GARDINER & THEOBALD

8413- STUDENT SERVICES

LISTED BUILDING CONSENT APPLICATION

KEY INFORMATION	
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Revision No.	4

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1. EXECUTIVE SUMMARY

We have previously carried out the phased upgrade of the heating systems to the Quad Buildings and have obtained Listed Building Consent for these works, under application number 123144/LO/2019. This is the last phase that was not previously undertaken. The works involve the Student Services/Eddie Newcomb building which forms part of the rear quad. This is fed from the below ground plant room in the car park, and the heating system extends to the southern corner of the John Owens building.
Currently the pumps serving these areas are inadequate and need to be replaced. The heating system has been previously altered in the majority of areas with most radiators being the modern panel type radiator. Only 17 historic or original radiators remain.

2. SCOPE OF WORKS

The works themselves will consist of the retention of all historic radiators which will be locally removed, flushed clean, repaired where necessary and then reinstated. All modern radiators will be replaced excluding those within the Student Services areas which are bespoke and are of architectural merit which will be retained.
The existing modern panel type radiators were to be replaced on a like for like basis, with new radiators that are more efficient and can provide better heating which is ultimately the reason for the works to be undertaken. Following the meeting on site with the conservation officer and planning officer we are now proposing to replace these with new radiators which seek to replicate some of the aesthetics of the original column style radiators. A photograph of the proposed radiators is included in Appendix C.
Thermostatic Radiator Valves will also be provided to radiators to improve energy efficiency.
Pipework will be altered where necessary locally to accommodate the radiators and TRVs.
The pumps serving the system will be upgraded but these are located in the below ground plant room in the quad.
The intention is that the systems that we agreed for the areas of the quad buildings that have been successfully undertaken will be replicated as part of this scheme.
We have not included the proposal to accommodate de-strat fans at present within Student Services and instead, would subject to the approval of this application, measure the benefits on site and then seek permission to install.

