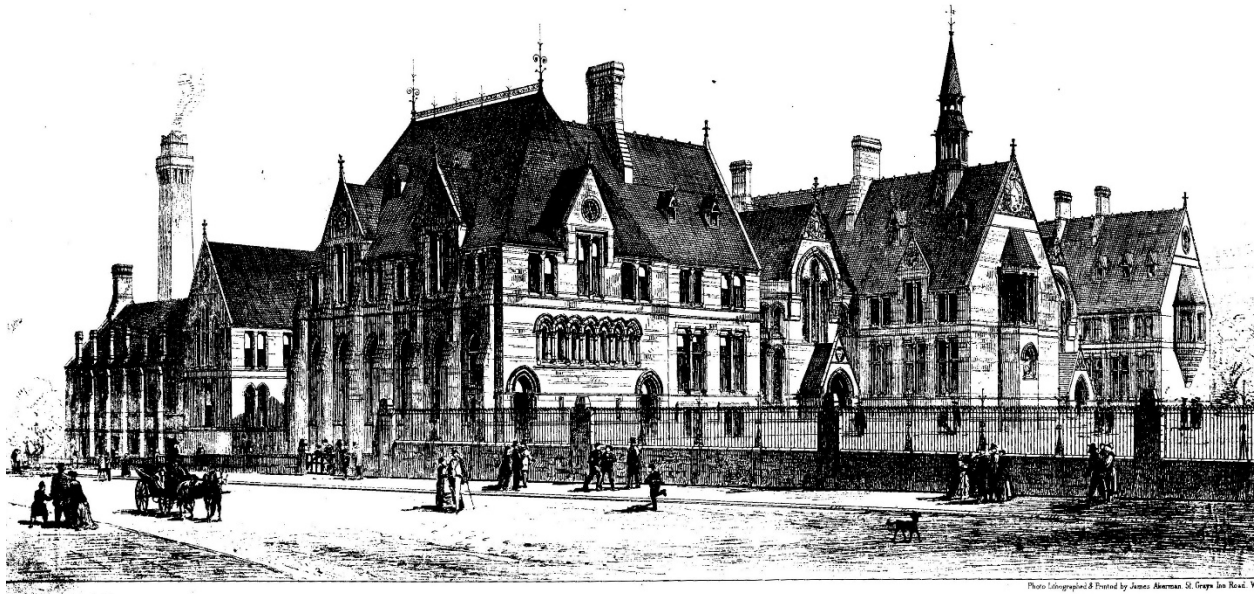


OWEN'S COLLEGE MANCHESTER

ALFRED WATERHOUSE ARCHITECT



HERITAGE, DESIGN AND ACCESS STATEMENT
FOR
LIFTING, RELAYING & REPLACING YORKSTONE FLAG PATHS
IN
THE OLD QUAD
JOHN OWENS & BEYER BUILDING

July 2022

Projects Design Team
Projects Group

Directorate of Estates and Facilities
4th Floor Beyer Building
The University Of Manchester
Oxford Road
Manchester
M13 9PL

The Beyer Building, Oxford Rd, Manchester M13 9PL

1.0 Introduction

- 1.1 This statement forms part of a planning application to lift & relay Yorkstone flags outside the Beyer Building and John Owens Building in the old quad at the University of Manchester.
- 1.2 Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the buildings surrounding the Old Quad are Grade II* listed. Drawing number A001 shows the location of the Yorkstone and the entrances to the Beyer and John Owens Buildings.
- 1.3 This statement is to be read in conjunction with drawing numbers A001 A002 and A003 which accompany the application. The drawings show the location of the proposed works.

2.0 Proposal

- 2.1 The Yorkstone footpath leading to the Beyer Building entrance is uneven and prone to flooding creating trip and slip hazards to building users and the public.
- 2.2 The footpath needs lifting and relaying to correct falls.
- 2.3 Over the years there have been numerous temporary repairs made to the stone flags –broken edges, missing sections, etc have been replaced with cement (see fig 1 in Appendix). The result being, when we lift and relay there will be insufficient stone to complete the path.
- 2.4 Within the quad there are Yorkstone paths, granite sett boarders, grass verges and tarmac vehicle areas.
- 2.5 The proposal is to lift an area of Yorkstone in front of the Christie Building to provide sufficient stone to relay the footpath to the Beyer Building.
- 2.6 The area in front of the Christie Building will be re-surfaced with granite setts with red brick boarders. This is not a pedestrian thoroughfare and merely separates the carpark from the building.
- 2.7 The area of stone to be replaced with setts has been chosen to minimise overall visual impact on the quad.
- 2.8 Any stone left after relaying the footpath to the Beyer Building will be retained for future repair work.

3.0 Identifying the Heritage Asset

Grade : II*

List Entry Number : 1271428

Date first listed : 18-Dec-1963

Statutory Address : VICTORIA UNIVERSITY OF MANCHESTER INCLUDING CHRISTIE LIBRARY, WHITWORTH HALL, OXFORD ROAD

Formerly known as: Owens College, Oxford Street, Chorlton-on-Medlock.

