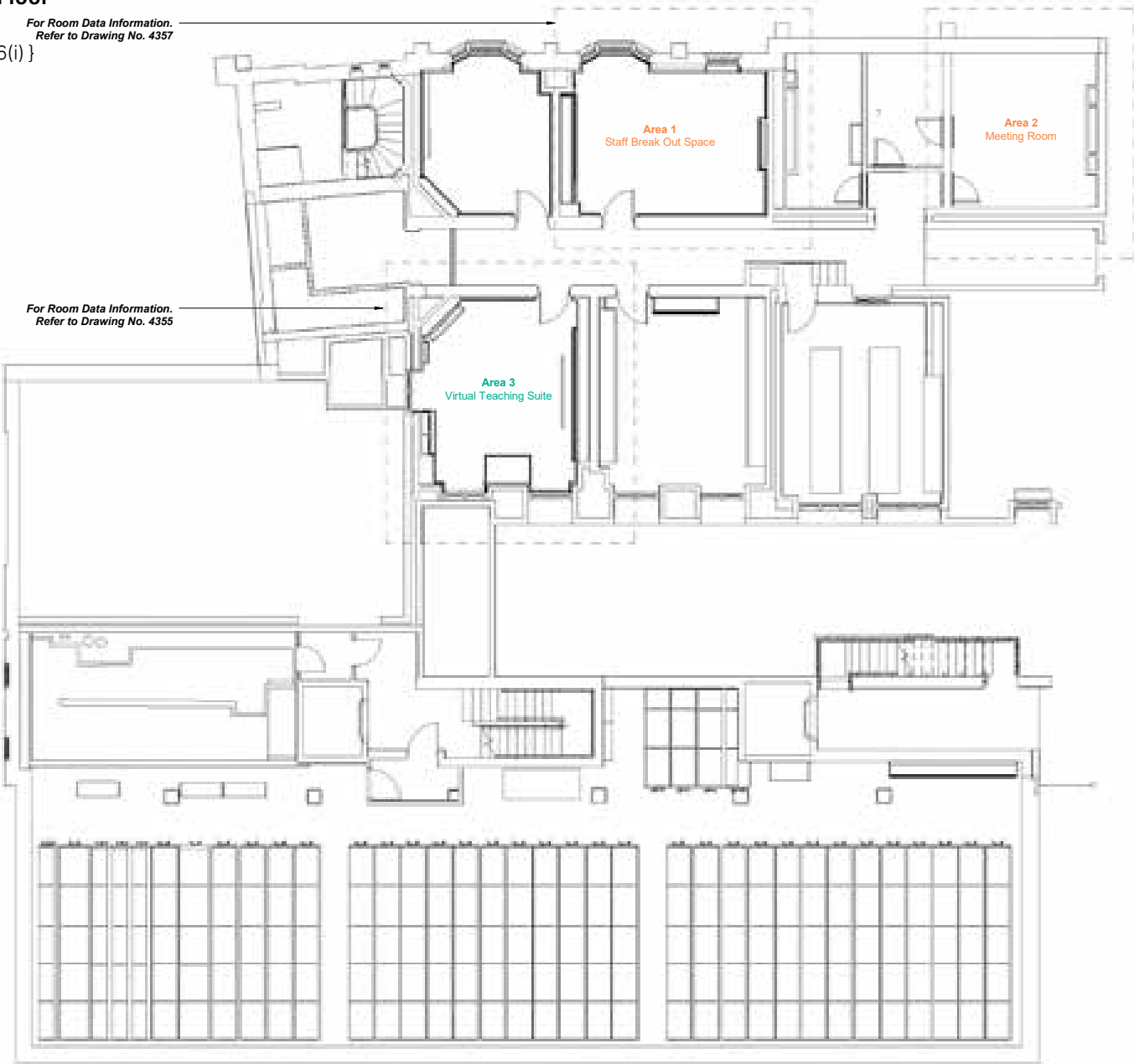
PROPOSALS NOTES

- Area 1**
New imaging suite with internal conditions to be upgraded, including blackout blinds. Allow for upgrades to accommodate imaging MSI equipment and bespoke imaging cupboards.
- Area 2**
New opening formed in existing wall to improve circulation and access to and from the main archives in the 2007 building.
- Area 3**
Space to become dedicated storage for specific items. Storage to be bespoke but no requirement for condition control. Allow for improvements to small power and cooling.
- Please note:** allow for all signage across building to be replaced. Please refer to exhibition designers information.

P3	27.06.23	JXW	RXC	Planning Permission and LBC Application
P2	09.05.23	JXW	RXC	For Costing
P1	16.03.23	JXW	ELE	Initial Issue
Rev.	Date	Des.	Auth.	Description
Purpose of Issue				
Planning Permission and LBC Application				
Project Information				
The John Rylands				
Research Institute and Library				
Manchester, 'Next Chapter' Project				
Drawing Title				
First Floor Plan as Proposed - General Arrangement				
Drawing Number				
Project ID	Originator	Functional Breakdown	Spatial Breakdown	Form Discipline Number
JRL	- DIA	- ZZ	- 20A - D60-	ACL - 4052
Project Number				
MAN_JRL_03		Scale at A1	Status	Revision
As indicated		S3		P3
Donald Insall Associates				
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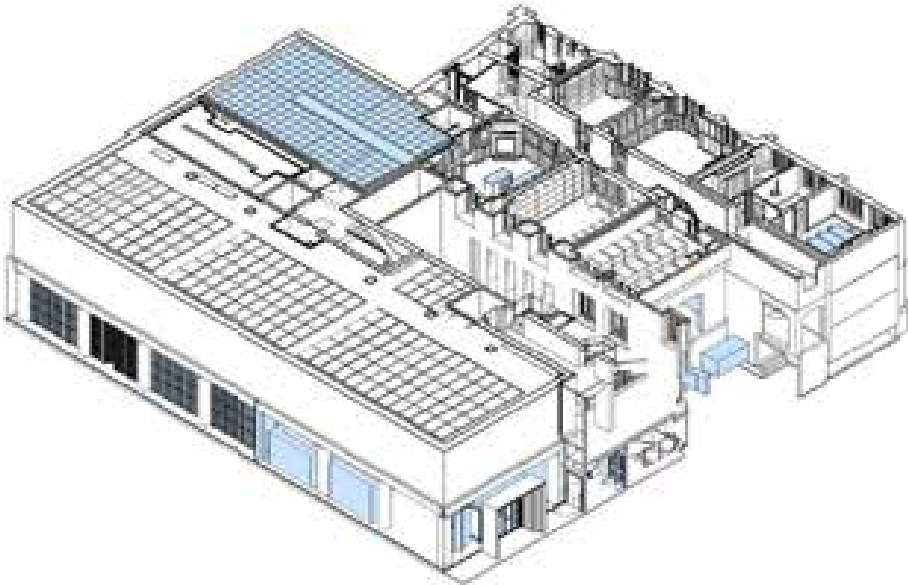
Extension Buildings (1920s, 1960s, 2007) -
Second Floor

For Room Data Information.
Refer to Drawing No. 4357
{ Plate 4.6(i) }



Second Floor Plan as Proposed
Scale 1 : 100

For Room Data Information.
Refer to Drawing No. 4356



Axonometric - Second Floor Plan as Proposed

Information Note

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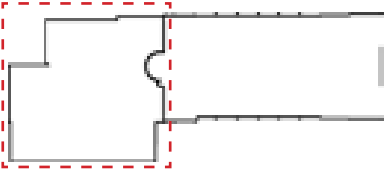
Drawings by Donald Insall Associates to be read in conjunction with full 'Next Chapter' drawing sets. Including those by Structural Engineer, MEP Engineer, Exhibition Designer, Fire Consultant and Acoustic Consultant.

Area XX 'Next Chapter' items proposed to progress to construction-stage in 2024.

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Area XX 'Next Chapter' items not currently proposed to progress to construction-stage in the 2024 works. Proposed date of construction-stage for these works to be confirmed.

Items in blue - Indicate proposed new elements



Key Plan

PROPOSALS NOTES

Area 1
New dedicated staff breakout space.. Allow for reconfiguration of layout and upgrades to small power and data.

Area 2
New dedicated meeting room to provide bookable meetings space for both internal and external use. Upgrades required to lighting and comfort including small power and data for portable display screen. Allow for full decoration.

Area 3
Proposed new virtual teaching space - space upgraded to provide 'state of the art' audio-visual production suite for creation of content and to provide reliable online virtual library resources.

Please note: allow for all signage across building to be replaced. Please see exhibition designers information.

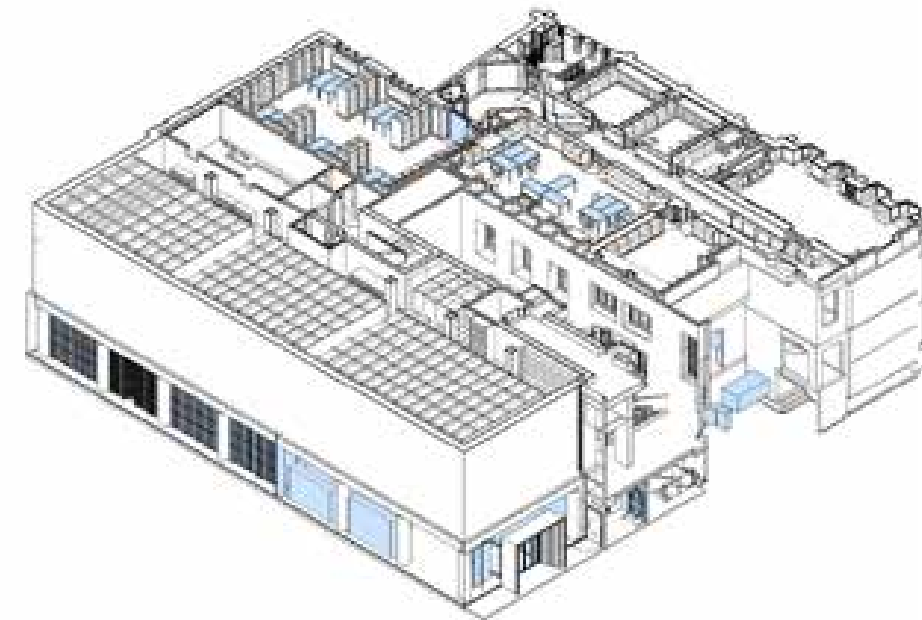
P3	27.06.23	JXW	RXC	Planning Permission and LBC Application
P2	09.05.23	JXW	RXC	For Costing
P1	16.03.23	JXW	ELE	Initial Issue
Rev.	Date	Des.	Auth.	Description
Purpose of Issue				
Planning Permission and LBC Application				
Project Information				
The John Rylands				
Research Institute and Library				
Manchester, 'Next Chapter' Project				
Drawing Title				
Second Floor Plan as Proposed - General Arrangement				
Drawing Number				
Project ID	Originator	Functional Breakdown	Spatial Breakdown	Form Discipline Number
JRL	- DIA	- ZZ	- 30A - D60-	ACL - 4053
Project Number	Scale at A1			Status Revision
MAN_JRL_03	As indicated			S3 P3
Donald Insall Associates				
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{ Plate 4.6(j) }

**For Key Area Detail.
Refer to Drawing No. 4153**

— **For Key Area Detail.**
Refer to Drawing No. 4154

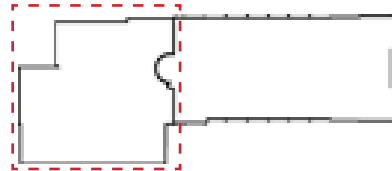
Area 2b
Printed Book Room



Scale 1 : 100

Please note: allow for all signage across building to be replaced.

Items in blue - Indicate proposed new elements



Key Plan

Donald Insall Associates
Chartered Architects and Historic Building Consultants

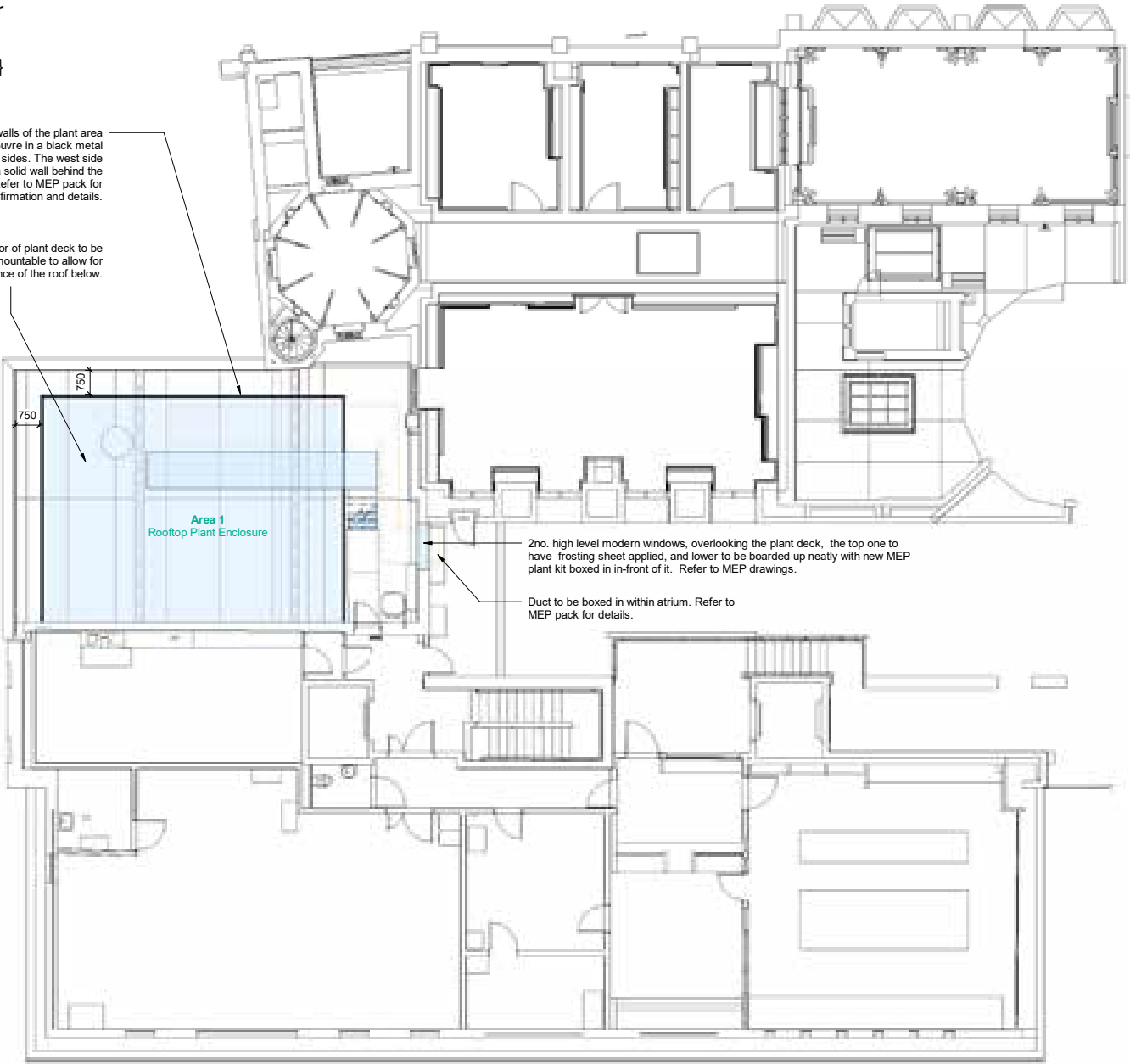
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Extension Buildings (1920s, 1960s, 2007) -
Fourth Floor

{ Plate 4.6(k) }

Allow for the walls of the plant area to be a metal louvre in a black metal frame on both sides. The west side will have a solid wall behind the louvre. Refer to MEP pack for confirmation and details.

Note: floor of plant deck to be demountable to allow for maintenance of the roof below.



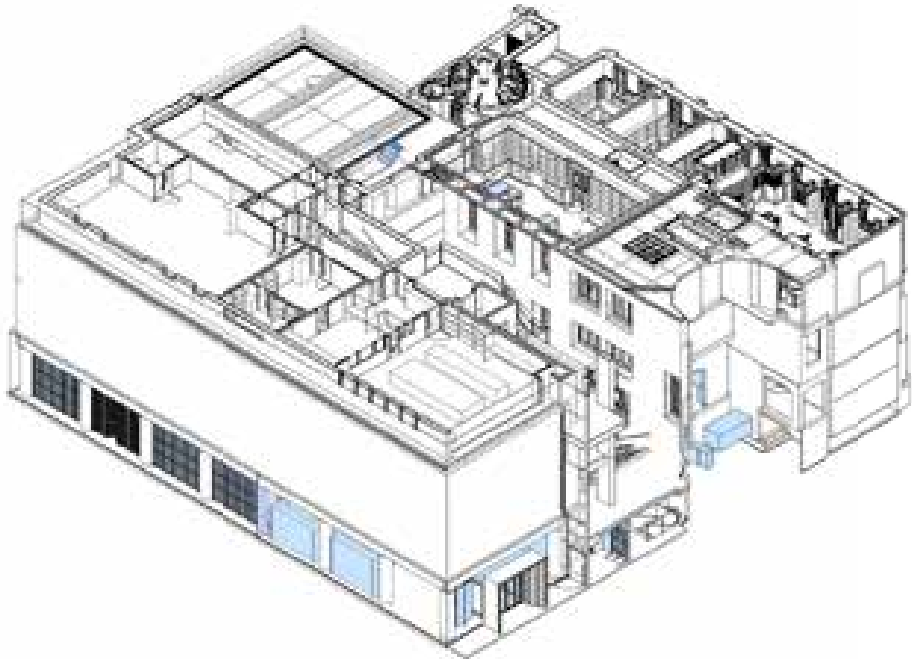
Fourth Floor Plan as Proposed

Scale 1 : 100

PROPOSALS NOTES

Area 1
Allow for new high quality external louvered plant screens to conceal new MEP equipment ducting to roof space. Please refer to MEP Engineer information for details.

Axonometric - Fourth Floor Plan as Proposed



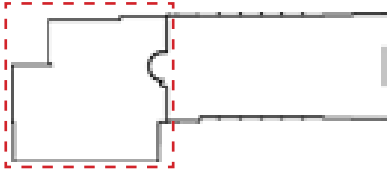
Information Note
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Items in blue - Indicate proposed new elements



Key Plan

P3	27.06.23	JXW	RXC	Planning Permission and LBC Application		
P2	09.06.23	JXW	RXC	For Costing		
P1	16.03.23	JXW	ELE	Initial Issue		
Rev.	Date	Des.	Auth.	Description		
Purpose of Issue						
Planning Permission and LBC Application						
Project Information						
The John Rylands						
Research Institute and Library						
Manchester, 'Next Chapter' Project						
Drawing Title						
Fourth Floor Plan as Proposed - General Arrangement						
Drawing Number						
Project ID	Originator	Functional Breakdown	Spatial Breakdown	Form	Discipline	Number
JRL	- DIA	- ZZ	- 50A	- D60-	ACL	- 4055
Project Number		Scale at A1		Status	Revision	
MAN_JRL_03		As indicated		S3	P3	
Donald Insall Associates						
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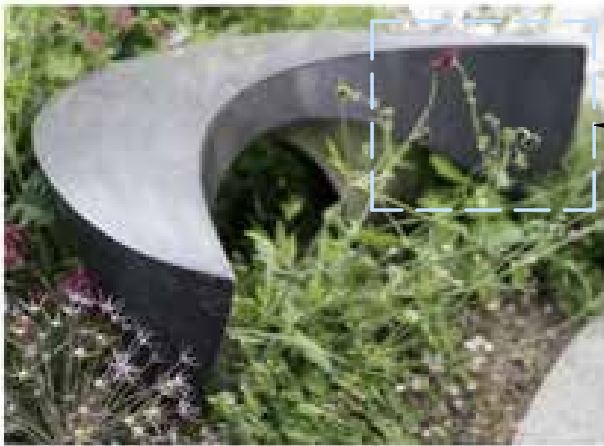
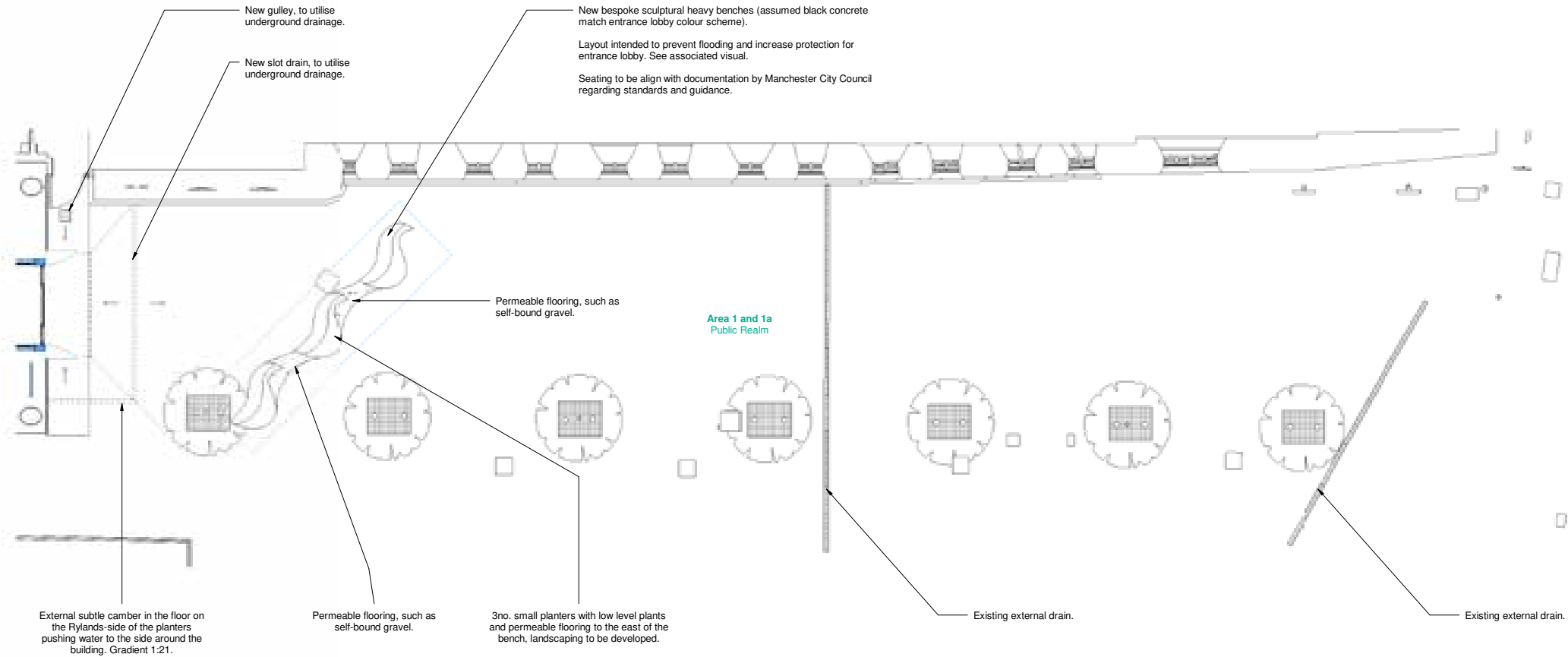


View looking up Wood Street, showing proposed louvred screen.



