DESIGN, ACCESS & HERITAGE STATEMENT

VERSION 2

The Whitworth Building, Christie Building & John Owens Building, Oxford Road, Manchester, M13 9PL

1.0 Introduction

1.1 This statement forms part of an application for planning and listed building consent for the installation of an access control system to external doors at the Whitworth Building and the Christie Building, and the installation of an internal CCTV system to the Whitworth Building, Christie Building and John Owens Building.

1.2 The Whitworth Building, Christie Building and John Owens Building are stone buildings with pitched rosemary tile roofs. The buildings, along with the Beyer Building, form the University of Manchester's Old Quad, designed by Alfred Waterhouse. The John Owens Building was constructed in 1873, the Christie Building in 1898 and the Whitworth Building in 1902.

1.3 The Whitworth Building, Christie Building and John Owens Building are Grade II* Listed Buildings under the list entry name Victoria University of Manchester Including Christie Library, Whitworth Hall.

1.4 This statement is to be read in conjunction with the following documents:

1.4.1 Drawing numbers 9300-A100 (Location Plan); 9300-E01 (Ground Floor Whitworth Security Improvements), 9300-E02 (Ground Floor Christies Security Improvements), 9300-E03 (First Floor Whitworth Security Improvements), 9300-E04 (First Floor Christie Security Improvements), 9300-E05 (Lower Ground Floor John Owens Security Improvements), 9300-E06 (Ground Floor John Owens Security Improvements) and 9300-E07 (First Floor John Owens Security Improvements)

1.4.2 Appendix 1: Photographs of existing doors and proposed lock locations.

1.4.3 Appendix 2: Showing power and data routes to each door location.

1.4.4 Appendix 3: Showing images of proposed cameras.

1.4.5 Appendix 4: Showing images of proposed camera locations and data routes.

2.1 Proposal

2.11 Listed building consent is sought to install access control to three external doors at the Whitworth Building and two external doors at the Christie Building, and to install internal CCTV within the Whitworth Building, Christie Building and John Owens Building. As per drawings 9300-A100, 9300-E01, 9300-E02, 9300-E03, 9300-E04, 9300-E05, 9300-E06 and 9300-E07.

This work aims to address the security vulnerabilities within the Whitworth Building, Christie Building and John Owens Building. The Whitworth Hall hosts many high-profile events, making it a potential target for protests and disruption. The proposed security measures will enable the buildings to be immediately locked down in the event of a security alert and will provide the means to monitor internal activity within the buildings.

2.2 Detail of works – Access Control

2.21 Access control - The proposed works will involve installing new locks, including handles, to three external doors in the Whitworth Building and two external doors in the Christie Building. The locations for the locks are shown on drawings 9300-E01, 9300-E02, 9300-E03 and 9300-E04. Appendix 1 shows photographs of the five existing entrance doors and the proposed lock locations.

2.22 The works involve removing the lock barrel, lock case and thumb turn on the external doors, and fitting the new lock and handle in the space where the existing lock case is located.

2.23 On the outside of the door the lock comprises a door handle with a card reader above it and on the inside of the door the lock comprises a door handle with a battery pack above it.

2.24 Following a site meeting with the Conservation Officer on 25th June 2026, the decision has been taken to source a lever handle with the reader and battery pack separately fixed to the door.

2.25 The existing doors have brass door handles and thumb turns and black wrought iron hinges, bolts and decorative plates. The finish for the new handle is proposed to be antique brass, to match the existing brass on the doors. Samples of the proposed lever handle to be made available for review with the Conservation Officer.

2.26 One of the external doors to the Christie Building is an accessible entrance. For this door it is proposed to replace the existing handle with a new lever handle, to ensure that the new handle is Part M compliant.

2.27 Any existing ironmongery not in the location of the new locks will be left in situ. In some locations there is existing ironmongery - slide bolts, plates, hasp and staple locks - in the space where the new locks are to be fitted, this ironmongery will need to be removed to allow the new locks to be fitted.