University. West range begun 1870, east range 1883-7 and north range 1888, all by Alfred Waterhouse; with Whitworth Hall added to south end of east range c.1895-1902 by Paul Waterhouse. Sandstone Ashlar, red tiled roofs with fishscale bands. **Large and irregular plan round a courtyard which is open at the south-west corner.** Gothic style. The WEST RANGE (Main Building), the first on the site, in domestic scale and style, of 2 storeys plus basements and attics, has a projected gabled wing in the centre flanked by large canted entrance bays which have gabled porches with moulded 2-centred doorways and large 2-centred arched windows of 3 stepped lancet lights rising into steep gables, and tall coupled arched windows in the flanks (some with stepped sills); the central wing has a canted 2-storey bay at the gable end with a niche at ground floor containing a carved shield, a large 5-light window at 1st floor and a tiled hipped roof, a clock face in the apex of the gable, side walls with gables, and a fleche on the roof. The outer wings differ in plan and elevation; all parts have various mullioned, arched and arcaded windows, and small gabled dormers and tall stone chimneys. The EAST RANGE (the main façade to Oxford Street) is monumental in scale and style, asymmetrical, with a very large rectangular tower at the south end, a 2-storeyed entrance archway to the left of this and a tall 4-storey 7-bay range to the right. The entrance archway has a wide 2-centred moulded arch, and above this a stepped triple lancet in a gable flanked by pinnacles. The tower, with pilastered corners and an octagonal stair-turret at the north-east corner, has a very large 2-centred arched doorway with splayed reveal including foliated niches, 4 orders of moulding, and hoodmould with apex carried up to form a pedestal to a 1st floor niche with a statue; arcaded windows on 6 stages (successively 5, 5, 3, 3, 5 and 5 lights), all different and those at the top stage with a colonnaded screen; and a steep saddle-back roof with banded cladding of lead and tiles. In the angle with the main range to the right is a tall 2-bay canted staircase which has buttresses, tall 2-light windows with geometrical tracery, and an arcaded parapet. The main range itself, 4 storeys diminishing in height and 7 bays with buttresses square at ground floor and chamfered above, terminating in pinnacles, has arcaded windows filling each bay, those at ground floor segmental-headed with transoms and arched lights, those at 1st and 2nd floors with shafts and 3 square-headed lights and those at 3rd floor with 4 arched lights; and a corbel table and blind arcaded parapet to each bay. WHITWORTH HALL (to the left of the entrance archway), of 2 unequal storeys and 8 bays plus a corner tower at the south end, has buttresses, coupled segmental-headed windows at ground floor, bands of blind arcading between floors, and tall 2-light transomed windows with cinquefoil lights at 1st floor; an elaborate 2-storey gabled porch to the 1st bay with pinnacles, blind-arcading in the gable and open arcading linking the gable to the pinnacles on either side,

and a 2-centred doorway moulded in 3 orders; and a 3-stage corner tower with a tiered segmental oriel, corner pinnacles, octagonal belfry and short spire, all in elaborate Gothic style. Various other portions in similar style. Interior not inspected.

4.0 Assessment of Impact and Mitigation

- 4.1 There is nothing in the listing giving any significance to the courtyard or the materials used within it.
- 4.2 The 'sacrificial' area of Yorkstone has been chosen to minimise any visual change to the courtyard. The Yorkstone approach from the Queens Arch to the Beyer Building entrance will be retained and repaired.
- 4.3 Introducing granite setts to the South of the Old Quad, in front of the Christie Building. Will bring symmetry to the courtyard design by having two large areas of York Stone down the East and West side and granite setts to the middle and South. The granite setts and red brick borders are already in place in other areas of the Quad.
- 4.4 Sacrificing one area of stone allows the sympathetic repair of a main pedestrian route removing trip hazards and resolving ponding issues.

5.0 Design & Access Statement

- 5.1 The proposed work will have no negative architectural impact on the surrounding buildings and only seeks to remove an ongoing issue with slips, trips and falls on the main route to the Beyer Building.

6.0 Tree Protection

- 6.1 Where temporary ground protection is required within the Root Protection Area (RPA) of a tree it will be designed to cope with the expected load and be capable of preventing soil compaction. Detailed guidance from BS5837:2012 section 6.2.3.3 will be followed.
- 6.2 During removal of the existing Yorkstone flags. Flags will be carefully lifted working from the remaining flags. Care will be taken to avoid damage to roots that may be present beneath the surface. Exposed roots to be immediately wrapped or covered to avoid desiccation.
- 6.3 Sub material will not be removed. This will avoid exposing or damaging existing roots. Falls will be achieved by adding material.
- 6.4 To avoid exposing or damaging roots depth of replacement materials will not exceed existing materials.

6.5 No large vehicles will be within the RPA and materials will also not be stored in this area.

6.6 During relaying of the Yorkstone flags. Flags will be carefully lowered working from the remaining hard surface and then from the newly laid flags.

**Christopher Thorley
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July. 2022, rev August 2022

7.0 Appendix



Fig 1: Taken from Beyer entrance - ponding on the path to the Beyer Building & temporary cement repairs to the stone flags



Fig 2: Area of York stone flags in front of the Christie Building to be lifted and replaced with granite setts with red brick borders.



Fig 3: Example of Granite Setts and red bricks in the Old Quad – design to be replicated in front of Christie Building.



Fig 4: Yorkstone paving outside John Owens