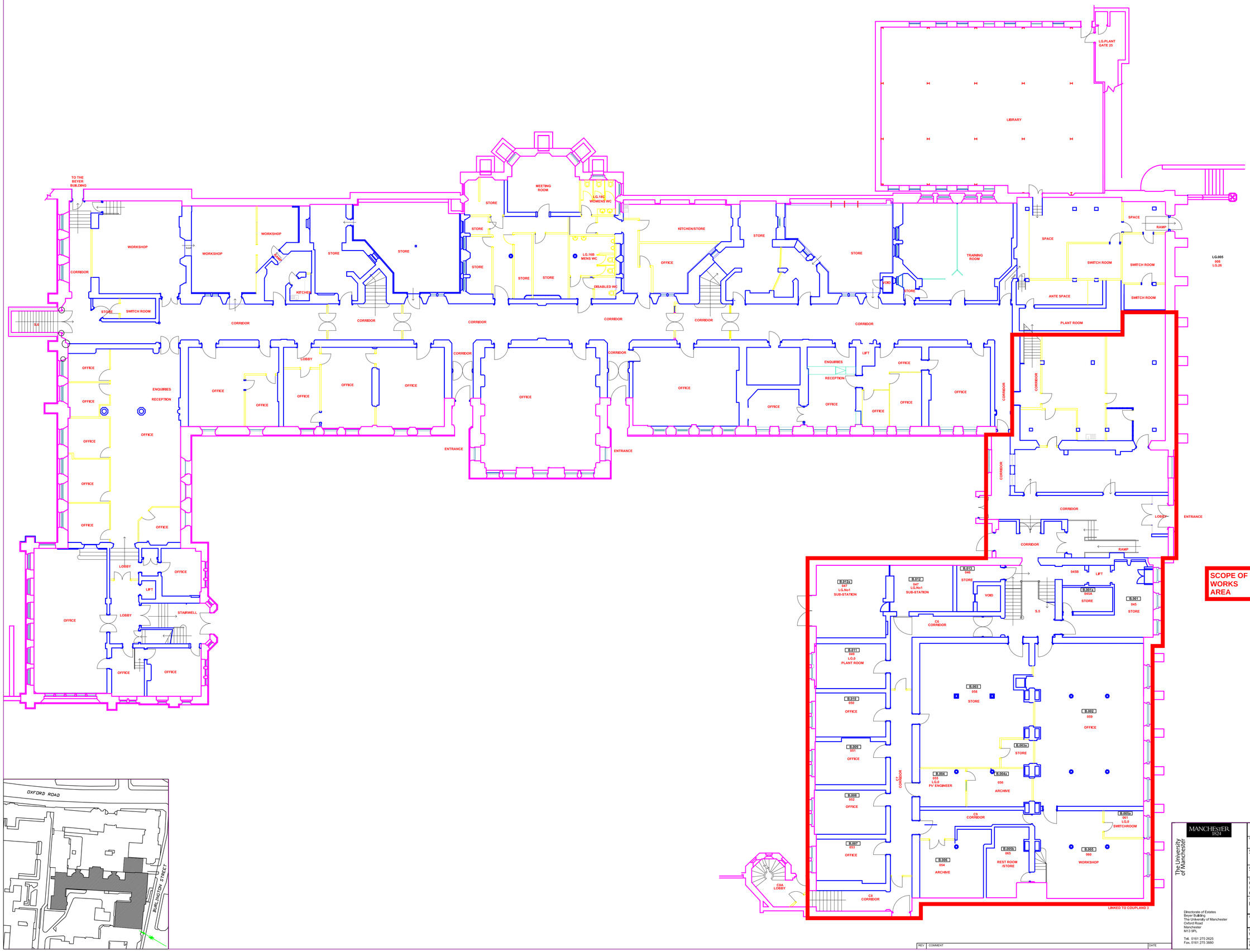
APPENDIX A

SCOPE OF WORKS AND DOCUMENT REGISTER

Document Register

Item	Drawing Reference	Location
1	MGA001AA-B001 A0-GA	Lower Ground Floor
2	MGA001AA-B001M A0-GA	Lower Ground Floor
3	MGA001AA-F000 A0-GA	Ground Floor
4	MGA007AA-F001 S08-01826	First Floor

Item 1



SCOPE OF WORKS AREA

PATH

REV	COMMENT	DATE

The University of Manchester

MANCHESTER 1824

Directorate of Estates
Beyer Building
The University of Manchester
Oxford Road
Manchester
M13 9PL