2.28 Each lock will require a power supply and data point, existing power and data supplies will be used wherever possible, where new supplies are required, they will be surface fixed to the wall in unobtrusive locations, as shown in Appendix 2 and drawings 9300-E01, 9300-E02, 9300-E03 and 9300-E04.

2.29 White or galvanised conduit will be used for any new power and data supplies to match the existing conduit in the area.

2.30 Each lock requires a Hub for its operation. The Hub is a small white box and is required to be located adjacent to the door. An image of the Hub and its dimensions are shown in Appendix 2.

2.31 Door A, Burlington Street entrance, and door E, Christie Building goods entrance, both require a new manual door closer, the new door closers will be installed to match the door closers on the existing doors.

2.3 Detail of the works - CCTV

2.31 CCTV – The proposed works involve installing an internal CCTV system in the Whitworth Building, Christie Building and John Owens Building. Two types of cameras are proposed to be used: Axis P3268-LVE 4k Dome Camera and Axis M4238-P 360 Fisheye Dome Camera. Drawings 9300-E01, 9300-E02, 9300-E03, 9300-E04, 9300-E05, 9300-E06 and 9300-E07 and Appendix 4 show the proposed camera locations. Appendix 3 shows images of the proposed cameras.

2.32 Data supplies are required for the operation of the cameras. Existing data supplies will be used wherever possible, where new supplies are required, they will be surface fixed to the wall in unobtrusive locations, as shown in Appendix 4.

2.33 White or galvanised conduit will be used for any new data supplies to match the existing conduit in the area.

3.0 Identifying the Heritage Assets

3.1 VICTORIA UNIVERSITY OF MANCHESTER INCLUDING CHRISTIE LIBRARY, WHITWORTH HALL

List entry number: 1271428

Grade: II*

Date first listed: 18 December 1963

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

National Grid Reference: SJ 84574 96590

3.2 Reasons for Designation

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 fishscalebands. 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 clockface 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 facade 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 pinnacleson 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 Heritage Impact and Assessment against National Planning Policy Framework

4.1 **195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.**

The new locks are to fit where the existing locks are located, minimising intrusive works to the doors. All existing handles, decorative plating and other ironmongery not in the location of the new locks will be left in situ. The new locks will have either a brass or dark nickel finish to be in keeping with the existing door ironmongery.

There will be some change to the external appearance of the building, however through leaving the original ironmongery in situ and matching the new locks to existing ironmongery it is anticipated that this change will be minimal.

The power and data supplies to the new locks have been carefully considered so as to minimise any aesthetic impact as far as possible.

The new cameras are to be located in unobtrusive locations, and the data supplies to the cameras have been carefully considered so as to minimise any aesthetic impact as far as possible.

The proposed work will have minimal impact on the heritage assets.

4.2 **202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.**

The proposed works will have minimal impact on the heritage asset.