Extension Buildings (1920s, 1960s, 2007) -
Externals

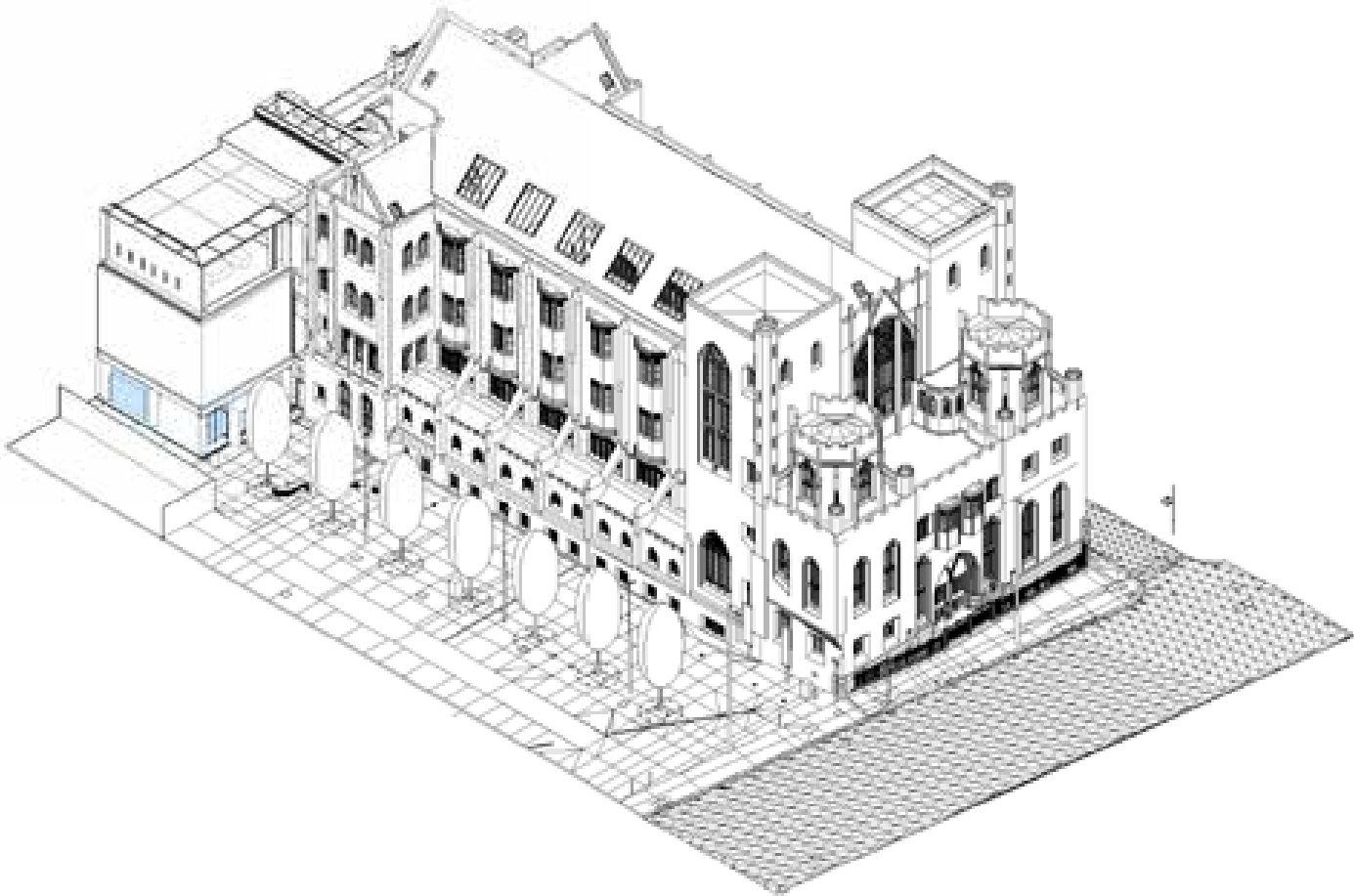
{ Plate 4.6(L) }



Area of bespoke sculptural heavy benches, has opportunity to be etched with text. Similar to that of the proposed entrance lobby



Precedents



Axonometric - Landscape Plan as Proposed

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Items in blue - Indicate proposed new elements

P5	14.08.2023	JXW	RXC	External Signage Omitted
P4	20.07.2023	JXW	RXC	Issued to Contractor for Costing
P3	27.06.2023	JXW	RXC	Planning Permission and LBC Application
P2	09.05.23	JXW	RXC	For Costing
P1	13.04.23	JXW	RXC	Initial Issue
Rev.	Date	Dm.	Auth.	Description

Purpose of Issue
Planning Permission and LBC Application

Project Information
The John Rylands
Research Institute and Library
Manchester, 'Next Chapter' Project

Drawing Title
Landscape as Proposed - General
Arrangement

Project ID	Originator	Functional Breakdown	Spatial Breakdown	Form	Discipline	Number
JRL	- DIA	- ZZ	- ZZ	- D60-	ACL	- 4111

Project Number	Scale at A1	Status	Revision
MAN_JRL_03	As indicated	S3	P5

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4.6.1 Original 1890s building, Cellar Floor - Storage and sorting

Minor upgrades to storage spaces

In order to make minor improvements to the conditions in storage areas 8 and 9 as shown on [Plate 4.6(a)], it is proposed to tank the external walls, by a non-intrusive method. Tanking is to include a face-fixed impermeable membrane (with minimal fixings into existing joints), to allow occasional damp to run down the face of the wall as-existing and channelled into the existing below ground drainage, without evaporating into the room. See civil engineering drawings/ report by WML for details.

Historic shelving in this area to be retained.

Quarantine space

In area 5 as shown on [Plate 4.6(a)], it is proposed to convert the room into a dedicated quarantine space for new collections; a space that the building currently lacks. This requires new air supply to be brought into the room, through a careful new opening in the masonry wall to the east (approx 200mm circumference). The new opening will be carefully controlled to remove only the required amount of masonry.

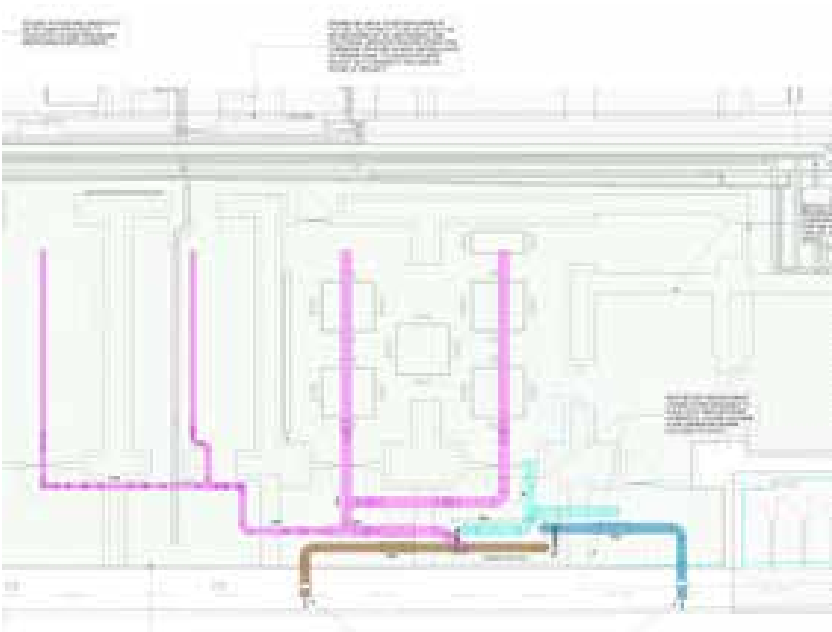
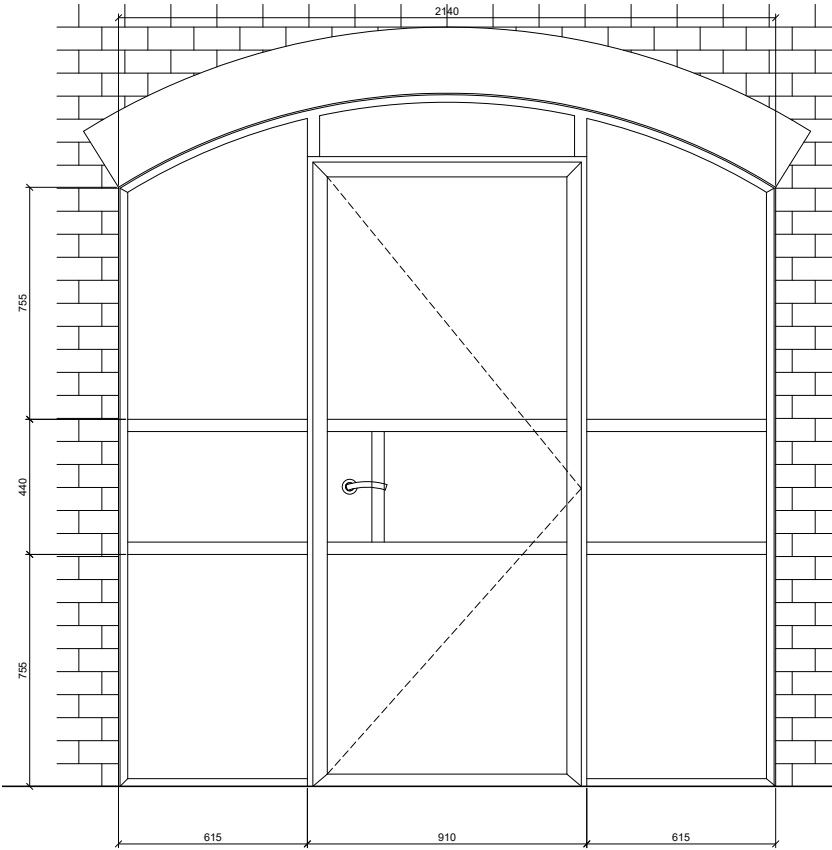
Some shelving in this area to be relocated to suit new room use.

Sorting space

In area 4 on [Plate 4.6(a)], it is proposed to convert the room into a dedicated sorting space for new collections; within which the public can see staff working, to enhance their understanding of how the institution functions. This requires new air supply to be brought into the room, through a careful new opening in the east wall (approx 160 mm circumference).

To enable this new function, a new glazed screen/ glazed door is also proposed to fill and existing archway into the corridor. This would be carefully detailed to not chase the glazing into the masonry, but instead to lightly fix a new metal frame to the masonry arch, which the glass would sit within. See architectural details (and adjacent images).

Some shelving in this area to be relocated to suit new room use.



Top left and top right - Proposals for new glazed screen in existing arch, to convert room into Sorting Space. Bottom left - Conditions of current cellar spaces requiring tanking to protect collections. Bottom right - Proposal to bring air circulation into cellars via adapted existing vents in south elevation and new AHU unit.

4.6.2 Original 1890s building, Cellar Floor - Ramped access

Overview; A New Journey Through a Known Building

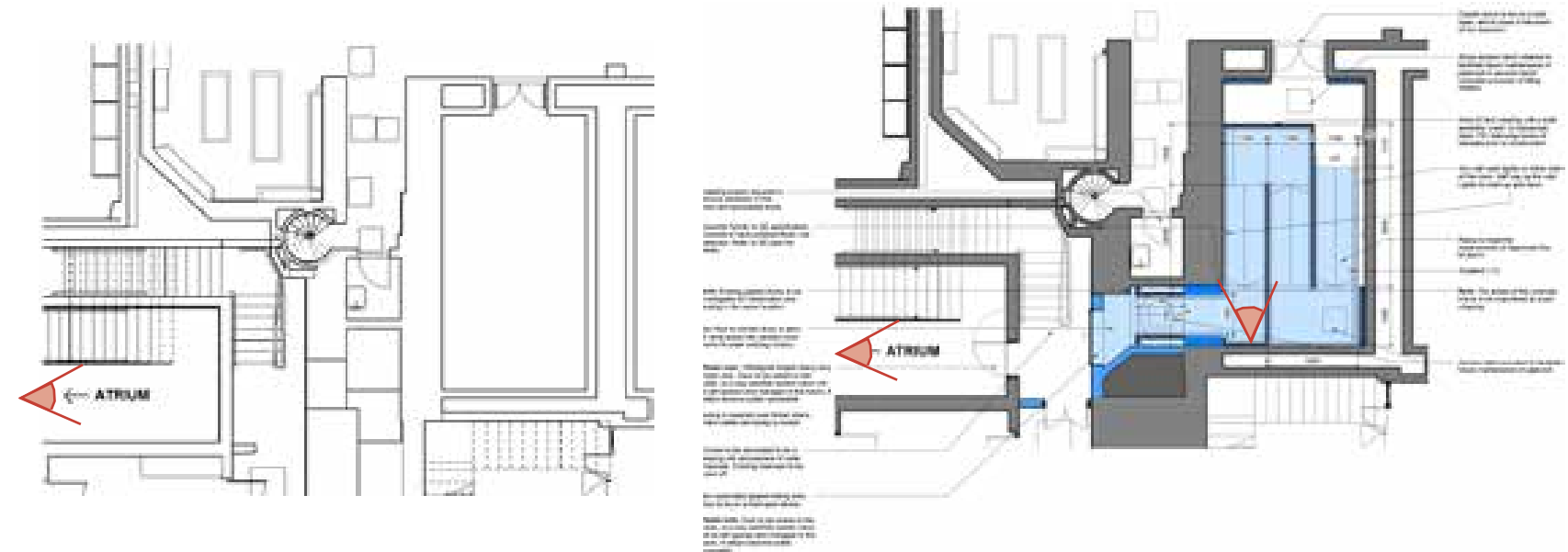
One of the core proposals in the Next Chapter project is a new ramp which seeks to provide level access for the first time into the historic, brick-vaulted, cellars of the 1890s building. This would benefit not only staff, researchers and academics, but also the public who would ultimately be given access into this previously unseen asset of the Rylands. See [Plates 4.6(a) and 4.6(g)] and adjacent images for location.

This new level-route into the cellars would start in the modern (C21) entrance atrium, pass through a new opening into a small 1890s WC (an attractive room with glazed tiles and original fittings, but currently locked and unseen), then through another new opening into the new ramp room (a brick vaulted storage space, but currently under-used and filled with modern shelving). Interpretation screens are proposed along the route, and after descending the ramp users will be lead through the improved cellar corridor, past the proposed window into the collection sorting (see [Section 4.6.1]) space and ultimately into the new cellars education/ engagement room (see [Section 4.6.1]). See [Plate 4.6(a)] for all cellars proposals.

In this way not only will accessibility standards be greatly improved to a large part of the original 1890s building, but a new journey will be created - From a well-known space within the institution, through multiple lesser-known assets of the iconic building; explaining along the way a range of lesser-known stories about activities at the Rylands. Telling these untold stories is core to the principles of the Next Chapter project.

See below for:

- Detail drawing of new openings.
- Images of the existing walls where each new opening is proposed.
- Proposed visuals and existing photographs of key views.
- Material and detail precedent images.

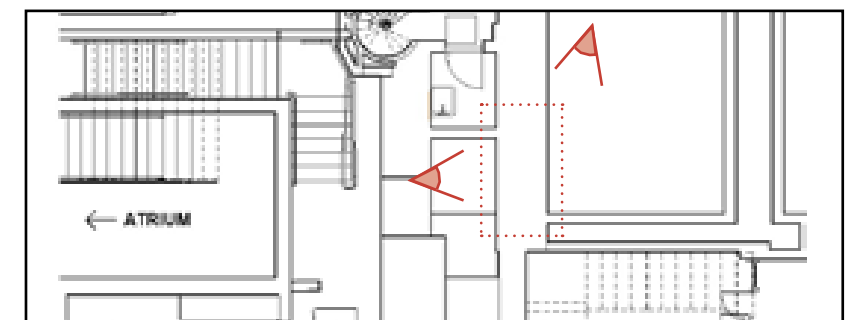
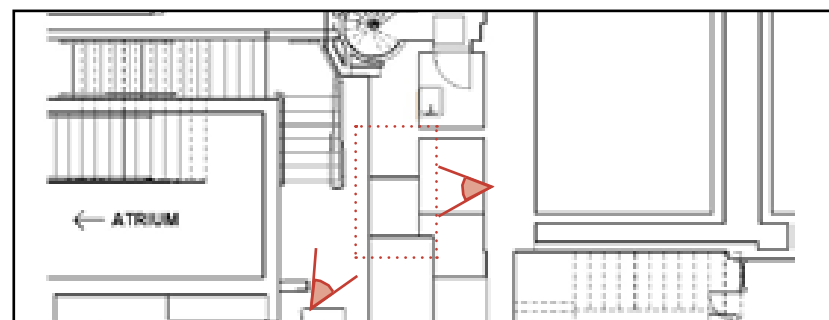
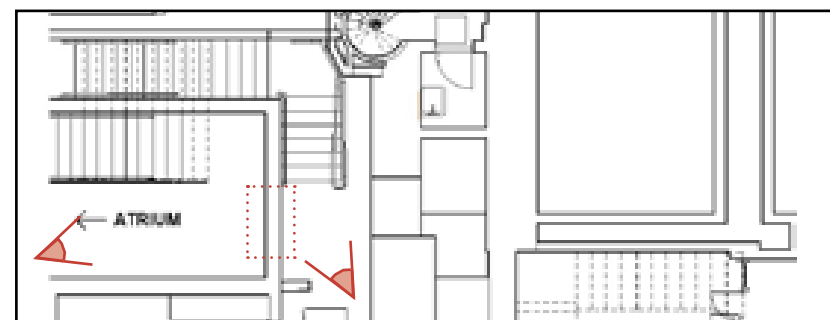


Left: As-existing floorplan, showing area that the new openings are proposed (red view annotation relates to photograph below).

Right: As-proposed floorplan, showing area that new openings are proposed (red view annotations relate to sketch and visual below).



Left: Modern atrium as-existing. Middle: Early concept sketch for new opening into historic cellars. Right: Developed visual of proposed new opening into historic cellars.



Part of the proposed new journey into the historic cellars from the modern atrium - Existing photographs and an as-existing floorplan, showing the location of the **first new opening** building users would come to on the journey from the atrium side.

Part of the proposed new journey into the historic cellars from the modern atrium - Existing photographs and an as-existing floorplan, showing the location of the **second new opening** building users would come to on the journey from the atrium side.

Part of the proposed new journey into the historic cellars from the modern atrium - Existing photographs and an as-existing floorplan, showing the location of the **third new opening** building users would come to on the journey from the atrium side.

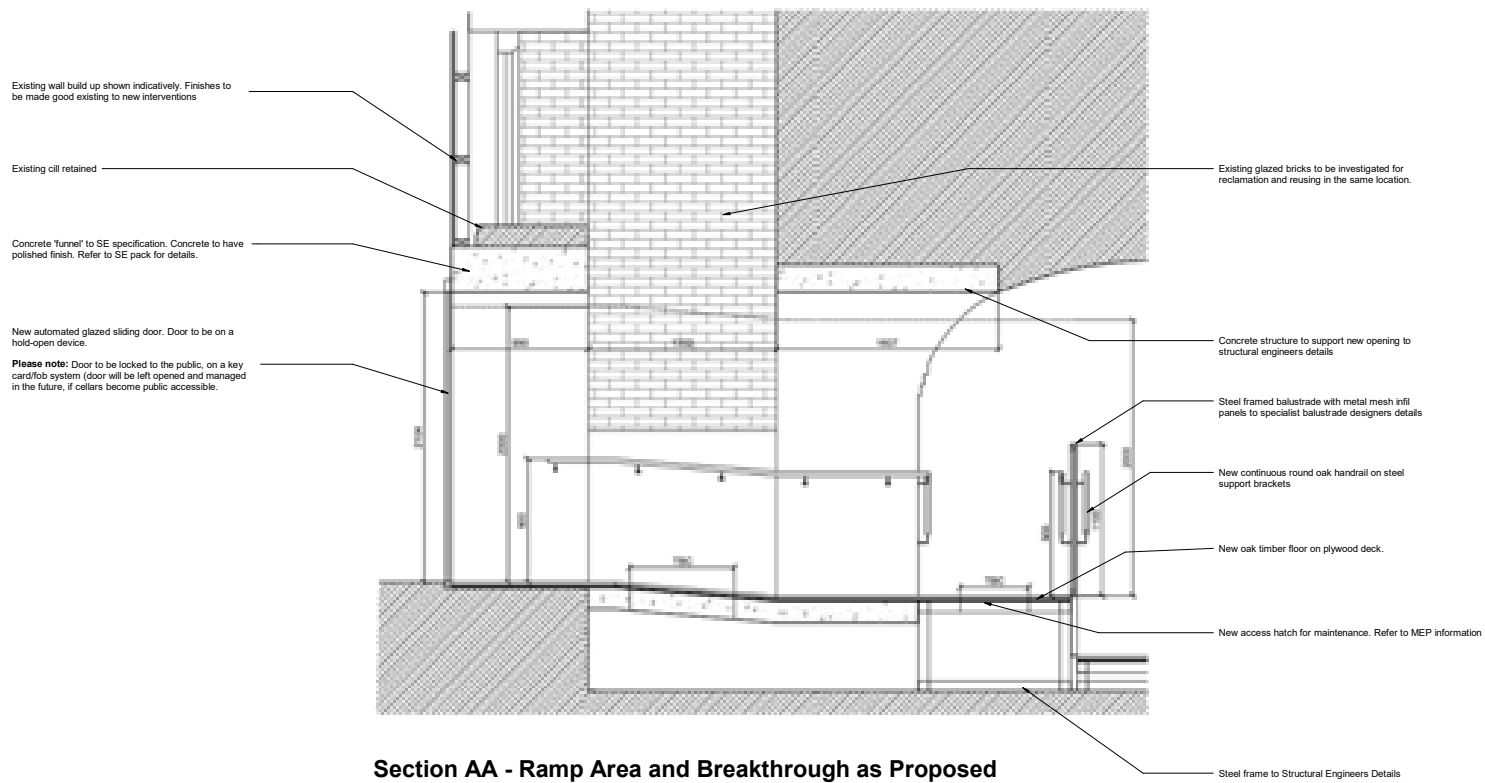
Detail; New thresholds through historic fabric

The principles of new openings in this location is to remove as little historic building fabric as possible, sensitively open up wherever new openings are formed, and for the proposed new threshold to be an honest contemporary concrete surround.