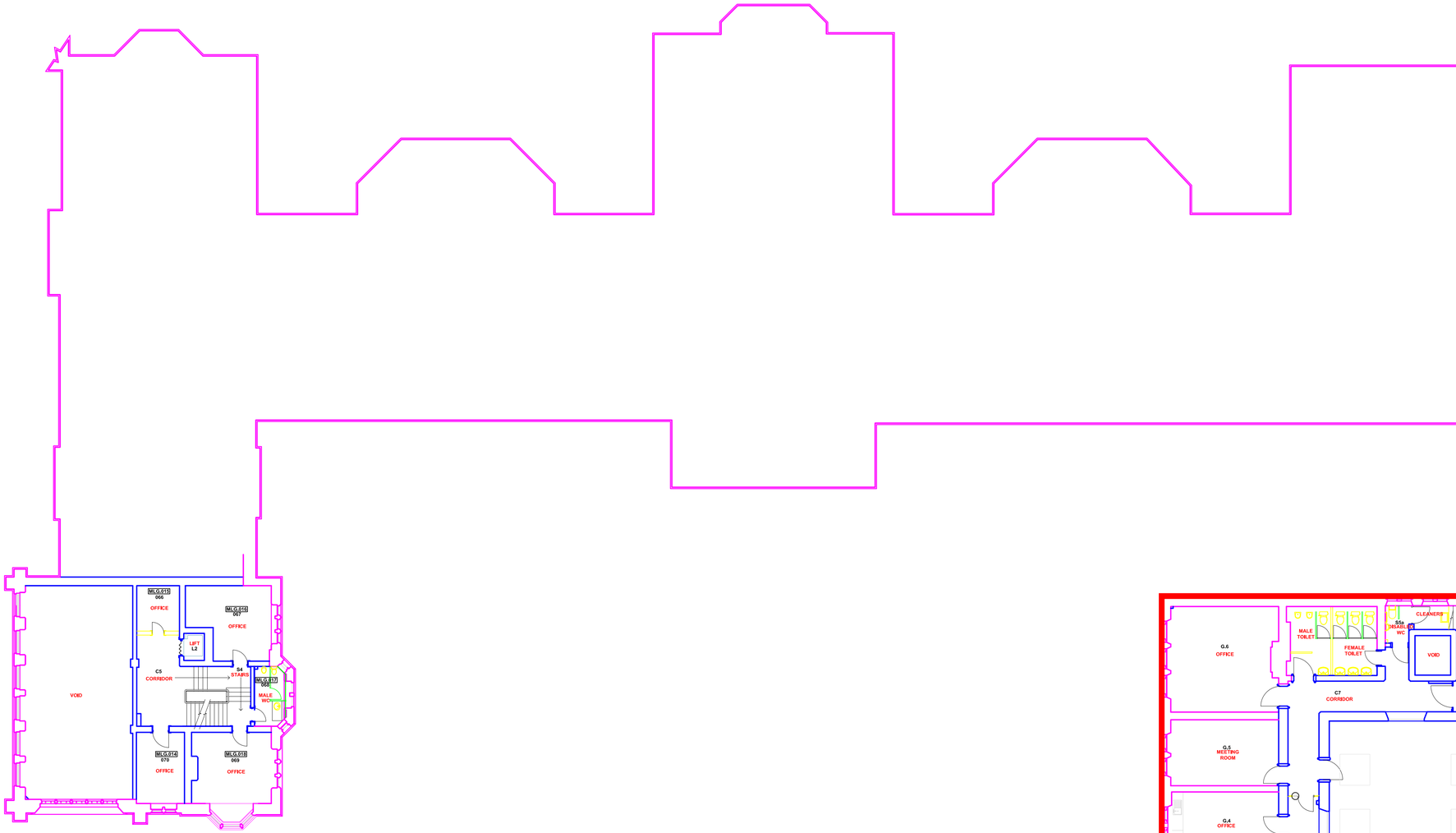
Tel. 0161 275 2625
Fax. 0161 275 3880

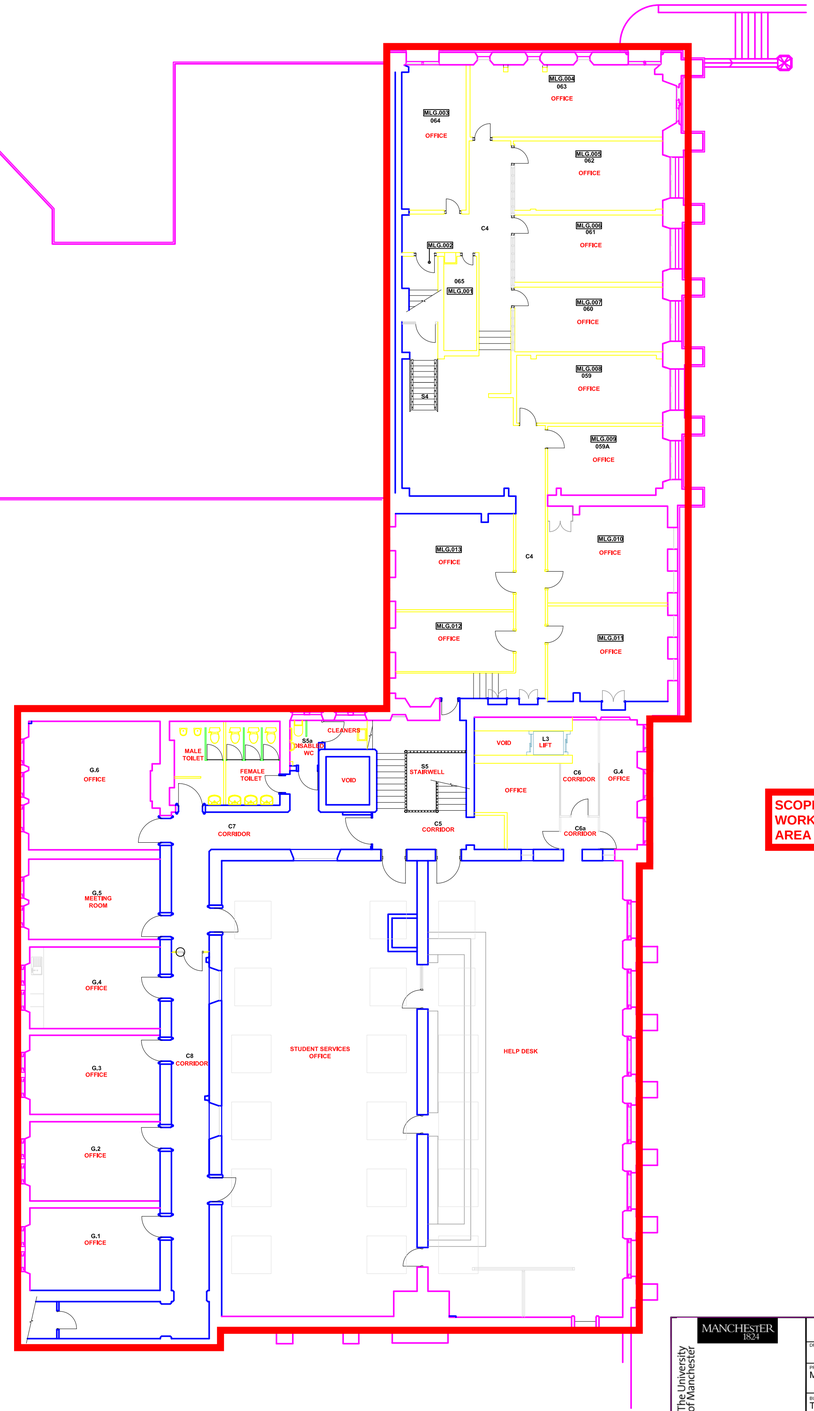
DESIGN SERVICES GROUP

DRAWING STATUS

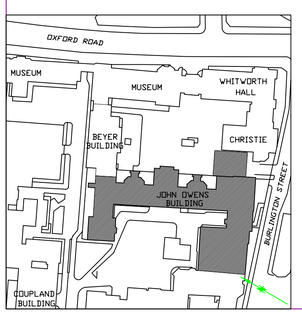
PROJECT NAME: TRAC/fec MEASURED SURVEY	PROJECT NO.: 3758
BUILDING NAME: THE JOHN OWENS BUILDING	BUILDING NUMBER: 001AA
PLACE NAME: OLD QUADRANGLE	
SITE NAME: OXFORD ROAD	
TITLE: LOWER GROUND FLOOR PLAN	
DRAWING NO.: MGA001AA-B001	ISSUE:
PROJECT MANAGER: T HUMPHRIES	DATE: 26.07.05
SCALE: 1:100 @ A0	
DRAWN: R BAXTER	CHECKED: A ARNOTT
APPROVED: A ARNOTT	

Item 2





SCOPE OF WORKS AREA



REV	COMMENT	DATE

MANCHESTER 1824

The University of Manchester

DESIGN SERVICES GROUP

DRAWING STATUS

PROJECT NAME: MEASURED SURVEY — PROJECT NO.: 3758

BUILDING NAME: THE JOHN OWENS BUILDING — BUILDING NUMBER: 001AA

PROJECT NAME: OLD QUADRANGLE

SITE NAME: OXFORD ROAD

TITLE: LOWER GROUND MEZZANINE FLOOR PLAN

Directorate of Estates
Beyer Building
The University of Manchester
Oxford Road
Manchester
M13 9PL