5.0 Design and Access Statement.

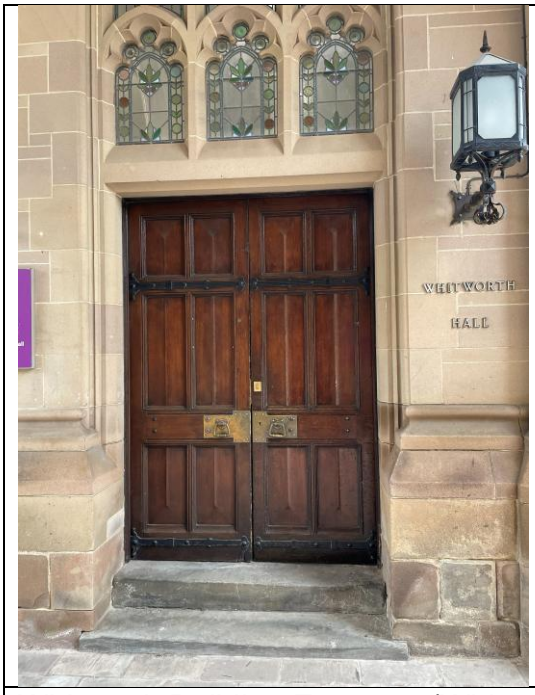
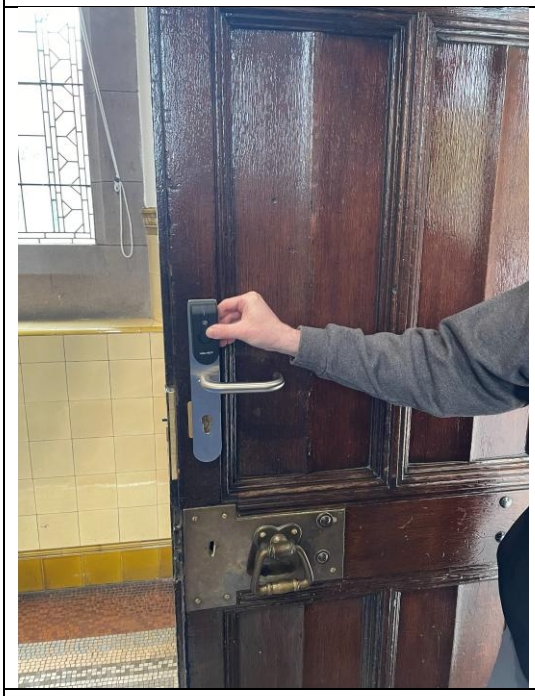
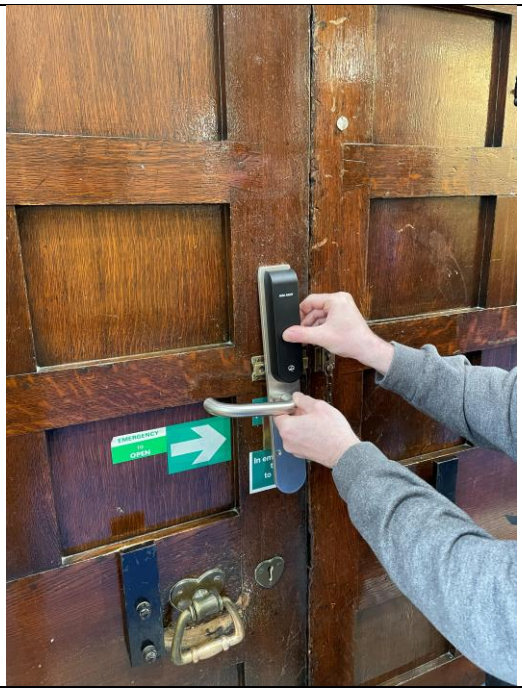
5.1 The new door handles for the access control system satisfy the requirements of Part M in the Building Regulations, and so will improve the access and circulation within the buildings, as the current handles are not compliant with Part M.