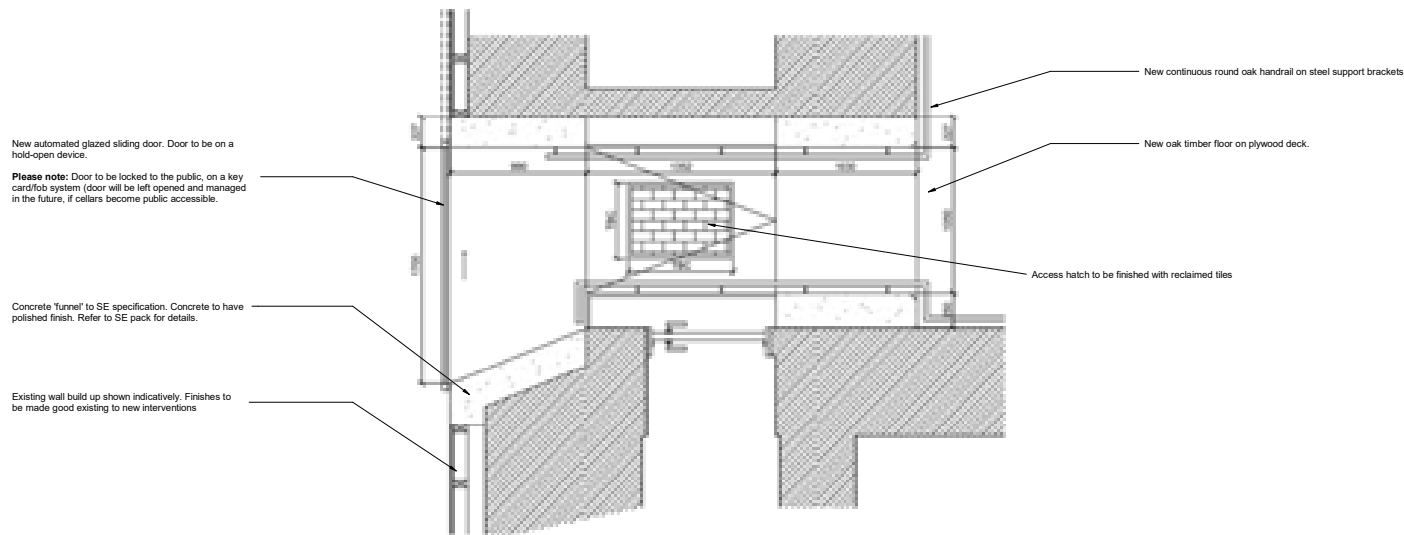
The reasons for the latter principle are twofold. Firstly, this multiple openings required to form this new journey from modern atrium to historic cellar have the potential to confuse users as the age of each space. By including an honest contemporary concrete 'goalpost' type thresholds, users will be able to read the spaces as they pass from one part of the building into the next. Secondly, the choice of reinforced concrete is also due to the honesty of structural intervention; i.e the material that will be read as a threshold will also be performing structurally to retain the weight of the walls above. The visual weight of the concrete provides a legible explanation of how strong the new threshold is required to be hold up the masonry walls above.

The adjacent detail shows the two new openings on either side of the currently locked and disused WC room, which will form part of the journey into the cellar in this new proposal. The concrete goalposts can be seen in each new opening, as well as retained clay floor tiles, from where the existing floor is required to be dropped to allow for the new level-access.

See also architectural detail drawing and structural engineer's drawings.

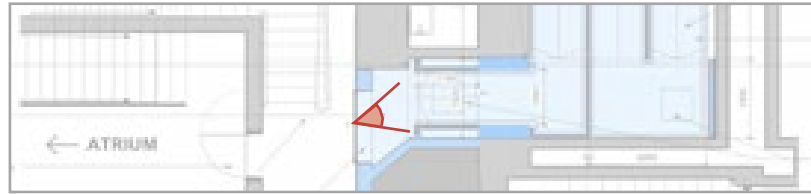


Section AA - Ramp Area and Breakthrough as Proposed

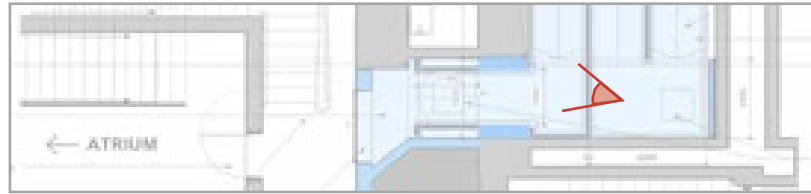


Plan - Ramp Area and Breakthrough as Proposed

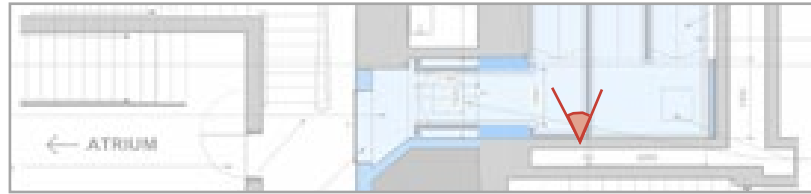
Proposed detail section and plan for the **second and third new openings**, as shown as-existing on the previous page (i.e the proposed openings through historic fabric).



Top left - As-proposed floorplan (red view annotation relates to proposed visual below) Centre - As-proposed visual
 Bottom right -Existing photograph of room (not taken from same angle as visual).



Top left - As-proposed floorplan (red view annotation relates to proposed visual below) Centre - As-proposed visual
Bottom right -Existing photograph of room (not taken from same angle as visual).

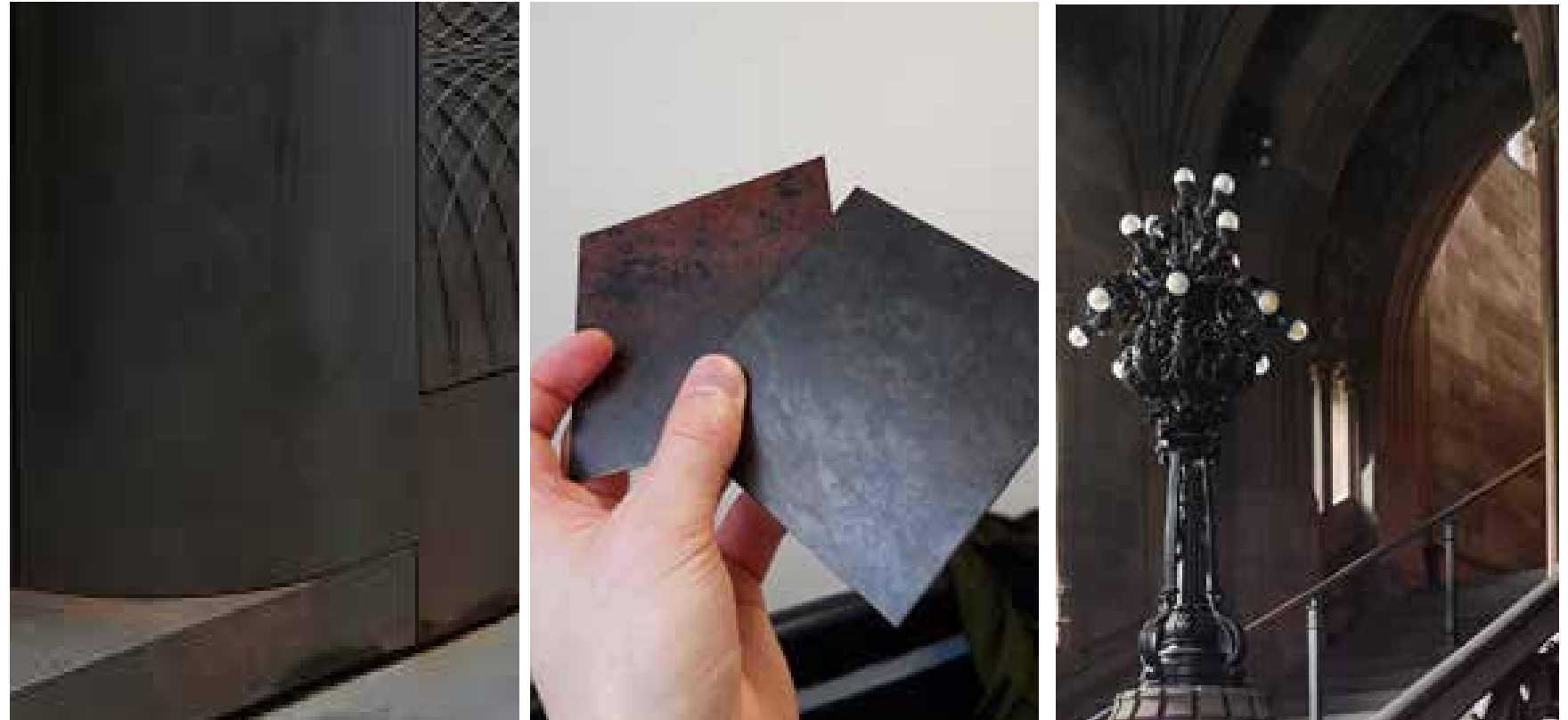


Top left - As-proposed floorplan (red view annotation relates to proposed visual below) Centre - As-proposed visual
Bottom right -Existing photograph of room.

Detail; material overview

Original fabric/ features and forming new openings:

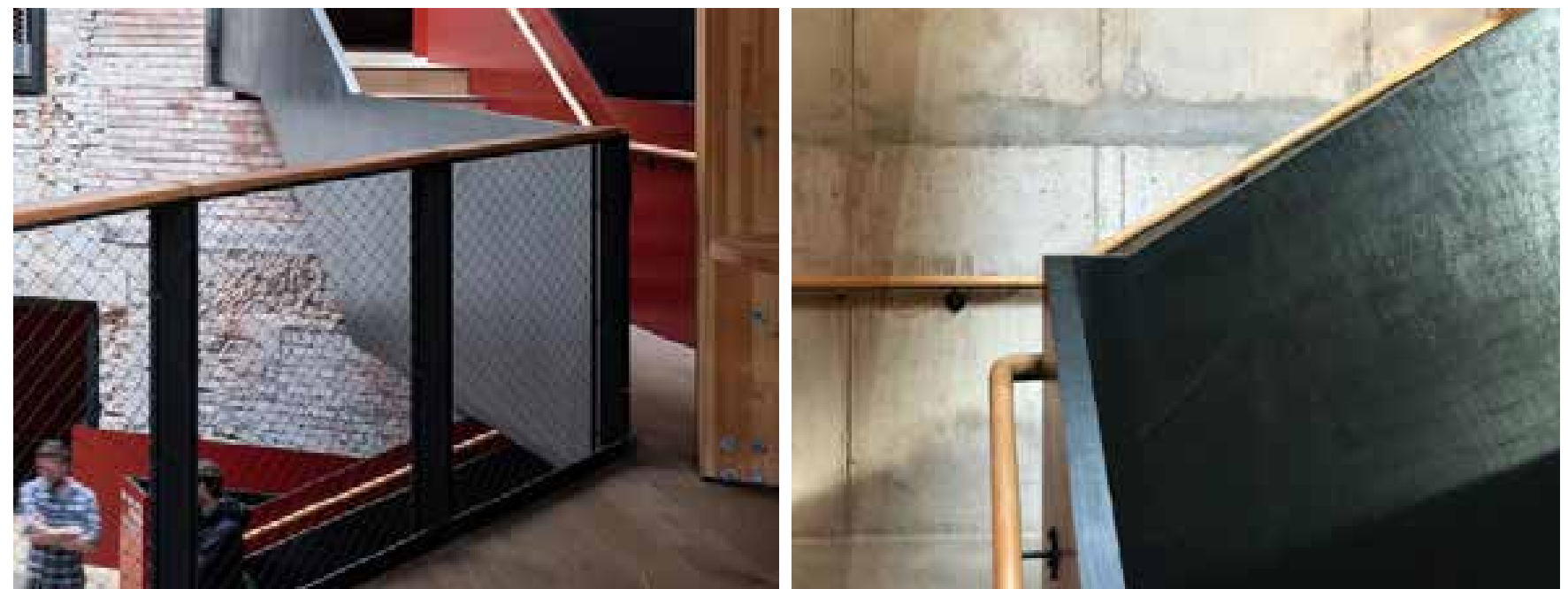
- **Retaining fabric and features.** As many original features would be retained as possible, with detailed records being taken before and after the works. The only fabric removal required would be to carefully form the new openings, and lower the floor in the WC room.
- **New thresholds.** The new thresholds would be clearly expressed with a visibly contemporary concrete 'goalpost'; providing structural support and showing in an honest way where new openings have been formed.
- **Reusing removed materials.** In order to keep a clear distinction between original fabric and new interventions, carefully removed materials will be stored (and used for future repairs) in the majority of cases, rather than re-used somewhere different in the space. One exception would be the fired-clay floor tiles in the WC room. These would be carefully removed (if possible) when the floor is lowered, and reused as part of the new (lower) floor. In order to express that their new position is not their original position, these would be inset of the edges of the room in order to express that they have been relaid within the modern timber ramp floor.



Detailing and materials for the new ramp:

- **Dark metal 'walls' to the ramp.** This would connect the proposal with the new entrance lobby [Section 4.6.10] and the common Next Chapter material palette, which references the Rylands' dark ironmongery and warm toned stone, as shown in the adjacent images.
- **Light timber flooring and handrails.** This would speak to the high quality joinery in the building and also express the ramp as something lightweight / removable, touching lightly on the cellar floor.

See detail drawings from architect and structural engineer.



Precedent images. *Top left* - Precedent of dark metal and curved wings of entrance (credit: 6a). *Top centre* - Material samples. *Top right* - Dark ironmongery and warm coloured stone in the original 1890s Rylands building. *Bottom left and right* -Precedent of walkway with dark walls, light timber floor/ handrail and dark mesh areas (credit: Haworth Thompkins).

Discounted Options

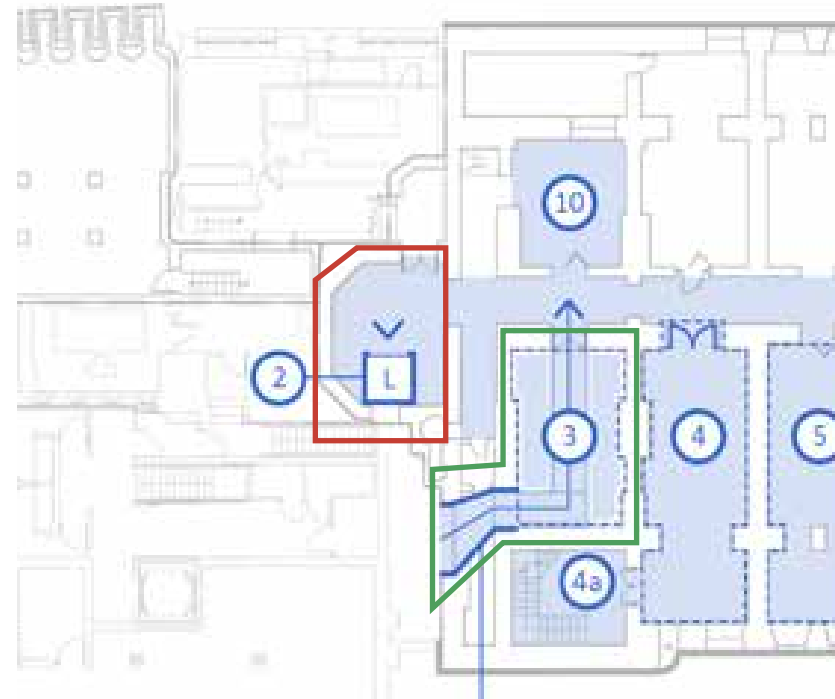
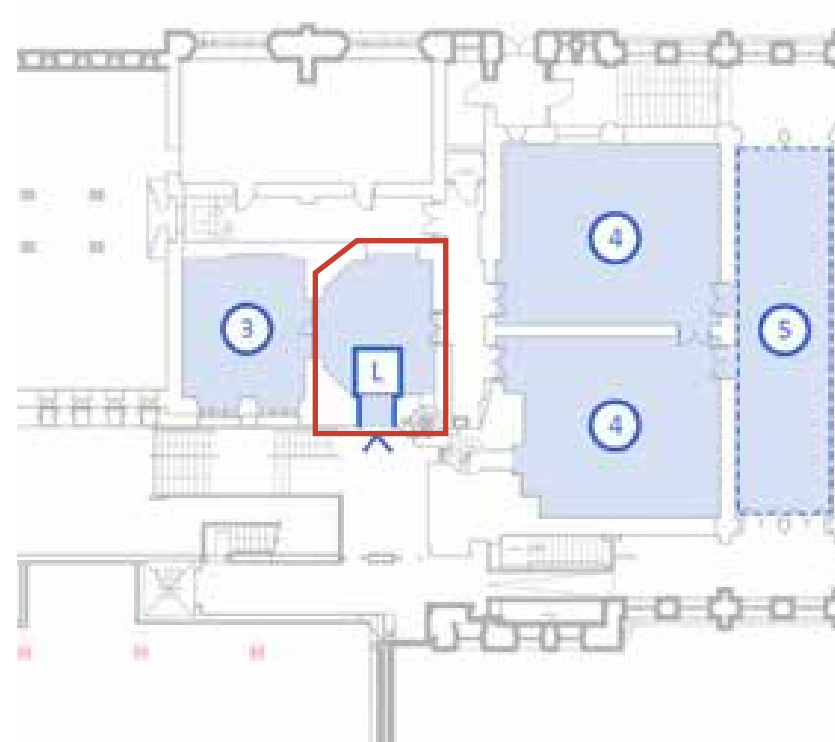
As part of the design process, a number of options were tested to achieve level-access to the cellars, before deciding that a new ramp was the most appropriate solution for the significance of the areas affected.

1. A new lift. An option to install a new lift into the cellars was explored. The existing lift into the cellar is of an insufficient size due to its location; as such it can not be widened. The only viable location for a new accessible-lift was seen as Area 2 as shown on **[Plate 4.6(h)]**. The advantages of this option is that some ambulant disabled users find ramp access difficult. The disadvantages of this option included:

- A significant change to circulation space/ landing in the main public stair, risking congestion near a staircase.
- The lift could only be entered from the first floor of the atrium, requiring the public and staff to take another lift to reach the new lift.
- Structural and fire compartment risks of cutting through floor slabs.
- Prohibitive costs.
- No level-escape route in the event of a fire (if the lift malfunctioned).

2. New steps with adjacent platform lift. This option would require the same new openings as for the selected ramp option, but with a small set of steps and a platform lift within the 'ramp room' instead of a ramp. The advantage of this option is that some ambulant disabled users find ramp access difficult, and a short run of steps are less circuitous than a snaking ramp. The disadvantages of this option include:

- The same level of harm would be done to the building as with the ramp option, but without providing any new means of access to the cellars (i.e there is already a staircase and small lift to the cellars)
- Higher costs.
- No level-escape route in the event of a fire (if the lift malfunctioned).



Early concept options, to investigate a new ramp as opposed to a new lift in an adjacent room.



The room which the proposed (yet discounted) lift would have been placed, including the historic floors and walls which would have required breaking through.

Accessibility Statement

The design for the new ramp has been developed with an accessibility consultant since RIBA Stage 1, and has been reviewed by an approved inspector. The design intent is to provide an accessible route into the cellars, within the constraints of the 1890s Grade I listed building.

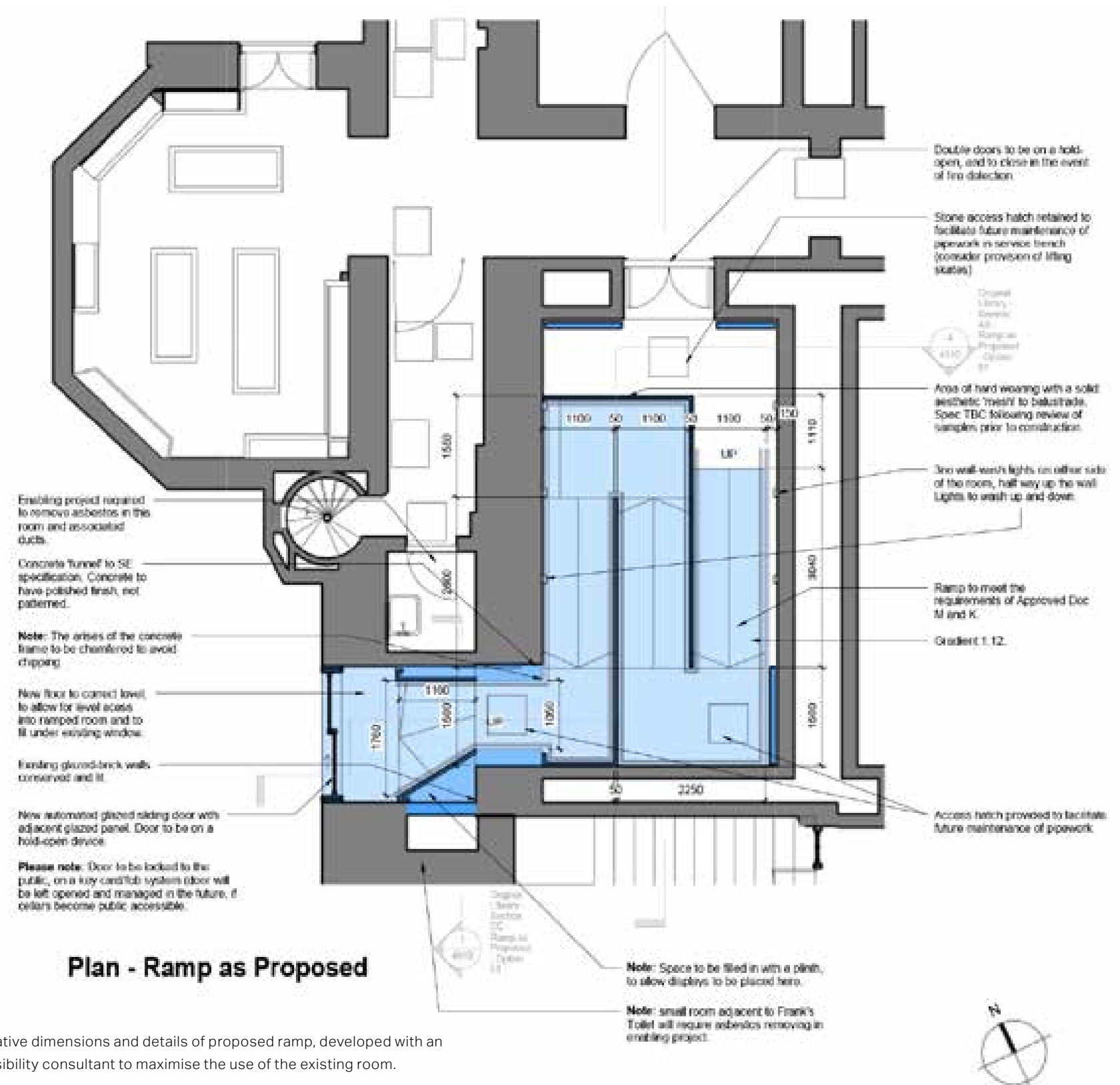
As expanded on in **[Section 4.4]** the accessibility consultant has noted:

The design of the ramp into the cellar and the arrangement of access into the 1st floor imaging suite - The new ramp into the cellar will have gradients of 1 in 12, over lengths of up to 3,040mm, which is considered to be acceptable in the circumstance. Importantly the design now includes full 1,500mm width landings to ensure users can turn conveniently. The width of the ramp is narrower than the 1,500mm guidance recommends, however the design team have committed to ensuring good sight lines through the ramp and consider the risk of two way traffic minimal. (IDACS)

It is noted that the ramp does not include adjacent steps. This is due to the below factors:

- The design is for a new level-access route in a part of a Grade I listed building that currently has no level-access for building users in a wheelchair; therefore is an improvement to the existing condition.
- The available space in the existing storage room is limited in its dimensions and can not be expanded to allow for wider ramps or landings, due to the listed nature of the building.