Tel. 0161 275 2625
Fax. 0161 275 3880

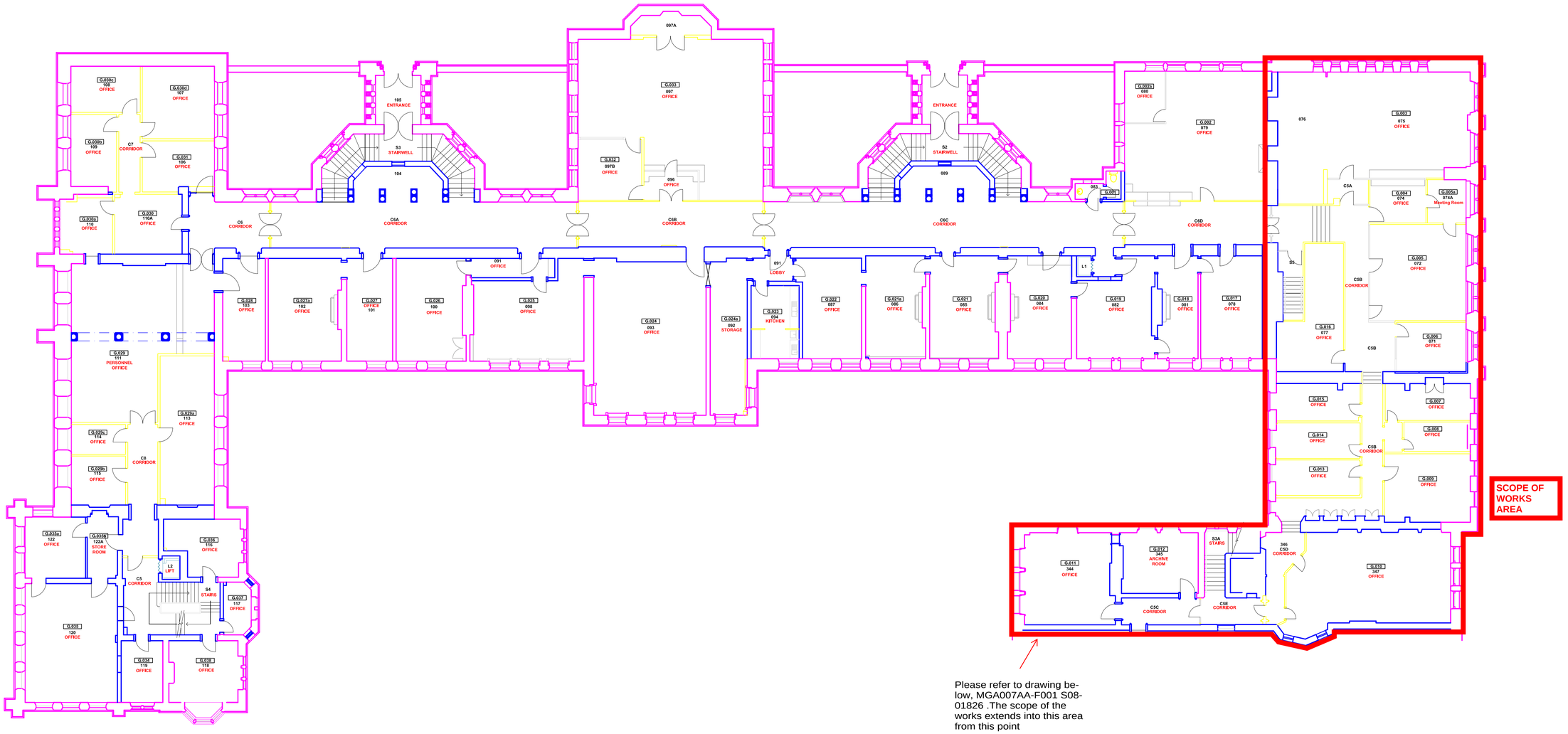
DRAWING NO.: MGA001AA-B001M — ISSUE:

PROJECT MANAGER: T HUMPHRIES — DATE: 26.07.04 — SCALE: 1:100 @ A0

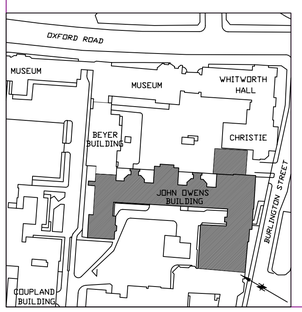
DRAWN: TM — CHECKED: RB — APPROVED: T ARNOTT

PATH

Item 3



Please refer to drawing below, MGA007AA-F001 S08-01826 .The scope of the works extends into this area from this point



REV	COMMENT	DATE

The University of Manchester

MANCHESTER 1824

Directorate of Estates
Beyer Building
The University of Manchester
Oxford Road
Manchester
M13 9PL

