

DESIGN AND ACCESS STATEMENT

Dover Street Building: The University of Manchester, Dover Street, Manchester, M13 9GB

Creation of Central Teaching Space in Room G.046 G.046A

1.0 Introduction

1.1 This statement forms part of an application for listed building consent to refurbish room G.046 G.046A within Dover Street Building to create Central Teaching Space.

1.2 Dover Street Building was constructed as accommodation for the Manchester High School for Girls in the 1880s. In 1945 The Victoria University of Manchester purchased Dover Street Building and the building was converted for the use of economics, education, music and law. It is currently used by the schools of Chemistry and Drama, and for Central Teaching Space. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Dover Street Building is Grade II listed. Dover Street Building is shown on the location plan.

1.2 This statement is to be read in conjunction with Drawings 8735 – A102 (Location Plan); A103 (Site Plan), A104 (Existing Room Plan), A105 (Proposed Room Plan), A106 (Location of proposed power and data), A107 (Existing and Proposed Elevations) which accompany the application. The drawings show the detail and location of the proposed access works.

2.0 Proposal

2.1 Listed building consent is sought to refurbish room G.046 G.046A on the ground floor of Dover Street Building to create Central Teaching Space. The works involve the subdivision of the room to create a teaching space and a storeroom.

2.2 The existing opening between the two areas will be infilled with a 30-minute fire rated stud partition. The wall to finish flush with the existing finish on the teaching room side (G.046) and will be recessed 300mm on the storeroom side.

2.3 A paint grade timber leaf and a half door will be provided in the new partition. The frame and architrave to match existing doors in the room. The door and frame will be painted white.

2.4 It is proposed to install new power and data in the lectern area, using existing conduit.

2.5 The existing media equipment in room G.046 – 2 speakers, a projector and a screen, will be removed and replaced with new equipment in the same locations.

2.6 The walls and ceiling in room G.046 will be redecorated in off white, to match the existing Central Teaching Spaces at the University and the radiators, doors, and the inside of the timber windows will be redecorated in white. The carpet will remain in situ.

3.0 Identifying the Heritage Assets

3.1 UNIVERSITY OF MANCHESTER FACULTY OF ECONOMIC AND SOCIAL STUDIES AND ATTACHED RAILINGS

List entry number: 1282977

*SJ8496 DOVER STREET, Chorlton-On-Medlock 698-1/21/593 (South side) 03/10/74
University of Manchester Faculty of Econ. & Soc. Studies and attached railings*

II

High School for Girls, now university premises. 1881-6, by Mills and Murgatroyd; extended. Red brick with stone dressings, slate roof. F-shaped plan formed by main range parallel to street with 2 rear wings, the main range itself in 3 portions. Two and 3 storeys with cellars and a 4-storey tower. The tower has a round-headed entrance arch with moulded surround, 3-light windows to the 1st and 2nd floors, a 2-light window to the 3rd floor, bands of raised brick ornament between the floors, bracketed eaves cornice, and a steep saddleback roof swept over the eaves, with cresting to the ridge. The 3-storey 3-window range to the left of this has (inter alia) a gabled bay next to the tower with canted oriel to 1st and 2nd floors, and 3-light brick-mullion windows; and further left is a 2-storey 3-window range also with an oriel in a gabled bay. To the right of the tower is the original schoolroom block, 2 storeys with basement and attic, 7 narrow bays with buttresses, large segmental-headed 12-pane windows to both floors, a corbel table to each bay and 3 triangular vents in the roof. Two-bay gable wall with central buttress, similar windows to both floors, oculus to attic, and diaper-patterning of raised brick in the apex; wing continued to rear. Basement area enclosed by wrought-iron railings. Interior not inspected.

4.0 Assessment of Impact and Mitigation.

4.1 The proposed works do not impact on the original features of the building and only seek to subdivide a room which was previously subdivided, as per Plan 1 in Appendix 1, and to provide additional power and data.