The design will be refined at a detail level with the full design team, accessibility consultant and an approved inspector at the next stage of detail development, prior to construction.



Plan - Ramp as Proposed

Indicative dimensions and details of proposed ramp, developed with an accessibility consultant to maximise the use of the existing room.

4.6.3 Original 1890s building, Cellar Floor - Engagement space

Overview

In Area 6 as shown on **[Plate 4.6(a)]** it is proposed to relocate the majority of the existing book shelves to other university sites, to allow this space to function as one large teaching and engagement space. The shelves are largely disused and much lower-significance than those on the floors above, despite being historic features; thought to be approx early C20, not original to the building. This change would be used by - and greatly benefit - staff, researchers and the public (likely including school groups). This provides an opportunity for groups to engage with messy workshops (bookbinding etc) that they currently aren't able to undertake in the main decorative spaces of the listed building.

The space as-existing is formed of numerous vaulted rooms and areas, without doorways between them (so read as one space made of many sub-spaces). The proposals largely retain this open format, with the addition of some instances of new contemporary screens to demark the subspaces for different uses.

Detail

New partition screens - These would be either low level partitions or studwork walls (with doors) inset of the deeper original masonry piers. Any partitions that fill an arch will include high level glazing to allow natural light into the spaces. The exception to this is where proposals allow for one corner of the room to become a new accessible WC, which will require acoustically insulated stud walls or blockwork walls.

Airflow - The existing mechanical vents set within the widows of this room must be re-used and adapted (to improve their intake). They will need to be enlarged (to 1no full window, rather than half a window as-existing). Their appearance externally will be improved however, with new decorative metal grilles to respond to the patten of the adjacent leaded lights. See **[Section 4.6.3]** . Removed glazing will be stored for use on repairs.

Fire doors - In order to allow this space to be used as a teaching/ engagement space, two new fire doors are proposed; one opening into the cellar main corridor and one opening into the stairwell to the east. See architectural detail drawings and over page for details of each. The key design principles of these new openings are:

- Use like-for-like materials to form new door reveals/ surrounds.
- Detailing to be honestly contemporary (so opening is readable as new), but to visibly reference adjacent historic detailing.

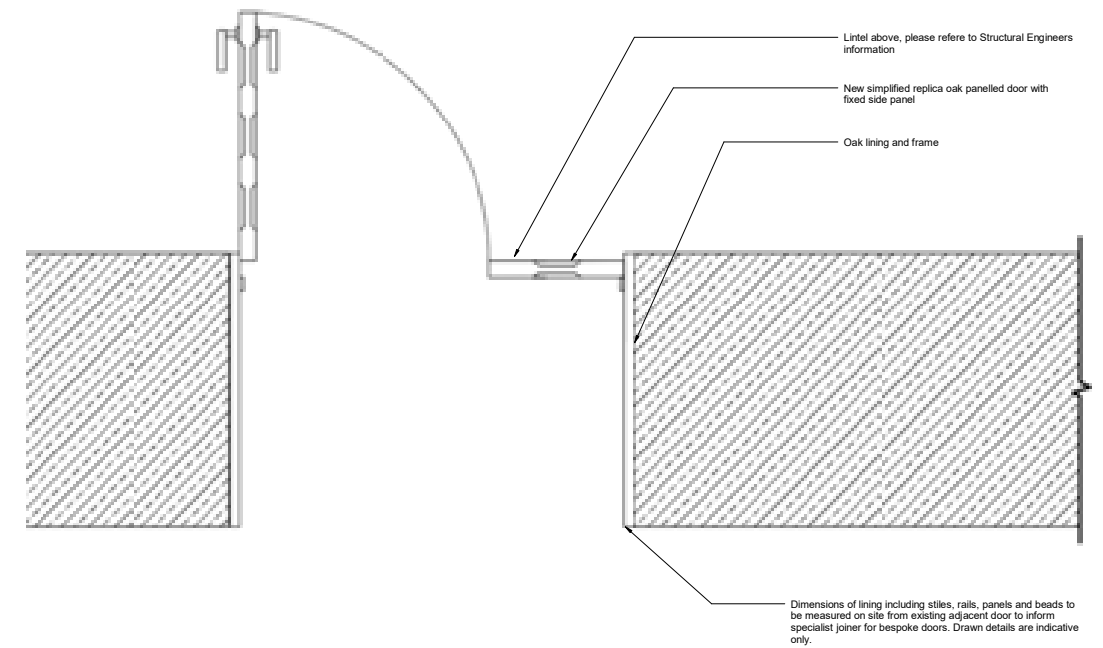
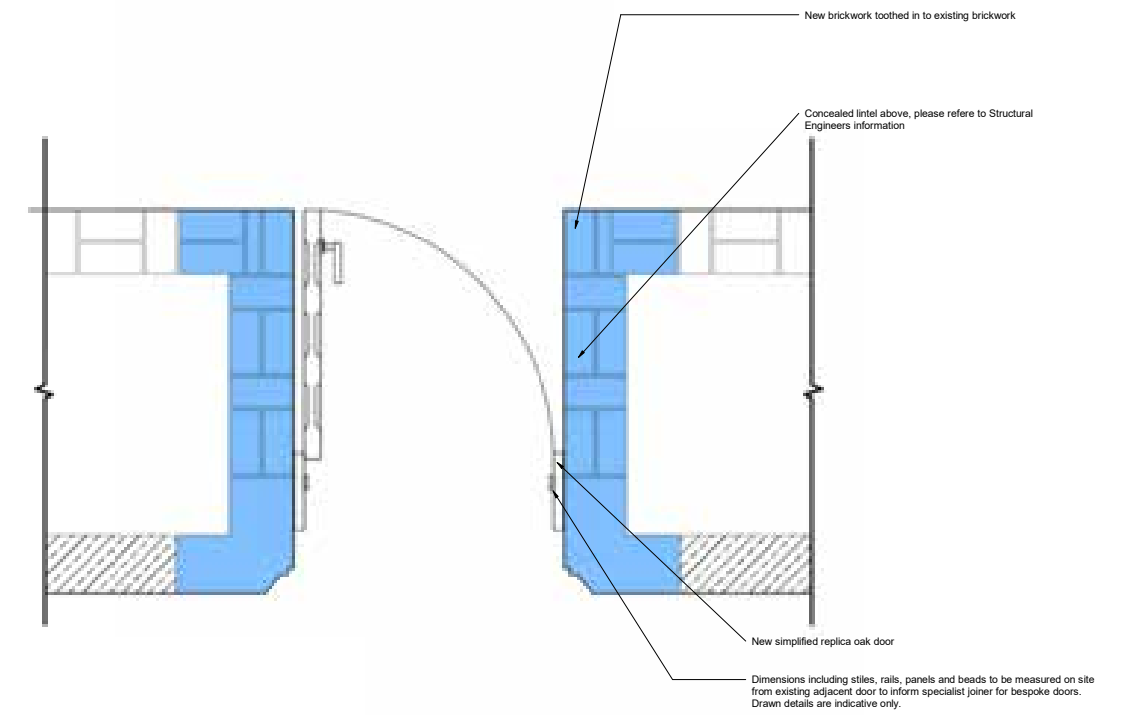
No furniture is fixed to the building and so shown for information only.



Photograph of existing room.



Top left and right - Photograph of inside and outside of existing vent/ leaded light. Bottom - Precedent photograph of decorative grille/ vent replicating the pattern of an adjacent leaded light.



Top left, centre, and right - Photographs of location where new fire door is proposed from the cellar engagement area into the existing stairwell. Proposed indicative detail of how new doorway would be formed, to respond to the adjacent existing doorway.
Bottom left, centre, and right - Photographs of location where new fire door is proposed from the cellar engagement area into the existing cellar corridor. Proposed indicative detail of how new doorway would be formed to ensure it's age is legible.

4.6.5 Original 1890s building, First Floor - Meeting/ Teaching Rooms

Overview

Minor upgrades are proposed to areas 6 and 7 as shown on [Section 4.6 (b)], to improve their performance as modern teaching and meeting spaces.

These upgrades include improved lighting and power across both rooms, and the removal of a modern vinyl flooring in room 6 (including conservation repairs and treatment to the existing, original, wooden flooring below).

Detail

All new lighting fittings are to be in-keeping with the existing scheme and sensitive to the material palette/ historic aesthetic of the rooms.



Photograph of existing room, including modern vinyl floor covering historic floor.



Photograph of existing room, including modern track lighting.

4.6.6 Original 1890s building, First Floor - Exhibition Spaces

Note: This item includes exhibition & interpretation design. Full information regarding exhibition & interpretation design can be found in the separate exhibitions methodology statement [A2506-John Rylands LBA_Nissen Richards studio]. As agreed with MCC, the exhibitions & interpretation design is still under development and as such this methodology provides design concepts only and design specifics may be developed further. Interpretation items related to the exhibition design concepts can be found in [Sections 4.6.7, 4.6.8, 4.6.9, 4.6.11 and 4.6.13].

Overview

It is proposed that existing exhibitions spaces in areas 5 and 8, as shown on [Plate 4.6(b)], would be upgraded to modern standards; and so made suitable to display the Rylands' special collections

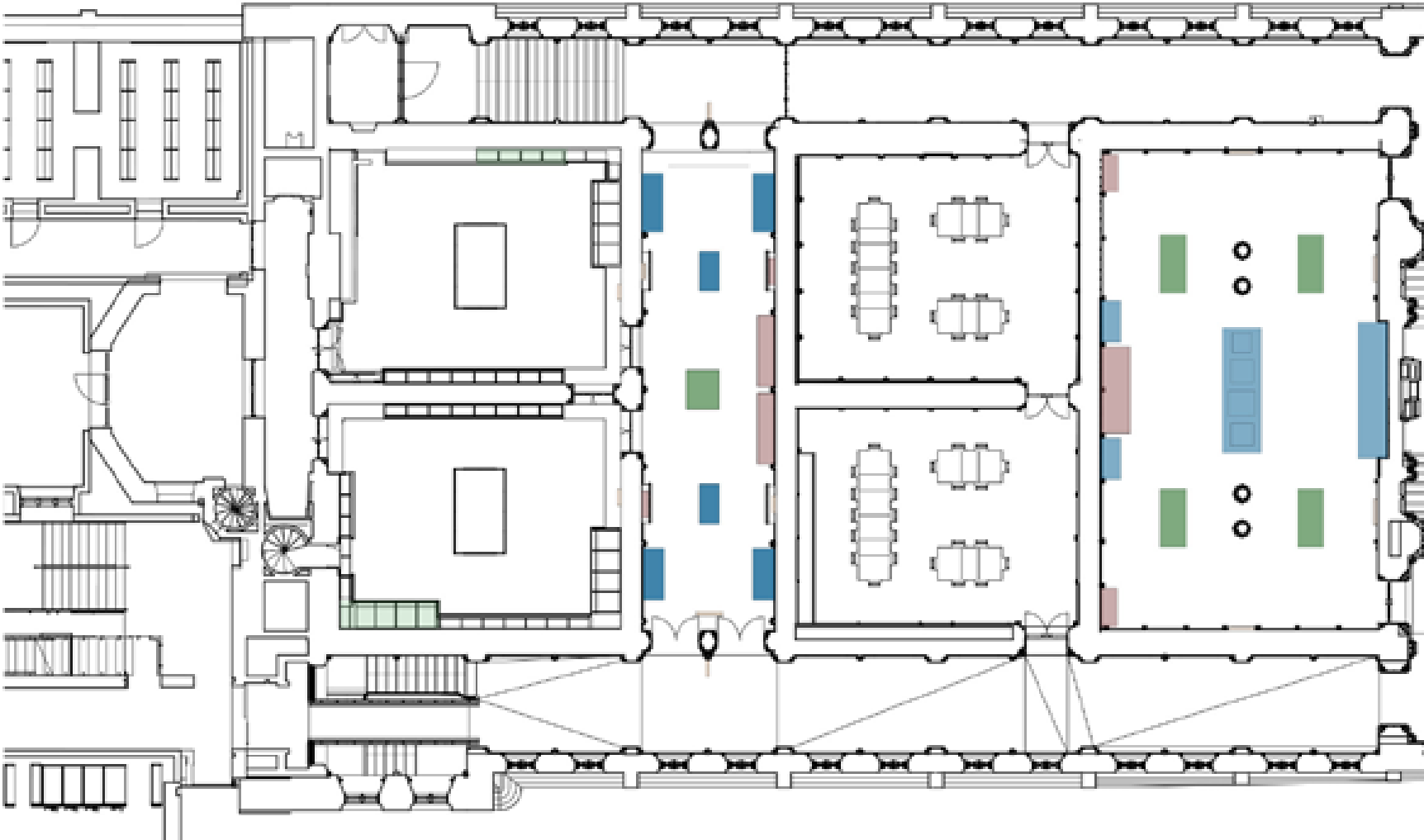
Upgrades in these areas would focus on new exhibitions cases to replace the ineffective existing modern cases, built-in case lighting and conditions, new wayfinding, and new scrim curtains to allow the existing 1890s windows to be revealed.

In area 4 on [Plate 4.6(b)], there are currently no exhibitions, and the proposals seek to adapt some of the existing empty/ underused book shelves in these room to house a small number of collections or interpretation boards.

Extracts from Methodology Document

Exhibition case designs intend to achieve the below, and are supported by the drawings/ images in this section, and in the methodology document.

- Reinstall symmetry and hindered vistas.
- Key into existing datums and proportions of the room.
- Sense of the room maintained, as well as clear long vistas.
- Cases generally freestanding. Any fixings into mortar joints.
- In-built case lighting to avoid new architectural lighting.
- Small number of new floor boxes in room 8, only where required.
- Small amount of new power and data in room 5, only where required.
- Replace heavy blackout curtains with light scrim curtains, to filter light yet reveal decorative original leaded lights behind.



Initial thoughts on furniture layouts within the ground floor space



As-proposed concept floorplan of new exhibitions layout on 1890s building first floor (Nissen Richards Studio)



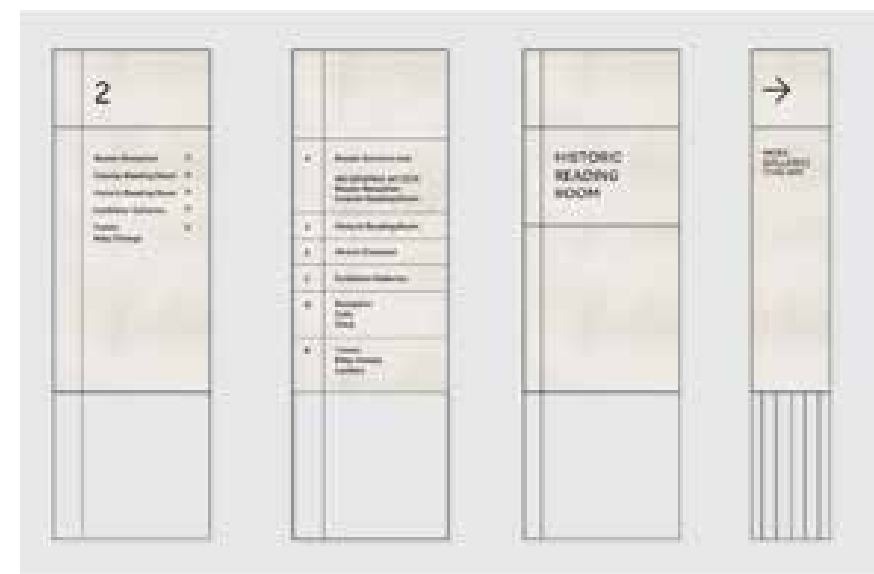
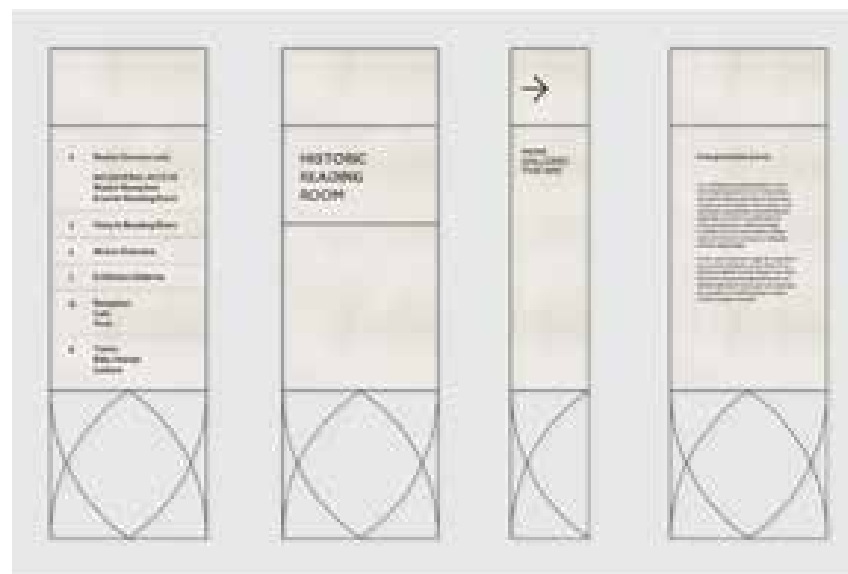
Centre - As-proposed concept visual of new exhibition design (*Nissen Richards Studio*) for area 5 as shown on **[Plate 4.6(b)]**. Right - Photograph of existing room.



Centre - As-proposed concept visual of new exhibition design (Nissen Richards Studio) for area 8 as shown on **[Plate 4.6(b)]**. Right - Photograph of existing room.



Left - Photograph of existing room. Centre and right - As-proposed concept visuals of new exhibition within existing shelving (*Nissen Richards Studio*) for area 4 as shown on **[Plate 4.6(b)]**.
Over page - Concept designs for new wayfinding to respond to the material palette of the existing historic buildings (*Nissen Richards Studio*).



4.6.7 Original 1890s building, First Floor - Historic entrance (including interpretation installations)

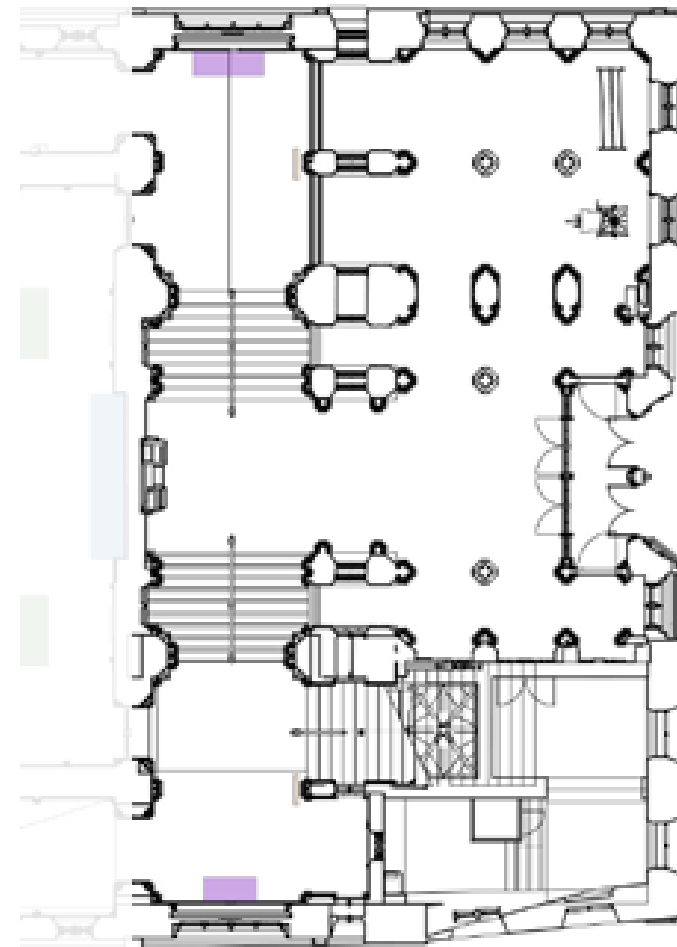
Note: This item includes exhibition & interpretation design. Full information regarding exhibition & interpretation design can be found in the separate exhibitions methodology statement [A2506-John Rylands LBA_Nissen Richards studio]. As agreed with MCC, the exhibitions & interpretation design is still under development and as such this methodology provides design intent only and design specifics may be developed further. Other exhibitions items can be found in items in [Sections 4.6.6, 4.6.8, 4.6.9, 4.6.11 and 4.6.13].

Overview

As it is not currently suitable to use the historic entrance as a functioning entrance space - see over page - this space is generally used as circulation only, with some select events. Proposals seek to find ways for building users to stay in the space and enjoy the architecture for longer, as well as activating the space to be more engaging.