Tel. 0161 275 2625
Fax. 0161 275 3880

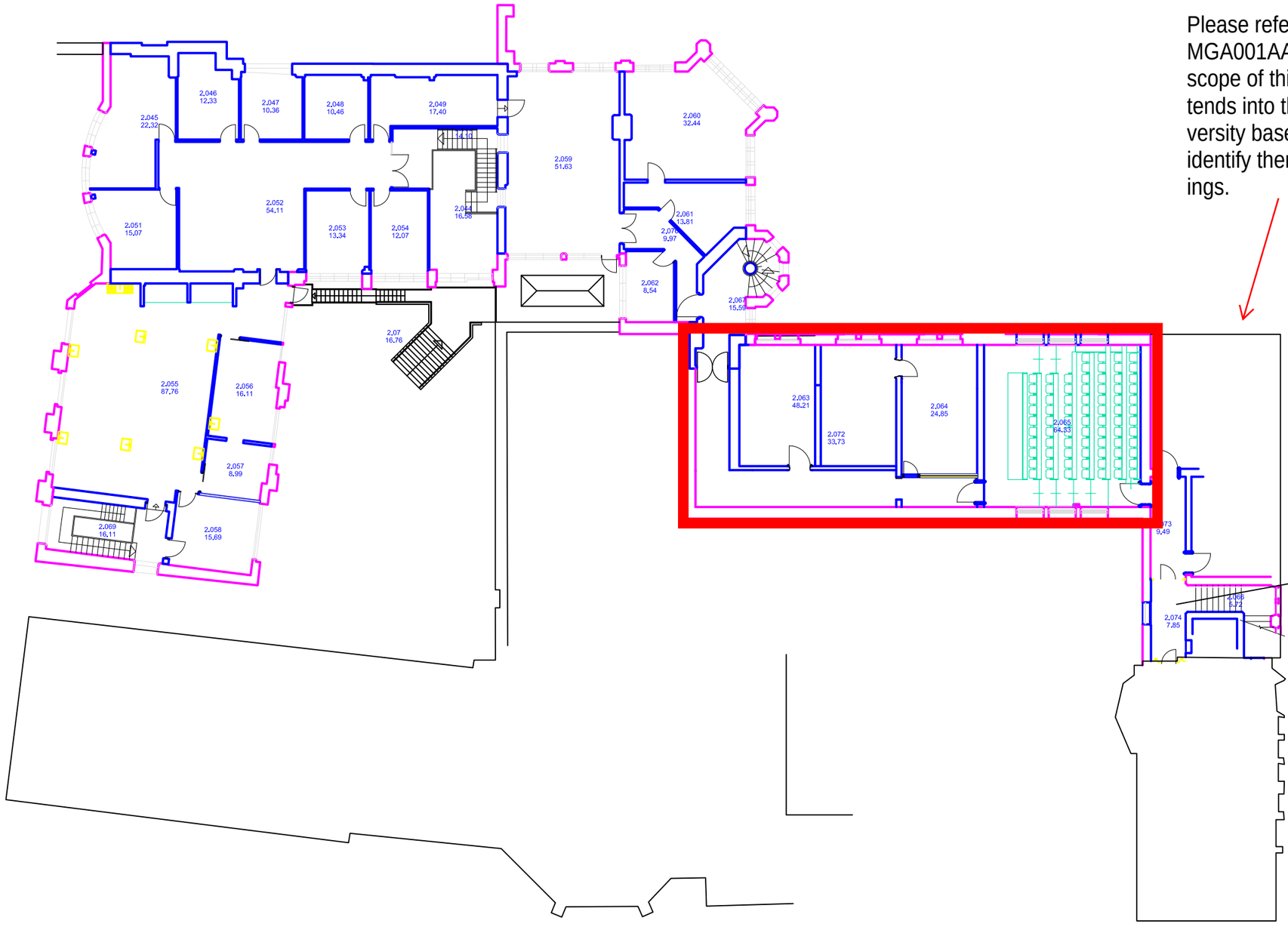
DESIGN SERVICES GROUP

DRAWING STATUS

PROJECT NAME: MEASURED SURVEY	PROJECT NO.: 3758
BUILDING NAME: THE JOHN OWENS BUILDING	BUILDING NUMBER: 001AA
SUB-SITE NAME: OLD QUADRANGLE	
SITE NAME: OXFORD ROAD	
TITLE: GROUND FLOOR PLAN	
DRAWING NO.: MGA001AA-F000	ISSUE:
PROJECT MANAGER: T HUMPHRIES / DATE: 26.07.24	SCALE: 1:100 @ A0
DRAWN: TM / CHECKED: RB / APPROVED: T ARNOTT	

PATH

Item 4



Please refer to drawing above, MGA001AA-F000 A0-GA. The scope of this application extends into this area but the university baseline drawings identify them as separate buildings.

SCOPE OF WORKS AREA

ALcontrol
ON-SITE SERVICES
TEL: 01782 576590
FAX: 01782 576599
-UNIT 5, LOOMER ROAD, NEWCASTLE UNDER LYME-
-STAFFORDSHIRE-
-ST5 7LB-

REPORT NUMBER **S08-01826**	SURVEY TYPE **TYPE 2**	ASSOCIATED PLANS **BP, GF, SF**
SITE ADDRESS **THE UNIVERSITY OF MANCHESTER** **PHARMACY BUILDING**	SCALE **NTS**	PLAN 3 OF 4
	DATE **12/11/08-20/11/08**	
	SURVEYORS **AB/SDB/MM**	
	FLOOR **FIRST FLOOR**	