Jo Wavish
Projects Group
University of Manchester
02.07.26

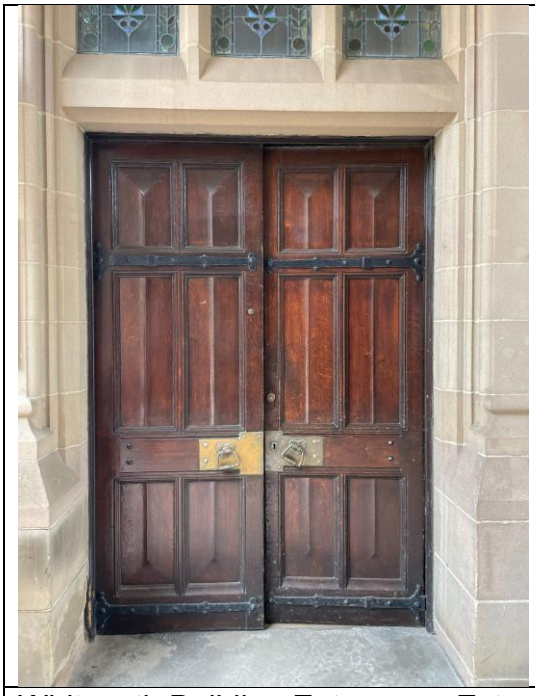
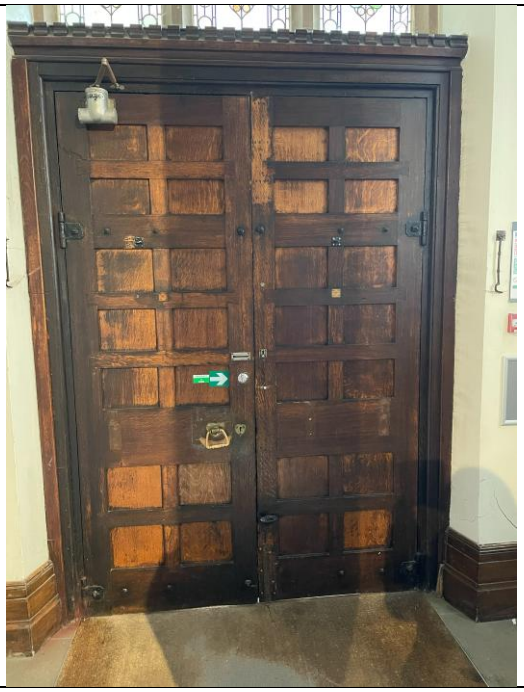
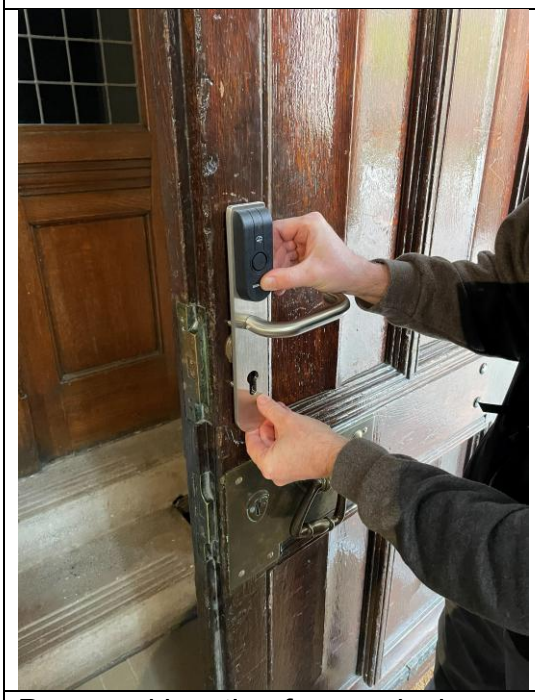
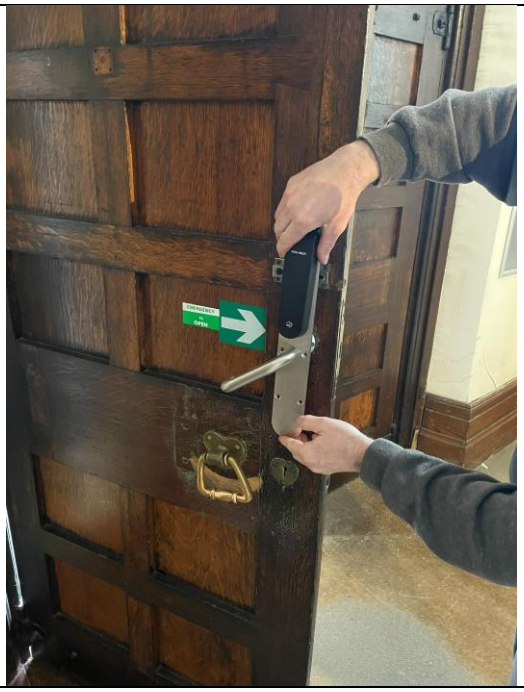
Appendix 1.