It is proposed that in area 9 as shown on [Plate 4.6(b)], that high quality, subtle, high-specification, speakers and lights would be carefully fitted to the existing columns. The smallest number possible would be installed, although a sufficient amount would be required to enable the Rylands to adapt the lighting and audio setting to enable audio exhibitions in the room with associated atmospheric lighting. This would activate the space in a holistic and atmospheric, yet minimal and unintrusive way. This approach is inclusive as it activated the room for users on all levels, including those who can only dwell in the level-accessible upper part.

It is proposed that in area 11 as shown on [Plate 4.6(b)], a small area of bespoke seating and freestanding interpretation/ public engagement screens are be proposed. This would allow all building users, including those who use a wheelchair, to dwell in one of the most impressive parts of the historic entrance room, to engage with the interpretation and information provided on the screens, and enjoy the improved lighting and audio offerings as noted above. Neither the the seating or the screens would be fixed to the building and so are noted for information only.



Initial thoughts on furniture layouts within the ground floor space

- Freestanding Low Level Showcase
- Freestanding High Level Showcase
- Wall Vitrine
- Interpretation
- Plinth
- Bench
- Repurposed Showcase



Above - Plan and proposed visuals of conept designs for new seating (Nissen Richards Studio) in areas 9 and 11 as shown on [Plate 4.6(b)].

Discounted Options; Reopening the historic entrance

MCC's recommendation to reopen the historic entrance has been considered and widely discussed with the client, design team and various stakeholders during RIBA Stages 1 and 2 of the Next Chapter project. Although there is support for this amongst some parties, ultimately it was concluded that the brief for the Next Chapter project would not include the reopening of this entrance, as it did not address the primary aims of this specific project.

The University of Manchester has written privately to the Victorian Society on this point, following a letter sent to the University by the Victorian Society in September/ October 2022.

In addition to that conversation, three key points are also noted here as a summary:

- 1. The core principle of the Next Chapter project is to engage building users with the wide range of assets and activities that can be found at the Rylands beyond the 1890s historic reading room; notably the collections, research, exhibitions and events to be found further into the building. Reopening the historic entrance would compound the current condition of visitors leaving the building after visiting the historic entrance and historic reading room only; therefore having the opposite effect than this current project intends. The Next Chapter project acknowledges - and wishes to work positively with - the layered history of the complex site, which has undergone many notable developments since 1890 (both in building layout and in building use, in line with social developments of various generations).
- 2. The budget for the Next Chapter project is a set figure, and has been carefully spread across a number of areas in the building, in order to activate a wide range of spaces across the whole site. The costs associated with reopening the historic entrance would be a significantly prohibitive factor, and would prevent the vast majority of the rest of the beneficial designs being implemented.
- 3. The more practical risks associated with returning the historic entrance into a functional main entrance are numerous and significant; including notable risk of harming some of the best protected original masonry in the entire building. These risks include (but are not limited to) the following:



Photograph of existing historic entrance to 1890s building.

- If used as a main entrance, provisions would need to be made to make the entrance accessible. It may not be feasible to fit a platform lift base in the historic foundations of this room. If no lift can be built, this creates a notably reduced experience for visitors in a wheelchair (who would be required to use a separate entrance elsewhere on the site). The 2007 extension was designed partly to remove this specific issue, and so reusing the historic entrance may reverse those positive and inclusive design moves.
- If the platform lift could be installed within, a ramp would be required in front of the historic entrance which would require amendments to the public realm and existing listed steps/ railings; likely reducing the pedestrian footpath and increasing congestion on Deansgate.
- If a platform lift can be installed, a large amount of existing decorative masonry would need to be removed to allow for a platform lift (the original balustrade).
- Congestion in tight entrance space; visitors simultaneously stopping to take photos, moving through the lobby, making purchases, using the platform lift, orientating themselves. High risk of acceleration of masonry wear and tear.
- Encouraging building users into this historic space, in a way which might prevent them from venturing further into the building (and seeing the other elements of the Rylands such as exhibitions), compounds the exact problem that the Next Chapter was launched to address.
- Routing power into the historic walls and floors, as required for use as a reception space. Further damage to masonry.
- Reduced environmental conditions/ pollution damaging the historic stone. This is a likely result of regular opening of the historic doors; due to the vehicular congestion on Deansgate, and due to the fact that the historic entrance lobby might not be able to be appropriately condition controlled.
- Original lobby may need to be altered in detailing and dimension to allow for 1500mm wheelchair turning circle and MEP requirements associated with security/ lighting/ power/ heating/ environmental conditioning.
- Building security and management is critical to this site, due to the large special collections. Managing two separate entrances, one of which does not currently include adequate security requirements for a main entrance, is currently beyond the means of the university and Rylands resourcing.

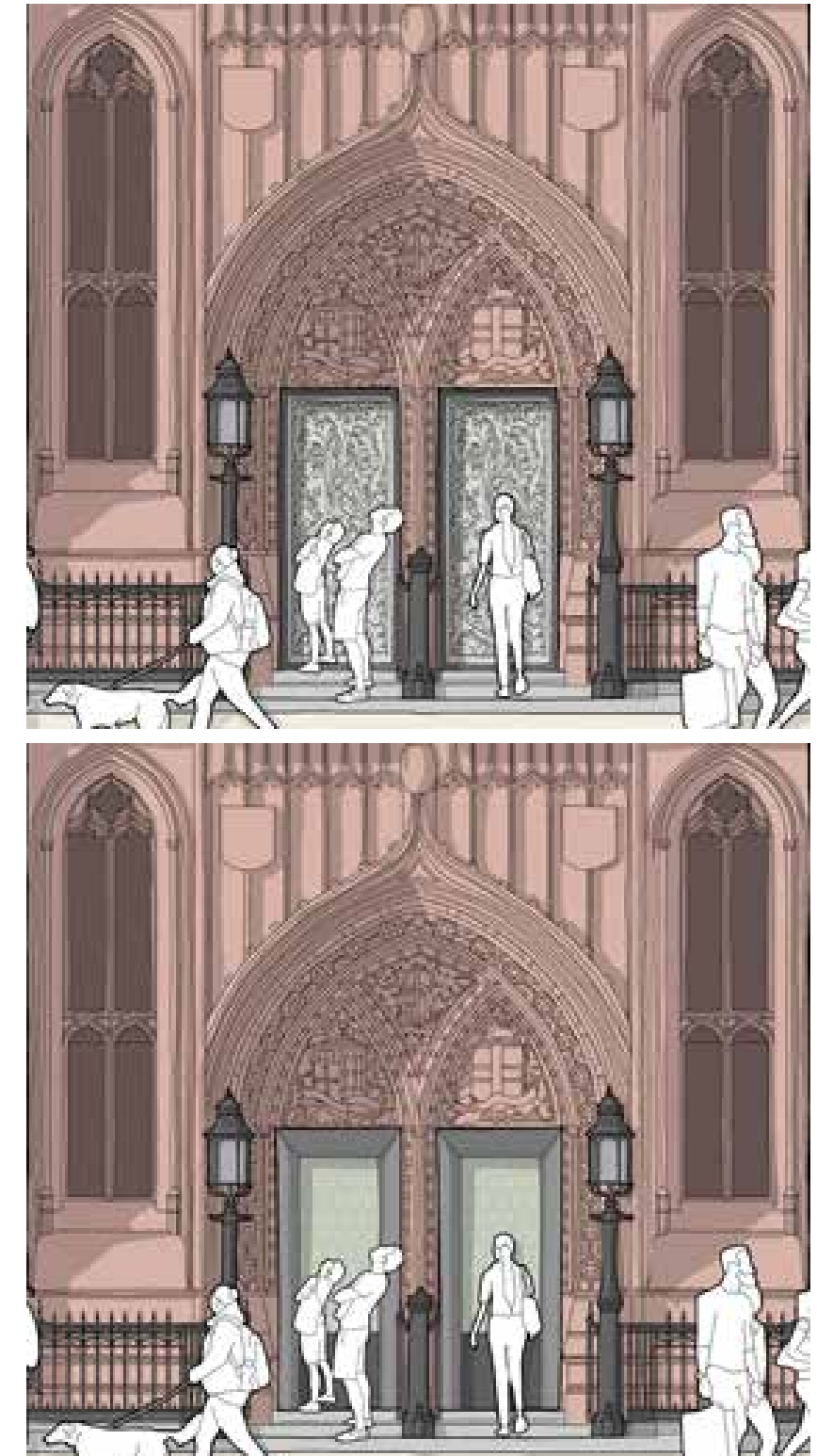


Photograph of existing historic entrance to 1890s building.

**Discounted Options;
Installing a 'viewing portal' in the historic entrance threshold.**

As a possible alternative to reopening the historic entrance, one option that was tested included the installation of a viewing window in the historic entrance threshold. This would have provided views of the historic entrance room, to draw people towards the building, but would not have provided access.

This was ultimately discarded as an option, due to the risk of confusing passers by into thinking that the entrance had been reopened as a doorway when it had not.



Early (and discounted) concept sketches for how to utilise the historic entrance doors (including existing doors shown on left).

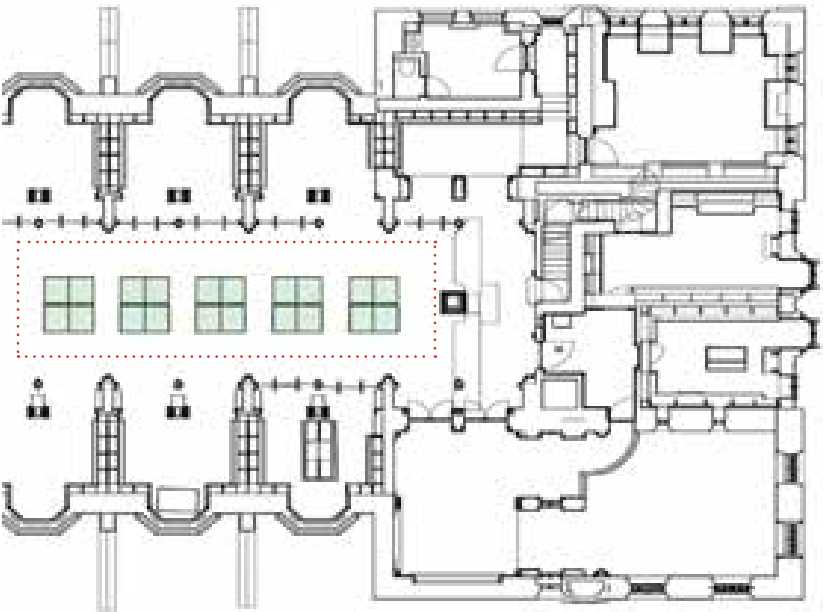
4.6.8 Original 1890s building, Second Floor - Reading room (interpretation installations)

Note: This item includes exhibition & interpretation design. Full information regarding exhibition & interpretation design can be found in the separate exhibitions methodology statement [A2506-John Rylands LBA_Nissen Richards studio]. As agreed with MCC, the exhibitions & interpretation design is still under development and as such this methodology provides design intent only and design specifics may be developed further. Other exhibitions items can be found in items [Sections 4.6.6, 4.6.7, 4.6.9, 4.6.11 and 4.6.13].

Overview

It is proposed that existing display cases in the main Reading Room as shown on below plan/ adjacent images/ [Plate 4.6(d)], would be used to house new interpretation items.

These changes are designed as light touch interventions to better express the wide range of activities and offers that the Rylands has to offer, in a way that ties graphically to the rest of the Next Chapter designs and its exhibitions upgrades.



Above - As-proposed concept plan (Nissen Richards Studio) for area shown on [Plate 4.6(6)].



Left- Photograph of existing room. Right - Proposed concept visuals of concept designs for new use of existing cases (Nissen Richards Studio).



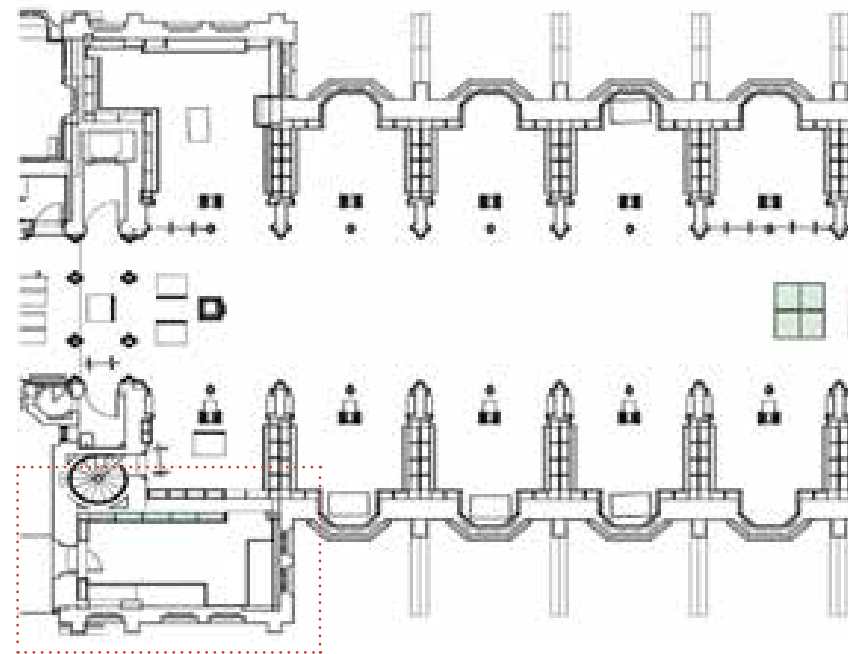
4.6.9 Original 1890s building, Second Floor - Map room (including interpretation installations)

Note: This item includes exhibition & interpretation design. Full information regarding exhibition & interpretation design can be found in the separate exhibitions methodology statement [A2506-John Rylands LBA_Nissen Richards studio]. As agreed with MCC, the exhibitions & interpretation design is still under development and as such this methodology provides design intent only and design specifics may be developed further. Other exhibitions items can be found in items [Sections 4.6.6, 4.6.7, 4.6.8, 4.6.11 and 4.6.13].

Overview

It is proposed that existing empty and disused shelving in the Map Room/ Scroll room as shown on the below plan/ adjacent images/ [Plate 4.6(d)], would be used to house new interpretation items.

These changes are designed as light touch interventions to better express the wide range of activities and offers that the Rylands has to offer, in a way that ties graphically to the rest of the Next Chapter designs and its exhibitions upgrades.



Above - As-proposed concept plan (Nissen Richards Studio) for area shown on [Plate 4.6(6)].



Left- Photograph of existing room. Right - Proposed concept visuals of concept designs for new use of existing empty shelving (Nissen Richards Studio).



4.6.10 Extension Buildings, Ground Floor - Entrance lobby

Overview

As noted in [Section 4.0], a key concern of the Next Chapter brief is that the modern entrance (constructed in 2007) does not immediately signal the entrance to the historic Rylands building. Associated with this, the existing revolving door is known to result in queues and congestions, and does little to prevent floor water from entering the building.

As such, a key proposal is to replace the revolving door with a new feature entrance lobby that addresses all of these issues.

Detail

Form - The proposed lobby - as seen on the images over page - is formed of curved metal wings that reach out into the public realm at the widest point, and narrow to a more intimate entrance space within the building. The curved form is intended to not only intended to be clearly welcoming but also reminiscent of book pages (complete with etched text) opening to the public, signifying that a place of storytelling and learning is found within.

Finish - The metal is intended to be treated with a dark/ warm patina. The dark metal motif, including a warm patina, is designed to speak more of the red stone and black ironmongery within the historic building; directly signalling that this part of the building is related to the adjacent historic Rylands. Metal panels will be in section, so that elements can be replaced if damaged. The manner in which the etched text speaks of storytelling and learning to be found within the Rylands will also reduce the need for additional external wayfinding. A sample of a proposed candidate for this metal can be seen in [Section 4.6.2]

Lighting - This will also be built into the design, to allow the entrance to have appearance of glowing, to draw the eye from Deansgate during dark hours or when there is low levels of daylight.

Doorways - Staggered doors are designed to add to the feeling of investigation and journey through the entrance lobby, but also assist with preventing heat loss, wind-tunnelling and flood water entering the building.

MEP - The lobby detailing will disguise sliding door mechanisms, lighting and warm air curtains, to allow the lobby to function as a modern entrance space, but have the appearance of a minimal, sculptural, portal.

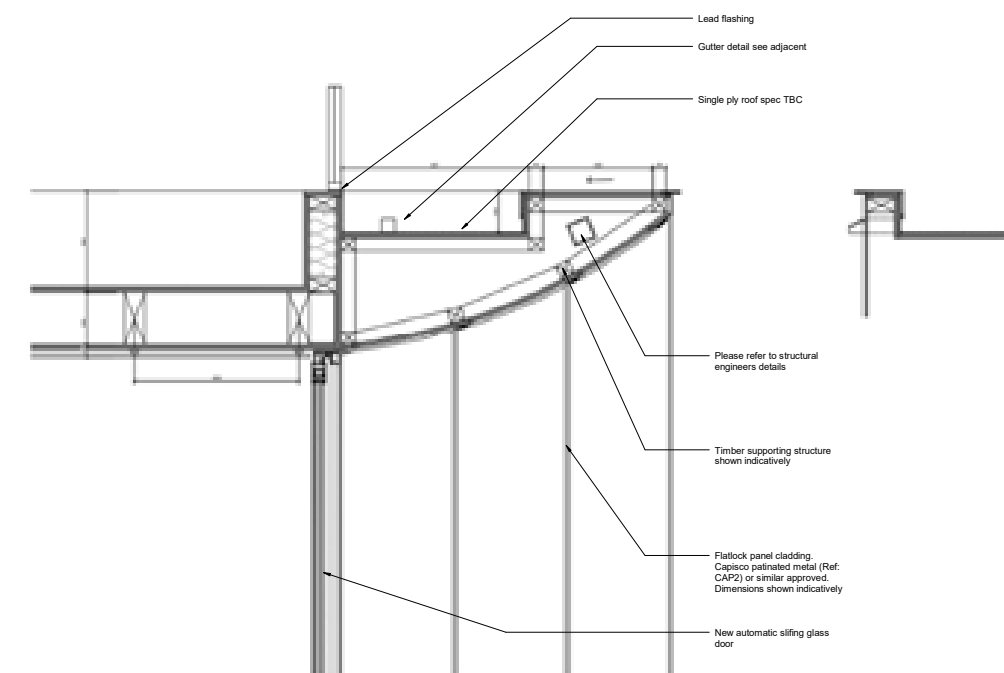
See for detail drawings from architect and structural engineer.



Photograph of existing modern entrance and revolving door (part of the to 2007 extension).



As-proposed concept visual of new entrance lobby to replace existing revolving door.



Top - Indicative detail design for new entrance lobby to replace existing revolving door.



Bottom - Alternative etched text design (still to be confirmed) for inner walls of new entrance lobby.

4.6.11 Extension Buildings, Ground Floor - External landscaping and signage

Overview

Proposed new external elements to the south of the building include new seating, new planters, new drainage and graded landscape; close to the modern entrance.

This is proposed to mitigate two primary issues; the fact that the modern entrance is often overlooked as the main entrance to the building, and the persistent flood risk where rainwater drains straight through the modern entrance doors (greatly risking the conditions of the special collections storage in the below-ground levels).

Detail

Seating/ planters - Carefully designed to match the curved aesthetic and 'warm/dark patina' of the adjacent proposed entrance lobby (as shown over page). The material however would be a polished concrete or similar for reasons for durability and to increase the security/ anti-terrorism capability of the main entrance to this important institution.

See detail drawings from architect and civil engineer.

See architectural elevations and general arrangement drawings (as well as adjacent image) for concept designs of new signage.

As noted in **[Section 5.9]** there is a young tree close to the new seating location, although the proposals do not require the removal of this tree, and it is expected that works can be undertaken without causing harm



Photograph of existing modern entrance (part of the 2007 extension).



Photograph of existing corner of the 1890s building and Deansgate, including existing signage.

- Content omitted from this page in Revision 1 of this document -



Centre - As-proposed concept visual of new entrance lobby to replace existing revolving door, including new benches and planters . *Right* - Photograph of existing entrance area.

Discounted Options

Earlier iterations of the design included a larger number benches along the south facade of the building with interpretation text etched into the ground, with an increased number of planters, and the removal of 1no tree to allow for the wider scope. These option was discounted for three notable reasons:

- The arrangement of benches is primarily for 1. flood defence reasons, and 2. to mark a clear entrance area to the building. Both of these items benefit from a small number of benches crossing parallel to the entrance doors, rather than a large number of benches at 90 degrees to the entrance doors.
- The landscaping outside the Rylands entrance is owned by others, and interventions should be kept to necessary changes only, to fulfil key elements of the brief. Proposing additional scope beyond this risks the neighbouring landowners disputing proposals.
- Removal of any trees is to be avoided unless strictly necessary. Counter to this, the addition of planting should be encouraged.



Early concept sketch for proposals to modern entrance area, including a line of benches along the length of the south elevation.

4.6.12 Extension Buildings, Ground Floor - Retail and events

Overview

It is proposed that the modern entrance space is divided into two spaces, demarked by a new sliding screen. To the west end this room will become a high quality events space (fitting of a modern world class learning institution) as described on this page, and to the east end this room will become a consolidated retail and welcome space as described over page.

Detail; events space.

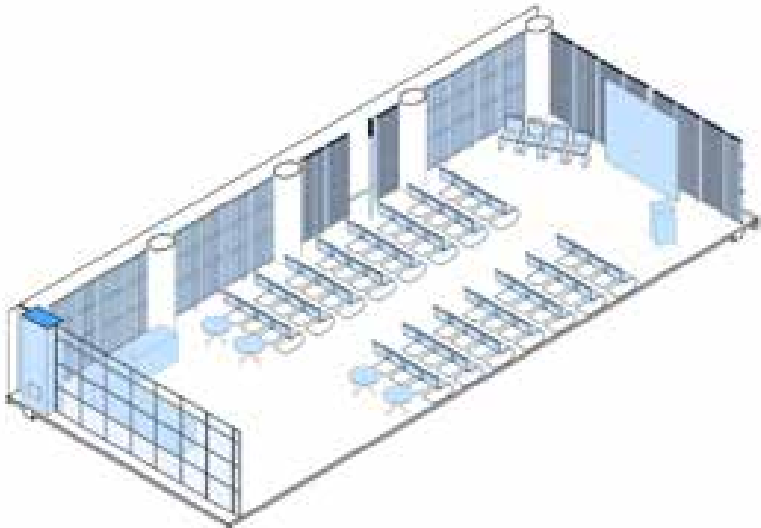
Various elements are required to bring this area up to modern standards for a high quality events space, as listed below.

New lay in grid ceilings - These are proposed within the high part of the existing (modern) jack arches. These would include a high standard of lighting, acoustic baffles, lighting rigs and air conditioning units to support the existing passive ventilation system when required. Materials would predominantly be a dark metal to match other proposals in the Next Chapter project.