The proposed works are confined to room G.046 G.046A and there are no proposals to change the access to, or circulation within, the building. The new door in the partition wall will allow access between the two rooms.

The proposals have no impact on the elements referred to in the listing.

Jo Wavish
Projects Team
University of Manchester
11.05.23

Appendix 1

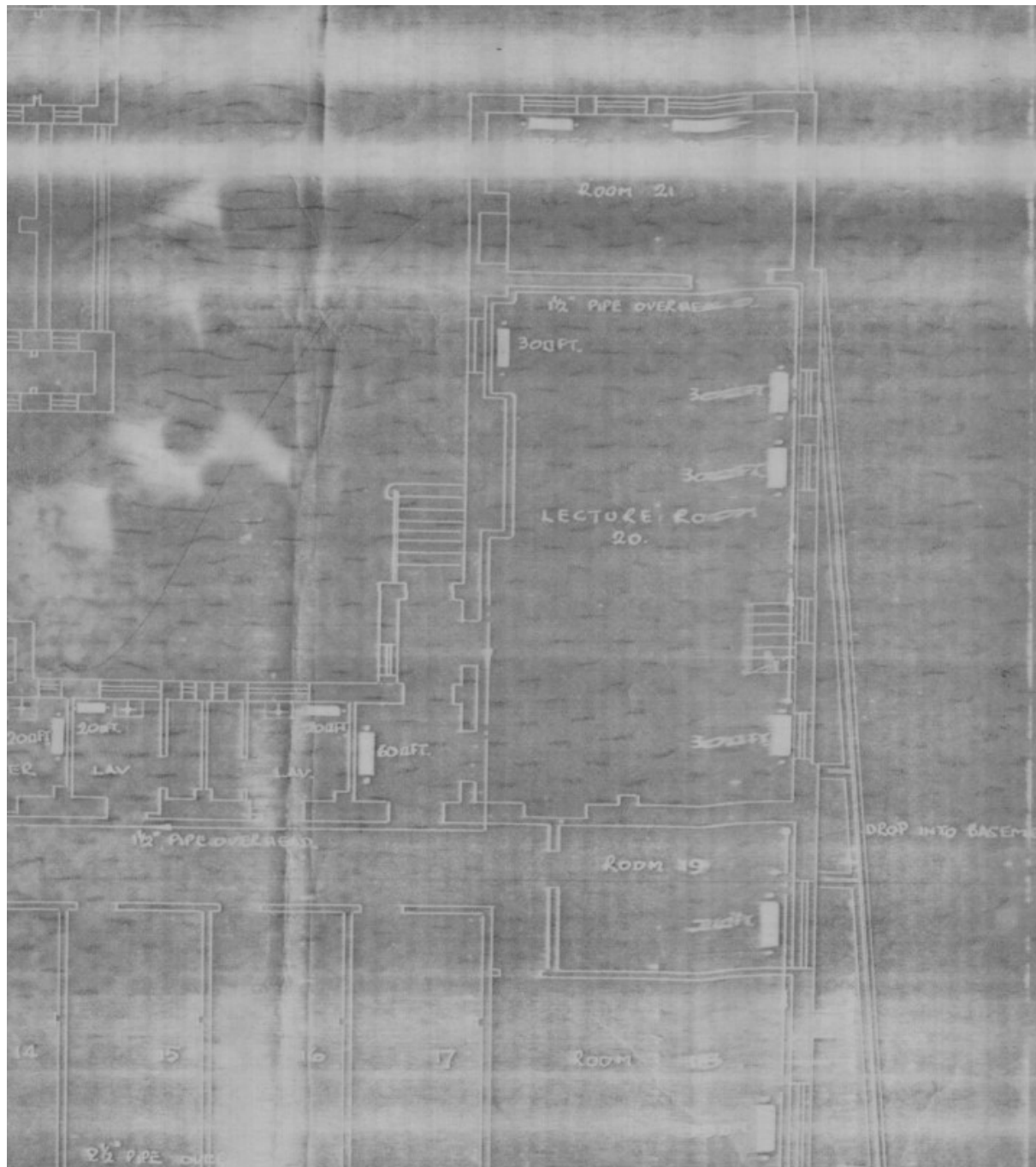
Photographs



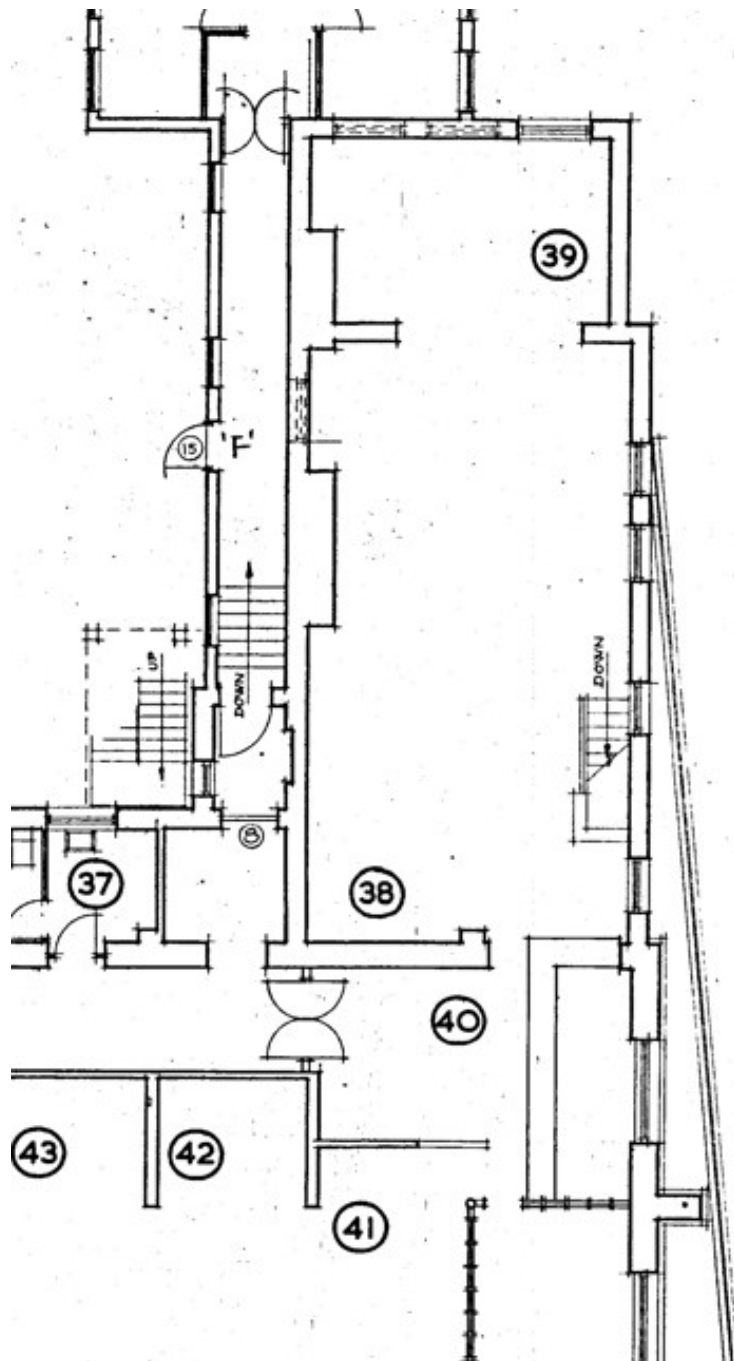
Photo 1. Opening in internal wall in G.046 G.046A, from G.046 side



Photo 2. Opening in internal wall in G.046 G.046A, from G.046A side



Plan 1. Undated plan showing rooms are subdivided



Plan 2. Plan dated 1962 showing rooms have been opened up