APPENDIX B

IMAGE OF PREVIOUSLY PROPOSED RADIATORS



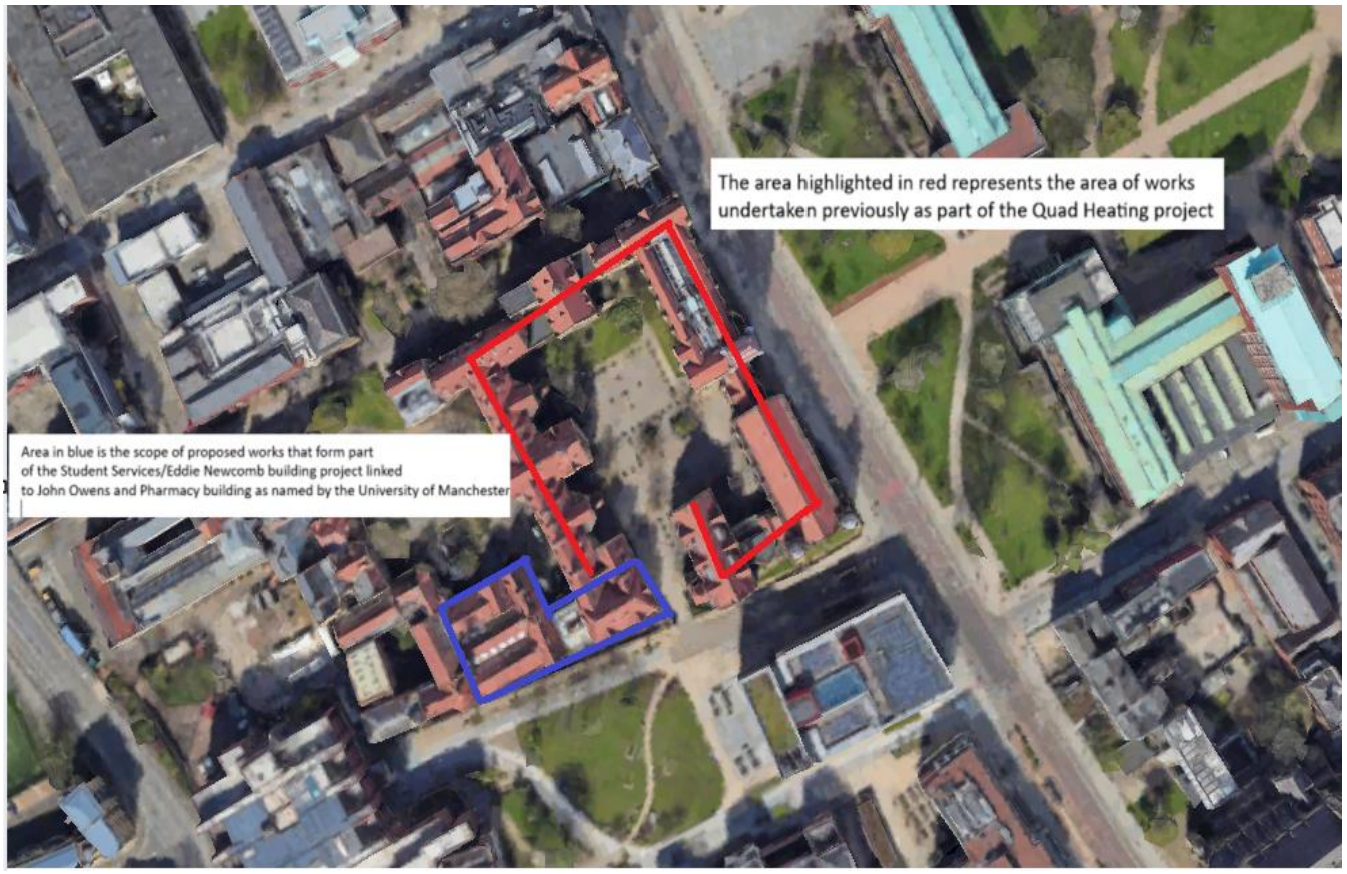
APPENDIX C

PROPOSED RADIATOR AND SPECIFICATION



APPENDIX D

AREAS PREVIOUSLY GRANTED LISTED BUILDING CONSENT


The area highlighted in red represents the area of works undertaken previously as part of the Quad Heating project
Area in blue is the scope of proposed works that form part of the Student Services/Eddie Newcomb building project linked to John Owens and Pharmacy building as named by the University of Manchester

GT GARDINER &THEOBALD