Shading / privacy screens - These are proposed around the perimeter in this area. These would be lightly fixed within the existing bays between the modern columns, be formed of vertical timber strips within dark metal frames, and are intended to provide privacy and shading to room users during events, without blocking all daylight and views. The timber strips would be designed to evoke an abstract feeling of books on shelves, and be graded to provide more shading / privacy towards the west end of the room where the speaker would be. Each screen is designed to rotate, for maintenance reasons, and to allow user-choice over the amount of shading/ privacy.

No furniture in this area is fixed to the building and as such is included for information only.

See detail drawings from architect, and adjacent images.



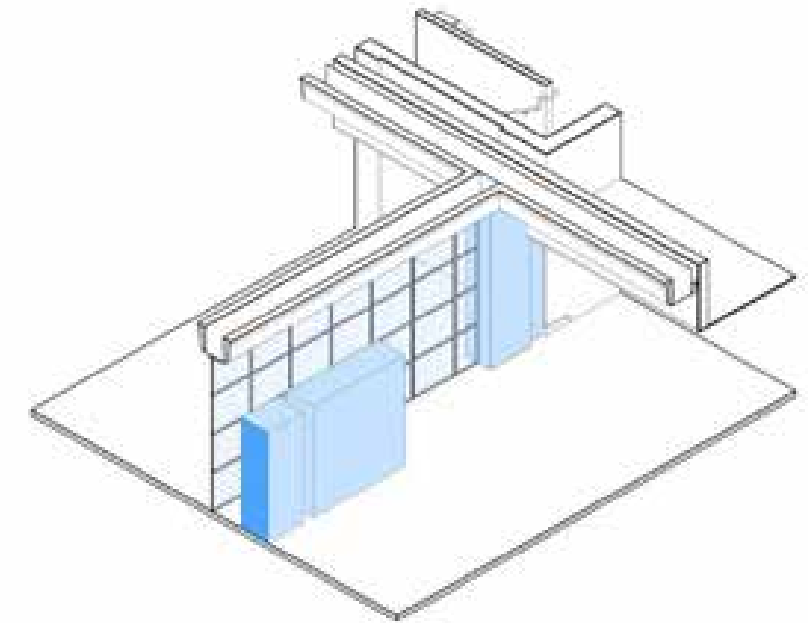
Left - Photograph of existing room . Upper right - As-proposed images of new events space. Bottom right - Precedent images for new timber screens.

Detail; retail and welcome space.

Glazed screen - This is proposed between the events space and retail/welcome area, for acoustic reasons and for general privacy between the two separate parts of the building. This would be a 'Crittall' style screen, with dark metal glazing bars on a grid, as with other Next Chapter additions utilising the dark metal motif. The glazing would be part frosted for privacy and manifestation/ accessibility reasons.

Layout - In the retail area a reduced entrance desk, large digital welcome screen and re-arranged retail area are all designed to better direct building users and prevent sprawl/ congestion (as with the current open and undefined arrangement). The large new retail shelves against the window would be designed with the same light timber as the privacy/ shading screens (noted on the previous page) to link the whole space together, and would allow for signage/ interpretation to be fixed to the rear of the shelves. This would be part of the Next Chapter intention to better signal externally what the Rylands has to offer internally.

See detail drawings from architect, and adjacent images.



Left - Photograph of existing room . *Top right* - As-proposed images of new glazed partition. *Bottom right* - Precedent images for new glazed partition.

4.6.13 Extension Buildings, Ground Floor - Atrium

Overview

The modern atrium (constructed 2007) is a key example of a space that, although successful in its primary function, fails to fully signal to building users all of the activities that take place at the Rylands. The atrium in particular is located close to a wider range of building functions, without any of them being apparent; these include the iconic 1920s glass-floored bookstacks and the collections housed in those rooms, the cellars of the 1980s building and the collections housed in those spaces, and lastly the impressive special collections housed in the condition controlled archive rooms of the 2007 building.

Proposals to unlock some of the hidden stories in this area of the building are in three parts.

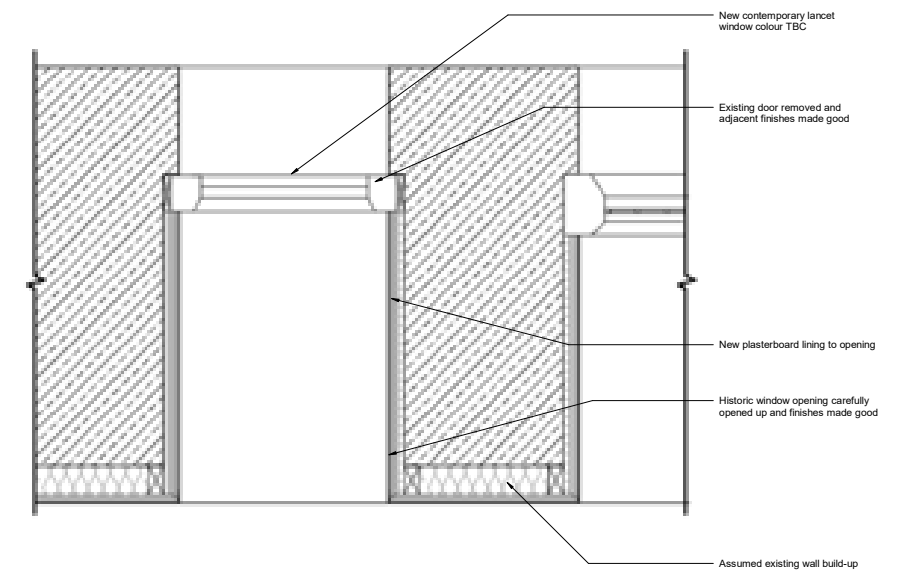
1. New interpretation items are proposed to be installed in the unused west corner of the space.
2. Providing a view directly into the glass floored bookstacks, by reinterpreting with clear glass the lost 'fifth lancet window'. This window used to sit alongside the surviving four lancet windows in the atrium but has been since been demolished, replace with doorways into a now-demolished room, and ultimately covered over with plasterboard.
3. Providing a new doorway, that leads into the new cellar ramp room as described in **[Section 4.6.2]**.

Detail

1. See exhibition designer methodology statement and summary images in this section for interpretation options in this location.
2. The reinterpreted window would be formed of clear glass, as a direct view into the room behind is critical to the concept. The frame/ surround would be a contemporary metal frame that matches the exact proportion and profile of the adjacent existing brick window surrounds, using the same 'warm/dark metal patina' motif as other Next Chapter proposals.
3. The new doorway would match the similar door on the floor directly above, which goes from the atrium into the exhibitions floor of the 1890s building. As such it would be a heavy timber door to match. In this way the two thresholds would be read together, and users would know that any timber door in the modern, light, atrium leads to an historic, dark, part of the building.



Photograph of existing atrium, including 1920s lancet windows behind modern plasterboard reveals.



Left - As-proposed concept visual of reinterpreted fifth lancet window. *Top right* - Indicative detail for new window. *Bottom right* - Photograph of existing glass bookstacks behind lancet windows, currently not visible to the public.

Interpretation

Note: This item includes exhibition & interpretation design. Full information regarding exhibition & interpretation design can be found in the separate exhibitions methodology statement **[A2506-John Rylands LBA_Nissen Richards studio]**. As agreed with MCC, the exhibitions & interpretation design is still under development and as such this methodology provides design intent only and design specifics may be developed further. Other exhibitions items can be found in items **[Sections 4.6.6, 4.6.7, 4.6.8 4.6.9 and 4.6.11]**.

It is proposed that new interpretation panels would be installed in the underused west side of the atrium. This would tie in to proposals to reinterpret the missing 'fifth lancet window' in this location, as described earlier in this section.

Extract from Methodology Document

To ensure the visitor's journey starts at the point of entry into the John Rylands Library, we are seeking to create a new display area in the Atrium area around Enriquetta Rylands.

The display consists of a large unifying base clad in patinated metal to echo the new Architectural interventions and is composed of a low base plinth and a bespoke sculpture plinth for the scaled sculpture of Enriquetta. This will be set off against a large graphic image proportionate with the scale of the atrium and adjacent slot windows.



As-proposed concept visuals (*Nissen Richards Studio*) for new interpretation within the existing atrium.

Discounted Options

Early iterations for changes to the atrium included more notable methods of connecting building users with the 1920s part of the building; most notably by way of walkways crossing the atrium. Advantages included the fact that users would be able to walk directly into some interesting parts of the building where they had previously no access to. The disadvantages however were deemed too great. These included:

- General public access into 1920s extensions is not required and a security risk, as all spaces are staff and invited researchers only.
- Prohibitive cost.

Another discounted design option was more similar to the proposal noted on the previous page. This included a variation where the glazing from one of the existing lancet windows would be removed and replaced with clear glazing. This was discussed with MCC in a Stage 3 engagement, and it was noted that the 'fifth lancet window' proposal was preferred to this variation. MCC did note however that this variation might be considered, if the modern plaster around the windows was removed at the same time; as this might balance the harm of removing original building fabric with the benefit of revealing hidden brickwork. It was decided ultimately not to pursue this variation to amend the existing window, as:

- The 'fifth lancet window' proposal was preferred, in respect of the conservation principle to retain existing fabric wherever possible.
- The contemporary reinterpretation of the fifth window is more aligned with the designs at the new entrance lobby (see **[Section 4.6.10]**) and the new ramp (see **[Section 4.6.2]**). As such, all new interventions could be read as part of a singular narrative, expressing the values of the Next Chapter project.



As-proposed (discounted) concept visual of adapted existing lancet window to include clear glass. Including inset photograph of existing atrium.

4.6.14 Extension Buildings, Ground Floor - Boiler room

Overview

In order to prevent uncontrolled heat loss from the boiler room into the new Imaging Suite on the floor above (noted as Area 1 on **[Plate 4.6(h)]**), as this room requires condition controls, a new insulated lay-in grid ceiling is proposed to the ceiling of the boiler room.

To improve ventilation in this space, a new extract fan is proposed behind the existing louvres to the north wall.

Detail

Lay-in grid ceiling - This would fix to the 1960s building fabric (concrete floor slab above room), and would require the relocation of some plant kit at a slightly lower level (as this is currently close to the ceiling level).

Extract fan - It is not expected that additional building fabric removal is required, as it is proposed that a new mechanical fan would be installed, as well as adapting (or replacing) the existing modern doorway to the service yard to include louvres.



Photograph of existing boiler room, including existing louvre to the left of image, and existing door to the right of shot.

4.6.15 Extension Buildings, Ground Floor - Storage

Overview

In order to re-house collections which have been relocated from the new Imaging Suite (noted as Area 1 on **[Plate 4.6(h)]**), a currently under-used space is proposed to be refitted to house those collections, noted as Area 2 on **[Plate 4.6(h)]**.

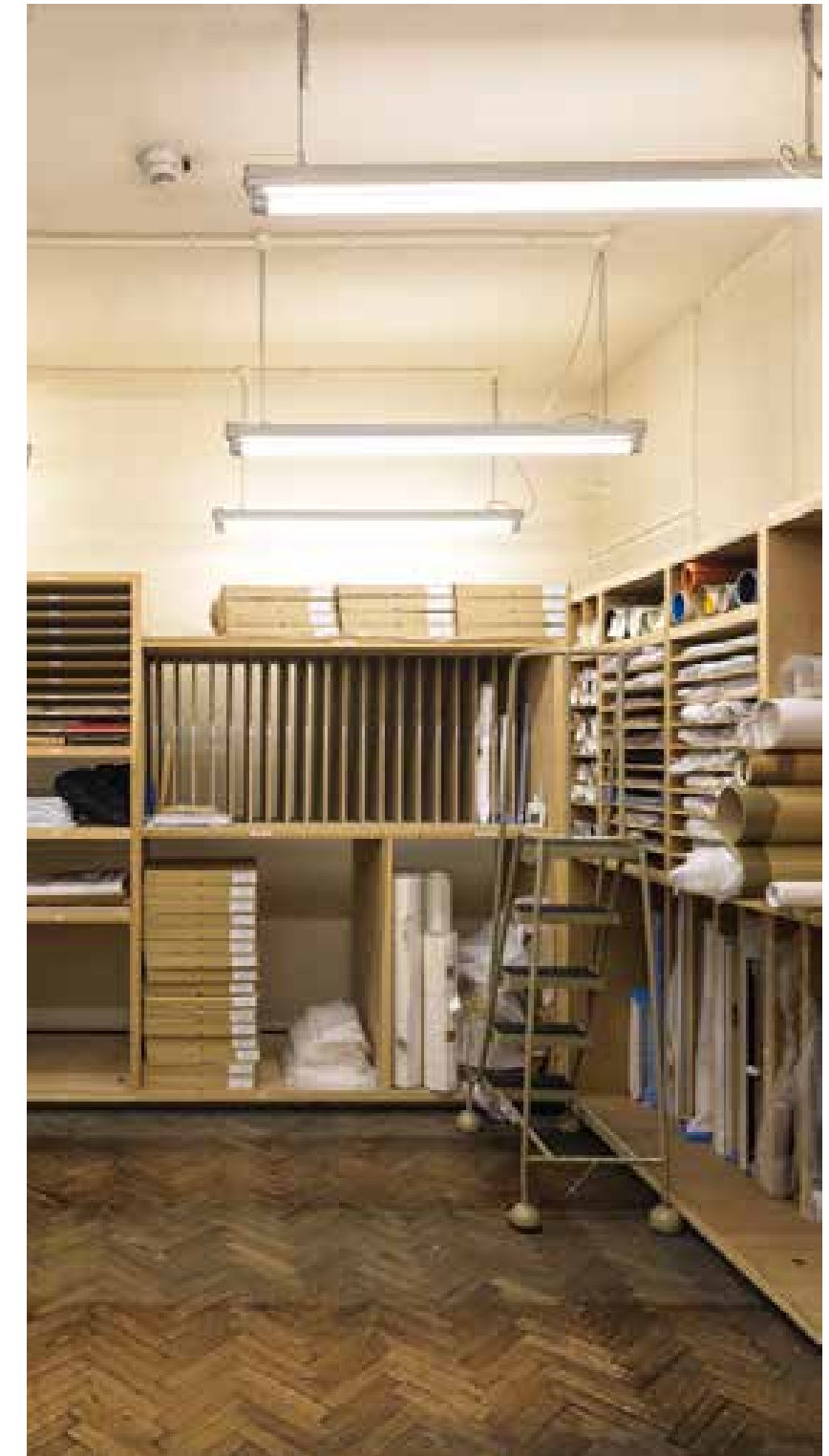
This requires the installation of new bespoke storage units and provision for new cool air into the room (as required by the sensitive collections).

Detail

Air ducting - New air ducts are proposed to be run upwards from the cellars into this room. This will require the careful removal of building fabric and the sensitive boxing-in of the ducts that run into the room. To adhere to the plain white painted plaster of the walls in this back of house room, any boxing-in would be white painted plasterboard.

See detail drawings from structural engineer.

Shelving - It is anticipated that the majority of shelving would be freestanding. Any securing of the shelves back to the existing wall would include only the minimum number of fixings required to achieve a secure storage facility for the sensitive collections.



Photograph of existing boiler room, including existing inadequate shelving.

4.6.15 Extension Buildings, First Floor - Imaging suite

Overview

The imaging team are a critical part of the Rylands staff, and are currently spread across a number of poorly fitted-out rooms in the building. This prevents communication between the team and effects productivity. It is proposed to remove the storage shelves from the 'French Revolution Room' in the 1960s part of the building and convert the large space into a single dedicated Imaging Suite. This requires the formation of light-controlled bays, blackout blinds, new air conditioning, secondary glazing on the single glazed windows, a new dark lay-in grid ceiling, redecorating with a dark paint to replace existing white painted areas, new power points and a new access route through the south wall directly into a lift lobby in the 2007 building.

Detail

Windows - Secondary glazing is carefully detailed to fix into the deep concrete reveals of the existing single glazed windows. New blackout blinds are also detailed to only fix to the existing window frames, and as such will not affect the masonry walls. See adjacent image for photo.

New door - This intervention requires the removal of a currently boxed-in window within the internal wall. This has been carefully detailed to remove the window without damaging the glazing, so that the materials can be used for repairs to the other windows in the space. This doorway is proposed within an existing boxed-in window frame, and so utilises this existing structure as part of the door design. See detail drawings from architect and structural engineer, and photos/ drawings in this section/

Ceiling - The new grid would slot above the existing window surrounds, in to match the existing ceiling to be replaced. A new penetration would be required to bring air conditioning into this space, from the adjacent 2007 stairwell. These would be kept to a minimum size and the associated ducts would be boxed-in with painted plasterboard to suit the plain white walls of this room. See detail drawings from architect.

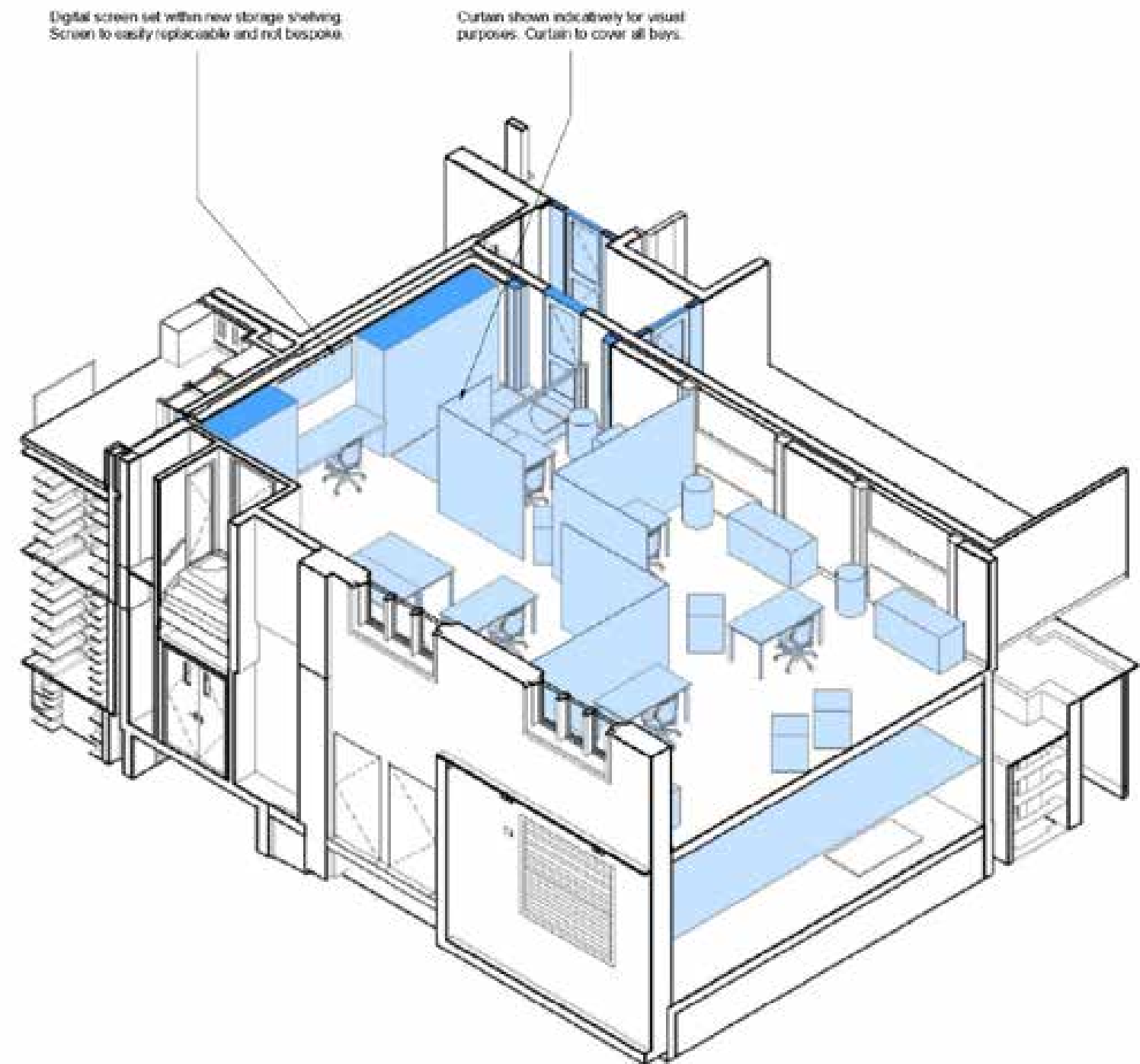
Wall-fixed items - A small number of items are required to be wall-fixed in this room, to suit the new function of the space. Fixings will be kept to a minimum as required by those photography systems.

New power - The majority of new power would be routed into the room within new skirting boards around the perimeter of the space. In this way the existing building fabric requires fewer penetrations.

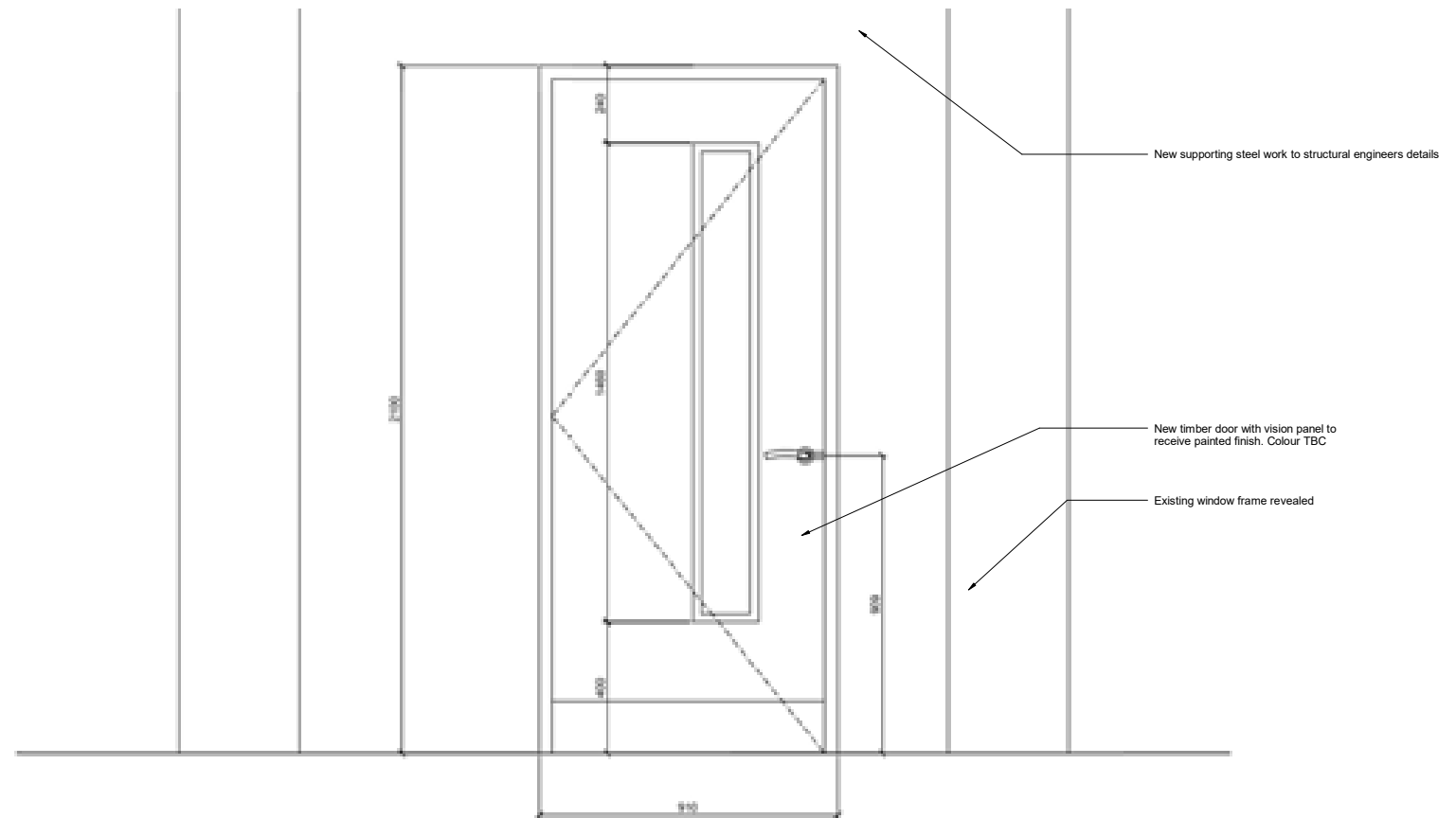
The majority of furniture in this space is not fixed to building fabric and so is included for information only.



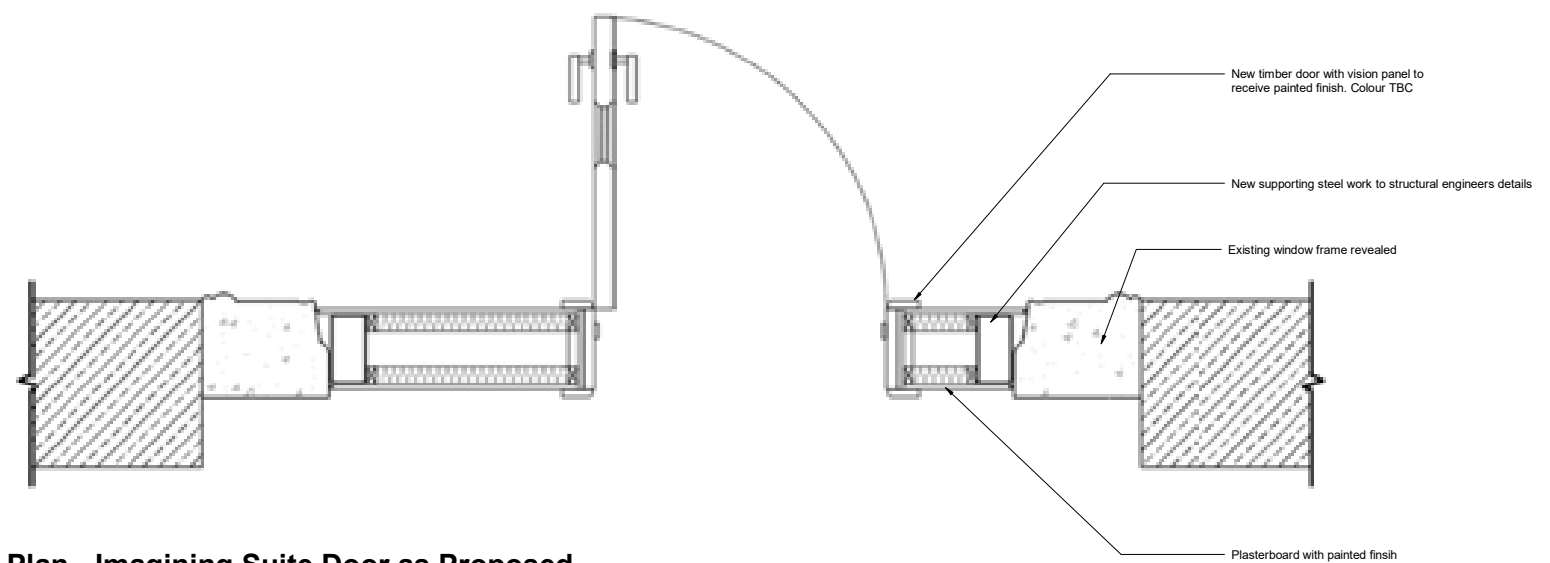
Photograph of existing room, including deep window reveal (where proposed secondary glazing is proposed for installation).



Left - Photograph of existing room, showing boarded up window that is proposed to be adapted into a new doorway. Right - As-proposed 3D model of new Imaging Suite, including new doorway in back left of room (as viewed in the above).



Elevation - Imagining Suite Door as Proposed



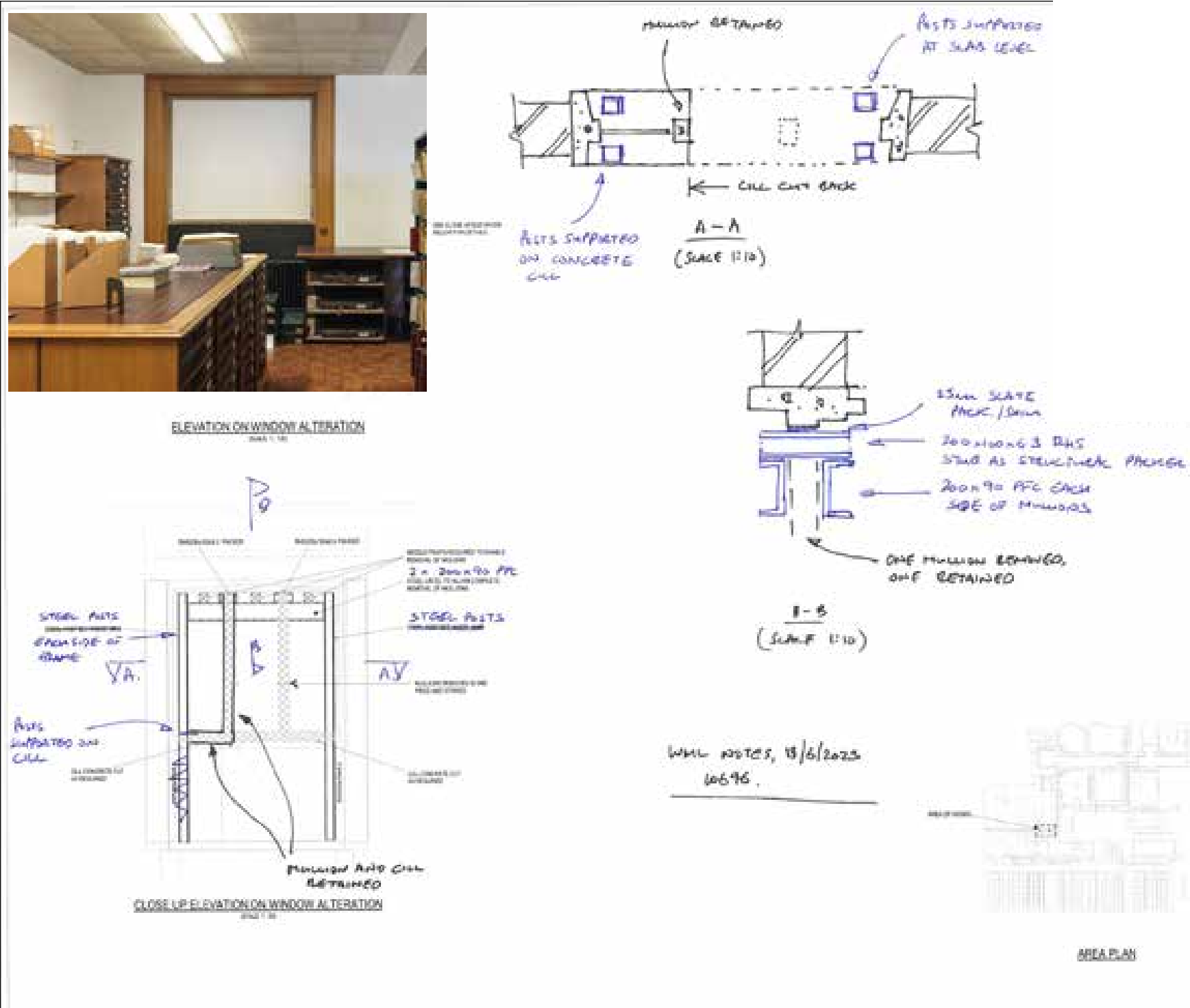
Plan - Imagining Suite Door as Proposed

Left - Photographs of existing wall where new doorway is proposed. *Right* - Details of proposed new door, set within existing window surround.

Discounted Options

Ceiling - As discussed in a Stage 3 presentation with MCC, options have been explored to retain the existing lay-in grid ceiling in this room (and the Wolfson Room above; see [Section 4.6.16]). This has been draw up to show that it is not possible to retain the existing ceiling whilst installing the new air-conditioning and modern lay-in grid ceiling/ lighting required for the room's new purpose. See MEP engineers drawings. Installing the new items whilst retaining the existing ceiling would result in damage to the existing ceiling (due to the alterations required) and cause architectural clashes between the new ceiling and the existing window surrounds; which are set tight to the underside of the ceiling level.

Doorway - As also discussed with MCC, options have been explored for the new doorway into the 2007 building. One option that has been investigated/ detailed (see structural engineer sketches adjacent) includes the partial retention of the existing boarded-up 1960s window ; with a fragment of it being left in-situ, alongside the new door proposed on the previous page. This option creates a potentially confusing aesthetic as it is less clear what has been altered during the Next Chapter project, with some fragments of mullions, sills and glazing left in place and some removed. This is in contrast to the selection option where whole mullions and sills are removed, along with the whole window as one un-damaged piece. The proposals therefore seek to remove the glazing in full, as retain them for future repairs and maintenance.



Structural engineer's drawings exploring (discounted) proposals to cut existing structure to retain some of the existing window, and slot proposed new door next to it.

4.6.16 Extension Buildings, Second & Third Floor - Staff spaces

Overview

Various staff spaces across the building require upgrades to working conditions, most notably power and lighting, in some cases this also includes new cool air provisions. These rooms can be located in areas 1-3 on [Plate 4.6(i)] and areas 2a and 2b on [Plates 4.6(j)].

Detail

New power - The majority of new power would be routed into the room within new skirting boards around the perimeter of the space. In this way the existing building fabric requires fewer penetrations.

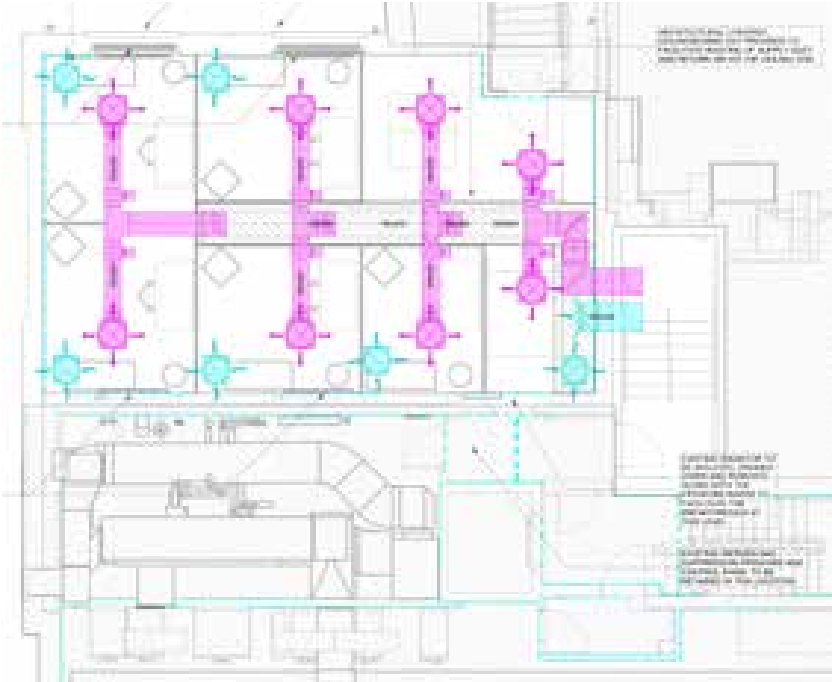
Decoration - In area 2 on [Plate 4.6(i)] some redecoration is required to colour scheme to that which is expected to have been in place before the room was painted with dark colours (for the sake of its modern use an an imaging space).

Existing mechanical ventilation - The existing ventilation system serving the 1920s staff spaces is proposed to be overhauled and airflow improved.

Wolfson room air conditioning - In area 2a on [Plates 4.6(j)] new air conditioning is required to upgrade the working conditions. As this room is at the top of the 1960s building, this can be routed down directly from the plant kit in the flat roof plant kit area (see [item 4.6.17]). This will minimise the amount of building fabric affected.

Wolfson room new ceiling - In area 2a on [Plates 4.6(j)] it can be seen that a number of new additions (lighting, flush air conditioning units, power routes and ducts) are required at ceiling level. As such a new lay-in grid ceiling is proposed to replace the existing. See [Section 4.6.15] regarding alternative options that were tested and discounted regarding the retention of the existing lay-in grid ceilings.

Furniture in these spaces is not fixed to building fabric and so is included for information only.



Left - Photograph of existing staff space, 'Wolfson Room'.
Right - Drawing (Hoare Lea) and precedent images (from the Rylands 1920s building) for ways of bringing new power and improved air conditions into the spaces.

4.6.17 Extension Buildings, Roof - Plant kit

Overview

In order to facilitate the improved staff working conditions and high quality condition controls required for new spaces such as the proposed Imaging Suite, the existing plant kit on the roof of the 1960s building requires expansion, as shown on **[Plate 4.6(k)]**. In turn, the louvred compound around the plant kit also requires extending.

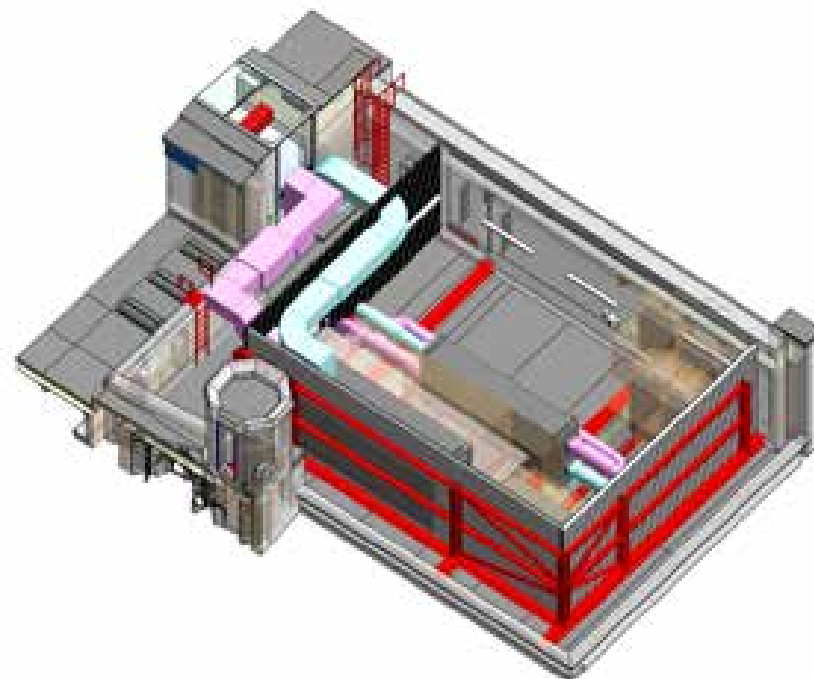
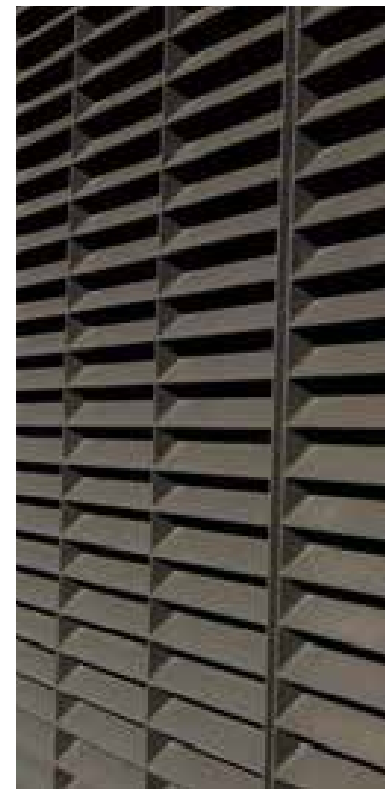
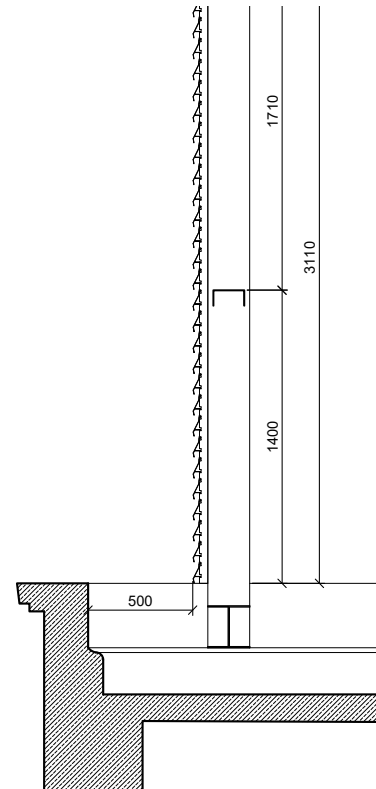
Detail

Dimensions - The plant kit compound is proposed to fill more of the flat roof space above the 1960s building, but dimensions are designed to ensure that the compound is still inset of the parapet walls, ensuring that this is read as a subservient item.

Louvres - The existing light grey louvres would be replaced with a high quality dark metal louvre, more in-keeping with the adjacent dark masonry Rylands building. Where louvres are not needed to extract air, acoustic walls are proposed behind the louvres, to reduce the acoustic impact of the new plant kit on the surrounding properties.

Ducts - As part of the expanded plant kit, and the proposal to bring controlled conditions into the new Imaging Suite, a new duct is required to run in front of, and then through, the modern (circa 2007) window over the modern atrium. As such this glazing pane will be removed and replaced with appropriate walling. Any glazing panes that look out onto this new duct will be frosted. Where the duct runs into the building and down into the modern stairwell below it will be boxed in with a white plasterboard to match the adjacent 2007 atrium finishes.

See detail drawings from architect and structural engineer.



Top left - Indicative detail of new louvres, and precedent image of new dark metal louvres. *Top right* - Existing photograph of Rylands from Wood Street. *Bottom right* - Existing Proposed massing for extended plant area as visible from Wood Street. *Bottom left* - 3D model of new plant kit required within new plant compound on roof.

5.0 Further Design Considerations

5.1 Continued development of access and accessibility

As noted in [Sections 3.4 and 4.4] accessibility has formed a key part of the Next Chapter designs from the start of the design process. An initial audit of the building informed early designs, and audits of the developing designs helped to refine them in a manner which ensured that access is improved throughout the building. In some cases such as the new cellar ramp, improved access has formed the founding principle of the more key elements of the proposal.

Future accessibility reviews will inform the final stages of design development, and a summary is provided below by the accessibility consultant as to recent design progress.,

As noted by IDACS (accessibility consultant) in their recent audit:

A number of more detailed matters have also been discussed with the design team, for example door specification and treatment of glazing etc. These matters will be reviewed and developed further during RIBA 4 when IDACS will review and provide further guidance to ensure the proposals are as accessible and inclusive as they can be.

5.2 MEP and Sustainability

As noted in [Section 4.5.1] comprehensive MEP drawings and documentation has been developed during the Next Chapter project (including sustainability strategies), which this report acts as a supporting document to.

These proposals were developed through the same process of engagement, surveys and design workshops as described in [Section 4.0].

A summary of the topics covered in these documents is provided below:

- Introduction to MEP and sustainability.
- Incoming utilities.
- Mechanical and Public Health Engineering Systems.
- Electrical Engineering Systems.
- Sustainability
- Design Standards
- Operating
- Maintenance Strategy
- Numerical Design Criteria
- Derogations/ Clarifications

5.3 Structural and Civil Engineering

As noted in [Section 4.5.1] structural and civil engineering drawings and documentation has been developed during the Next Chapter project (including sustainability strategies), which this report acts as a supporting document to.

These proposals were developed through the same process of engagement, surveys and design workshops as described in [Section 4.0].

A summary of the topics covered in these documents is provided below:

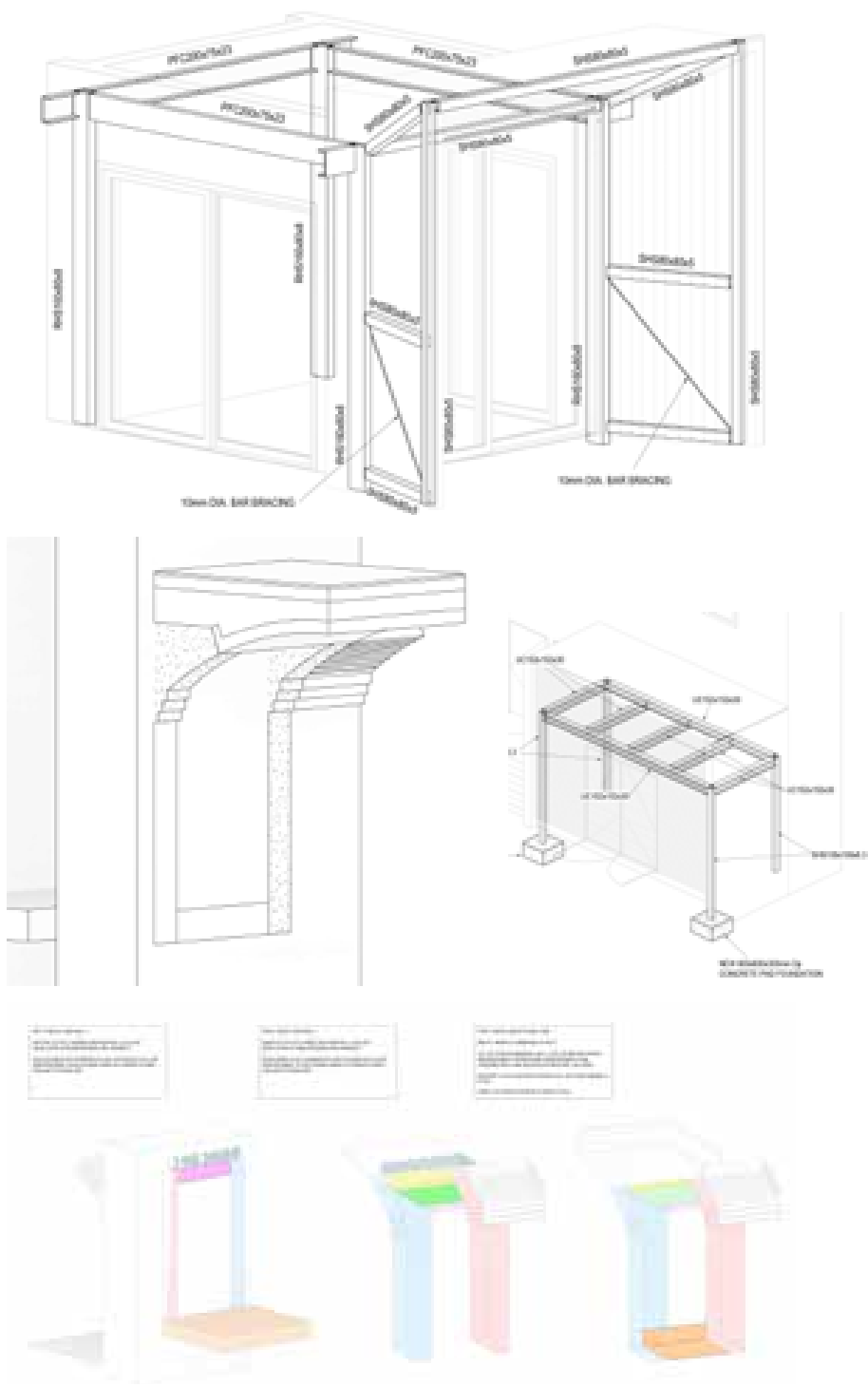
- Introduction
- Design Philosophy
- Structural Engineering Works
- Access to Basement
- New Door Openings
- New Accessible Toilet
- Damp Proofing in Cellars
- Entrance Lobby
- Event Space
- New Plant Deck in Service Yard
- Imaging Suite
- Support to Suspended Services
- Structural Defects/ Repairs
- Fire Protection
- Stability
- Civil Engineering Works
- Derogations from Universality Standards

5.4 Fire strategy

As noted in [Section 4.5.1] fire strategy documentation has been developed during the Next Chapter project (including sustainability strategies), which this report acts as a supporting document to.

These proposals were developed through the same process of engagement, surveys and design workshops as described in [Section 4.0].

A summary of the topics covered in these documents is provided below:



Extracts from structural engineer’s pack of information (WML).

- Introduction
- Building Description
- Material Change of Use
- Purpose Group
- Sprinkler Protection
- Evacuation Strategy and Management Procedures.
- Statutory Guidance
- Functional Requirement
- Means of Warning
- Revolving and Automatic Doors
- Security Controls on Escape Route Doors
- Horizontal Means of Escape
- Vertical Means of Escape
- Means of Escape for Disabled Persons
- Escape Signs
- Emergency Lighting
- Internal Fire Spread
- Internal Fire Spread Functional Requirements
- Fire Resisting Construction
- External Fire Spread
- Access and Facilities for the Fire and Rescue Services

A planning statement has also been produced in support of the above fire strategy, and is submitted with the full design team information.

5.5 Acoustics

As noted in [Section 4.5.1] fire strategy documentation has been developed during the Next Chapter project (including sustainability strategies), which this report acts as a supporting document to.

These proposals were developed through the same process of engagement, surveys and design workshops as described in [Section 4.0].

A summary of the topics covered in these documents is provided below:

- Scope of Proposed Refurbishment Works
- Primary Events Space
- Internal Sound Insulation
- Building Services Considerations
- Crosstalk Attenuation
- Main Engagement Space
- Virtual Teaching Space
- External Plant Noise Egress

5.7 Waste Disposal, Refuse/ Fire Access, Highways

There are no anticipated changes to the existing waste disposal and refuse systems as a result of these proposals. There are no proposed changes to highways routes, vehicular access or parking around the building as a result of these proposals.

The only external changes proposed include the addition of 3no new benches close to the front door of the modern extension (which it is not anticipated to impede fire tender access around the building - although is designed to reduce the ability of vehicles colliding with the front doors of the building).

5.8 Security

Other than the additional protection to the front doors of the building, the designs do not alter the existing security arrangements of the site. Existing CCTV and security systems will be upgraded if required, and formatted to allow for the new doorways in the building.

5.9 Ecology

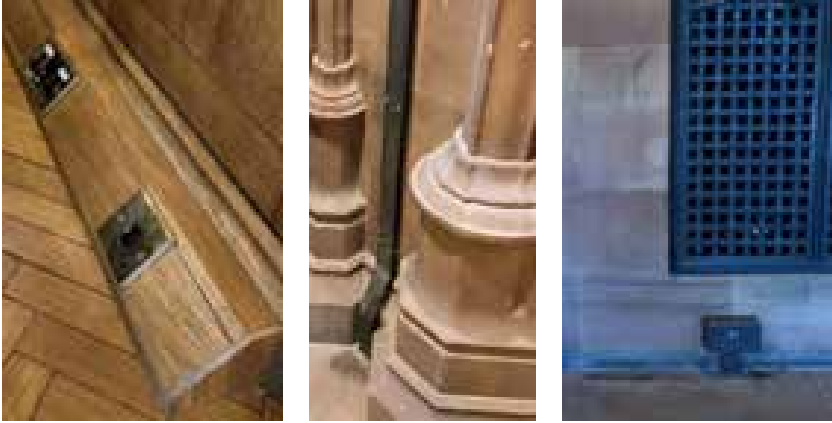
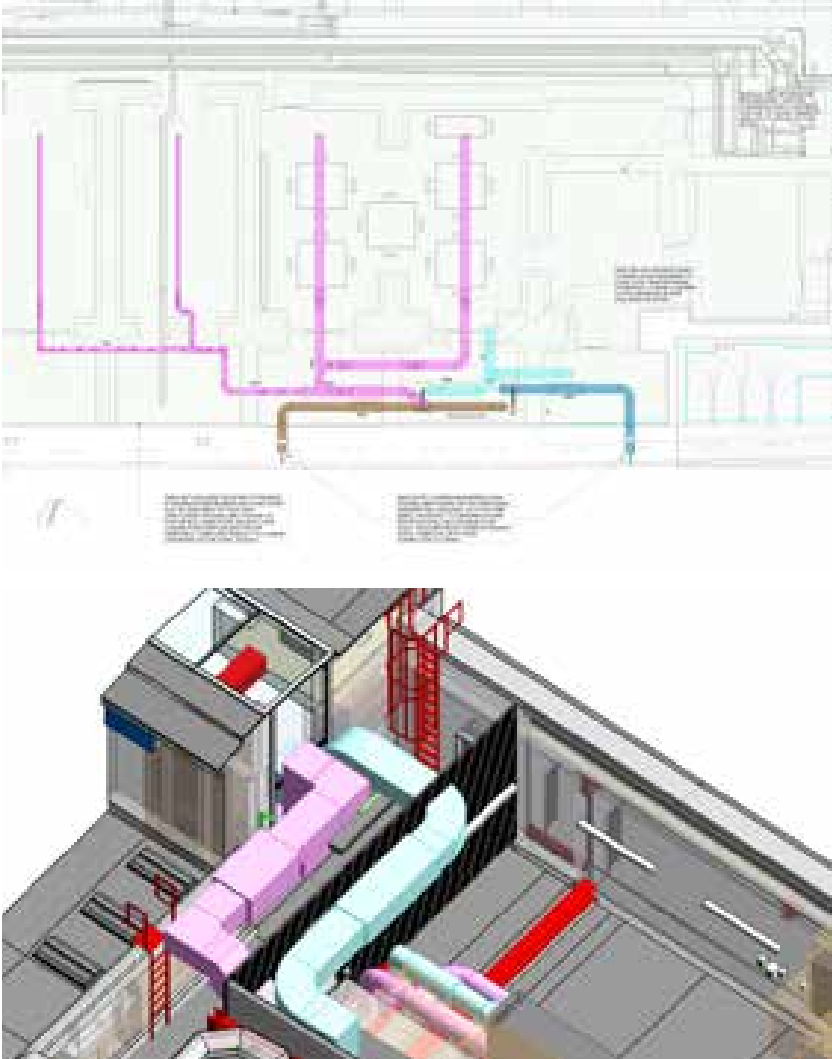
As external proposals are limited to the addition of 3no benches with some minor areas of planting, it is not anticipated that there is a risk to ecology on the site. The existing trees adjacent to the site do not form part of the proposals, and it is not expected that they would require protection or be affected by the works. No proposals include roofworks to the pitched roofs of the building, or works to the historic masonry elevations of the building.

5.10 Building Control

Stage 3 proposals were developed with an appointed Approved Inspector, and a building control report has been developed to:

- 1. List out all Next Chapter proposals relevant to building regulations, and include a commentary on how details should be developed at RIBA Stage 4.
- 2. Provide a format to monitor the development of design details at RIBA Stage 4.

A Building Regulations application will be submitted as part of the next stage of design development.



Extracts from MEP engineer's pack of information (Hoare Lea).



6.0 Commentary on the Proposals

6.1 Impact on the Heritage Assets

The John Rylands Research Institute and Library is one of the finest neo-Gothic buildings in Europe and is of exceptional international significance, for the collections it holds, the ingenuity and beauty of its architecture and its connection to both Mrs Enriqueta Augustina Rylands and her architect, Basil Champneys. Also of note is the manner with which it has endured as a key destination for learning and engagement through the radically changing urban and socioeconomic context of the 20th and 21st centuries; remaining relevant to the communities which it serves and it is this which underpins the ambitions of the New Chapter project.

- **Repurposing the basement cellars, including improved access**

The proposed alterations to the storage cellars at basement level are minor in nature, with proposed tanking limited to two dedicated storage areas and required to ensure the conservation of the collections. The tanking method proposed would allow the masonry behind to breathe whilst here historic storage shelves would be largely reinstated, preserving the historic character of the spaces. Internal interventions required to bring these areas into more active use are otherwise limited to small openings in the internal walls to allow for air intact (between the proposed sorting and quarantine spaces) and the insertion of a contemporary glazed screen/door to the sorting space to enable people to engage with the collection management processes in a manner previously unknown. Here (and within the quarantine space) historic storage shelves would be largely maintained in-situ, reinforcing the historic character on view.

Elsewhere the historic shelving would be removed to allow for the provision of modern adjustable shelving or the creation of large teaching and engagement spaces. Thought to date to 1902 and to have been installed by the university, the shelving does not hold the same significance as fixtures and fittings elsewhere within the building and would be relocated to other university sites. Their removal would allow for improvement collections management and the provision of spaces for staff, researchers, the public and ‘messy’ activities within these areas of lower significance relatively. New interventions proposed to subdivide the larger engagement space would form clearly modern interventions (low-level partitions or studwork walls with doors and glazing above), allowing the historic vaulted ceilings and arches to remain clearly defined whilst the two proposed fire doors have been designed to minimise their impact on historic fabric and be secondary to existing historic features. Whilst externally it is required to increase the size of vents within four windows openings through the removal of the remaining historic leading

window panes, this is balanced against the positive impact of removing the detracting vents from the opposing light in each and installing decorative metal grilles to match the historic leaded design. The new level access proposed from the modern entrance atrium into the basement level is critical to bringing these spaces into active use with the associated benefits of removing pressures for space from areas of higher significance within the building and allowing people to engage with its particular architectural qualities and the processes of collection management in a manner previously unknown. Whilst the intervention requires the removal of some historic fabric and the lowering of the WC room floor, this has sought to be the minimum required to enable the access to be created and follows the precedent established at the first floor. Furthermore, the contemporary design would be sympathetic to the character of the atrium space, whilst reading as a distinct, lightweight intervention within the historic basement rooms. The location selected brings with it additional benefits of linking directly with the atrium space, creating egalitarian access for all whilst passing through the closed off WC room and vaulted basement room with their features illuminated, contributing to the experience of entering into the more intimate basement areas.

- **Upgrades to meeting and teaching rooms**

The upgrades to further rooms within the 1890s building to improve the lighting and power provision would be sympathetic to the material palette and historic aesthetic within each, including the restoration of fabric where modern fabric is removed. Within the later extensions to the historic building, the upgrades proposed have similarly been designed to have a minimal impact and preserve what is significant about the affected spaces.

- **Upgrading exhibition spaces**

The existing exhibition spaces within the Exhibition Hall and the Cross Corridor particularly are not of the quality that the exceptional significance of the collections and the architecture of this part of the building warrant. The principles upon which the proposed upgrades are founded would better reveal the significance of both, with improved visitor flow and vistas, largely freestanding cases with inbuilt lighting and new floor boxes and wall fixings (to mortar joints) only where required. A key benefit of the proposals is the replacement of the heavy blackout curtains with light scrim curtains, allowing the original leaded lights to be visible and the overall environment to be enhanced through an increase in natural light.

Within the English Manuscript and Lower Manuscript rooms empty/ underused book shelves would be adapted to form exhibition cabinets; whilst this would require the alteration of historic joinery it would be wholly in keeping with the overall aesthetic of the fitted whilst allowing for the display of additional items / interpretation which would enhance the overall visitor offer and engagement with the collections that the John Rylands Research Institute and Library holds.

As has been demonstrated earlier in this report it does not form part of the Next Chapter project to bring the Historic Entrance Hall back into use, however the minor works proposed here, limited to the installation of discreet speakers and lights and freestanding seating and interpretation within the accessible upper levels would encourage visitors to dwell and enjoy the significance of the space. The proposals to house new interpretation items in the Reading Room and to utilise empty and disused shelving in the Map Room would further improve the manner with which visitors engage with the building and its collections.

- **Improvements to the 2007 entrance building**

Unlike the patinated floors above and the historic building which it serves, the glazed façade and revolving door of the 2007 entrance building lacks any status or architectural expression which undermines its role as the principal entrance to this building of exceptional significance, exacerbated by its recessed position from Deansgate. Here the proposed design would bring significance benefits to the visitor experience and therefore their engagement with building and its collection. The curved metal lobby proposed would be sympathetic both to the patina, age and materials of the historic building and the upper floors of the 2007 building whilst creating a much more prominent and welcoming entrance; which through the architecture proposed and wider public realm improvements would become a marker and wayfinding tool. The proposed landscaping works would bring the additional benefit of incorporating food risk prevention and anti-terrorism measures in a discreet manner which would not impact on the setting of the building or the character and appearance of the conservation area whilst simultaneously providing attractive seating in this area of public realm.

Within the atrium the works proposed to further engage visitors with the historic parts of the building beyond would bring further benefits to the manner with which visitors engage with its significance and are drawn into the building. In addition to the access proposed into the basement (discussed above) the proposal to reinstate the missing ‘fifth’ lancet window would bring with it one of the highlights of the scheme – providing a unique opportunity to reveal the iconic glass-floored bookstacks behind to the public in a manner previously unknown – whilst also allowing for the reinstatement of this previously lost feature (albeit with clear glazing). Interpretation proposed within the atrium would be

focused on Enriqueta Augustina Rylands which would enhance visitor’s understanding of the integral role she played in the foundation of the library and its significance.

The further works proposed internally to the 2007 building would have no impact on heritage assets, other than to create a better sense of arrival and visitor flow into the building whilst the proposed subdivision of the undefined ground floor space would increase its used and reduce pressures elsewhere within the building.

- **Relocation of the imaging suite**

The existing provision for the imaging suite within the 1890s part of the building is wholly insufficient for a library and research institute of this status and the 1960s extension of low significance offers the opportunity for a new facility to be created without causing harm to the significance of the listed building, with the principal features of interest (the windows) preserved with secondary glazing and new blackout blinds with the new door proposed into the 2007 building would be inserted in an existing window opening. Whilst this would see the removal of the window it would bring significance benefit in terms of movement of people and the collections to the imaging suite whilst the window to be replaced is currently concealed. Associated works to the boiler room beneath would have no impact whilst the impact of the creation of a ground floor storage room would be limited to routing new air-ducting into the space in a manner sensitive to its plain plastered walls and its role as a secondary store of medium significance.

- **Increased size of roof level plant enclosure**

Whilst the proposals would see an increase in the size of the plant enclosure, it has been designed to maintain a setback from the parapet whilst the existing light grey louvers would be replaced with a higher-quality dark metal louver which would be more sympathetic to the historic parts of the building. The principal of a plant enclosure here being visible from Wood Street has already been established, with the impact of the size proposed unlikely to cause any increased harm to either the building or the conservation area particularly given the more utilitarian quality of the 1920 and 1960s facades here and the very back-of-house character of Wood Street itself.

The proposed scheme, however, goes far beyond this sum of parts – realising the ambitions of the Next Chapter project to enhancing the offer of the John Rylands Research Institute and Library as a key destination for engagement and learning within Manchester through improvements to internal environmental and working conditions and enhancing the manner with which visitors engage with both its collections and architecture - opening up and better revealing elements of both and new interventions of the highest architectural quality.

6.2 Policy Justification of the Proposals

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. This section therefore assesses the works first against the policies of Greater Manchester Places For Everyone Joint Development Plan Document (2021) and the Manchester Local Plan Core Strategy Development Plan Document (2012) policies before bringing to bear the requirements of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and the heritage policies in the National Planning Policy Framework.

6.2.1 Local Policies

Greater Manchester Places For Everyone Joint Development Plan Document (2021)

Manchester Local Plan Core Strategy Development Plan Document (2012)

Manchester Unitary Development Plan (1995)

The Greater Manchester Places For Everyone Plan follows the thrust of the National Planning Policy Framework (see below) whilst these broad strategic principles reinforce the more detailed policies within the Local Plan and Unitary Development Plan.

As has been outlined in detail throughout this report the proposals seek to preserve and enhance what is significant about the John Rylands Research Institute and Library and its contribution to the Deansgate / Peter Street Conservation Area whilst ensuring that the ambitions of the scheme are realised. Whilst in localised areas this requires alteration to historic fabric to facilitate the interventions proposed, these have been subject to a rigorous design process to ensure that they are limited to those necessary to bring about the associated benefits of the scheme in terms of access and enhanced visitor and collections facilities. Whilst areas of greater intervention have been focused in areas of lower significance, the proposals have also sought to reveal some of the building’s key features including the provision of access into the basement cellars of the 1890s building and providing a cross-section view of the innovative glass-floored bookstacks within the 1920s extension – meaning that overall what is special about the building is preserved and, indeed, enhanced. Furthermore, these works would facilitate the upgrades necessary to ensure that the facilities and presentation of the collections within the building remain of the standing which its Grade I listed status and its rare collections warrant. This in turn would ensure it remains relevant to the communities which it serves

(staff, visitors, academics amongst others) and secure its conservation and its contribution to the wider conservation area and Mancunium identity in the long-term. In addition, the external works proposed would improve the legibility of the arrival sequence and enhance the distinctive contribution the building makes to the local townscape and the city more widely. As such the proposals align with the requirements of **Joint Development Plan Policy JP-P 2; Core Strategy Policies CC9 (Design and Heritage) and EN3 (Heritage) and UDP Policies DC18 (Conservation Areas) and DC19 (Listed Buildings)**.

6.2.2 The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

The overarching statutory duty to preserve listed buildings and their setting (Section 16 and 66) requires that any harm should be given significant importance and weight in the decision making process. As has been outlined above, whilst there are limited areas where the proposal works would have an impact on historic fabric, these are limited to those necessary in order to enable an intervention where the overall impact would be to preserve, and more likely enhance, the special interest of the building. Similarly, with regard to Section 72 of the Act the proposed works have sought to be sensitive to the character and appearance of the Deansgate / Peter Street Conservation Area introducing an enhanced public realm and a high-quality architectural response for the proposed new entrance lobby. Therefore the presumption against the grant of permission is not engaged.

6.2.3 The National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (2021). This sets out the Government’s planning policies for England and how these are expected to be applied. In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 197 of the NPPF identifies the following criteria in relation to this:

- 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.*

The proposed scheme very much accords with these policy ambitions; presenting the next phase in the life of the John Rylands Research Institute and Library to ensure that it continues to form a key destination for engagement and learning within a building whose exceptional significance is founded in this ethos. This is further supported by the requirement to conserve the Grade I listed building in a manner appropriate to its significance - whilst minor alterations and interventions are required, overall the scheme would conserve, and better reveal, its significance.

Whilst it is our view that overall the proposals would cause no harm, it is helpful, in accordance with paragraph 202 relating to 'less than substantial harm', to consider the public benefits of the proposals:

Here the proposals are strong, with the Next Chapter project bringing about meaningful and lasting public benefits as listed below. Paragraph 20 of the National Planning Practice Guidance states that public benefits which follow from development could be anything that delivers economic, social or environmental progress, as described in the National Planning Policy Framework (Paragraph 8).

- Promotion of the John Rylands Research Institute and Library as a key destination for engagement and learning within Manchester.
- Enhanced engagement opportunities for the Library's research and collections (both internally and for the public).
- Improved internal environment conditions.
- Reconfigured and dedicated spaces for research, collections and engagement teams.
- Better revealing areas of significance to visitors.
- Enhanced working and visiting conditions within the building.
- Improved front-of-house and back-of-house access.
- Enhanced public realm.

6.3 Conclusion

The proposals have been assessed against the relevant national and local planning policies and their impact on the significance of the Grade I listed buildings and the Deansgate / Peter Street Conservation Area more widely. It is the conclusion of this report that overall the Grade I listed building would be conserved in a manner according to its significance and that the ambitions of the Next Chapter project would lead to wholly positive benefits. As a consequence therefore, these would substantially outweigh any 'less than substantial harm' perceived through the localised removal of historic fabric and the works are acceptable.



Appendix I - Statutory List Descriptions

- See submitted Appendix I

Appendix II - Historic Plans

- See submitted Appendix II

Appendix III - Gazetteer

- See submitted Appendix III

Appendix IV - Planning Policy and Guidance

- See submitted Appendix IV

Appendix V - 2015 Conservation Plan

- See submitted Appendix V