Photographs of existing entrance doors and proposed lock locations

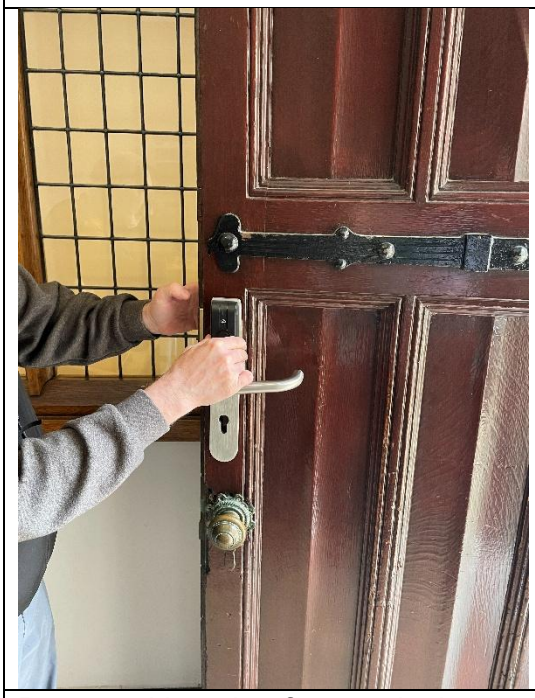
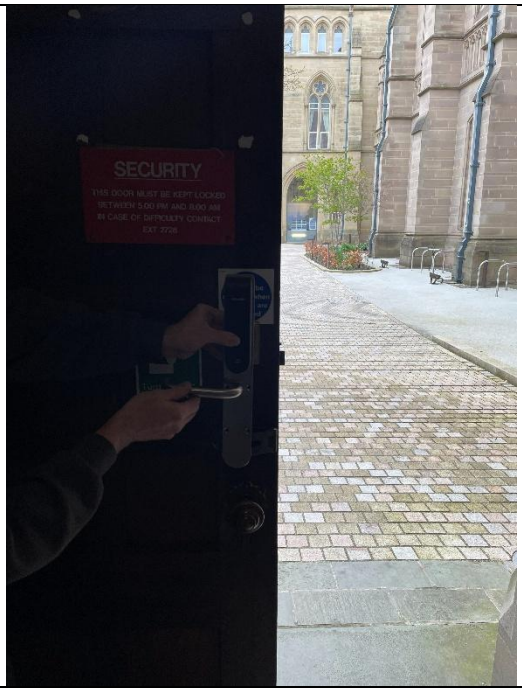
1. Whitworth Building entrance – Whitworth Hall side (Door F)

<table>
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<tr><td>Whitworth Building Entrance (Whitworth Hall Side) – External</td><td>Whitworth Building Entrance (Whitworth Hall Side) - Internal</td></tr>
<tr><td></td><td></td></tr>
<tr><td>Proposed location for new lock on external face of door</td><td>Proposed location for new lock on internal face of door</td></tr>
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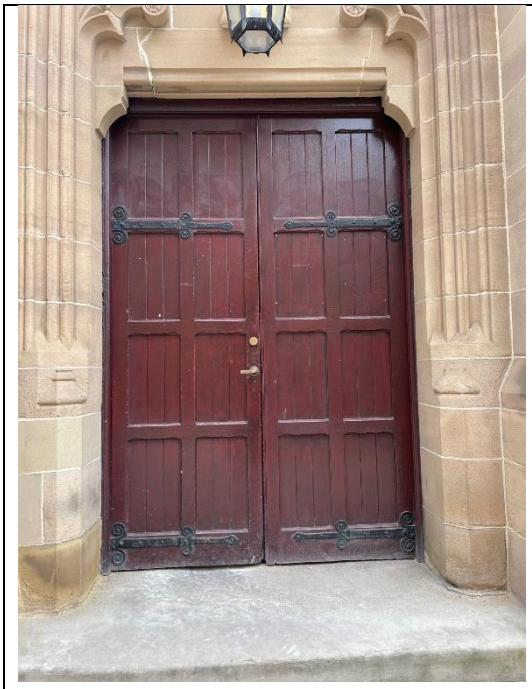
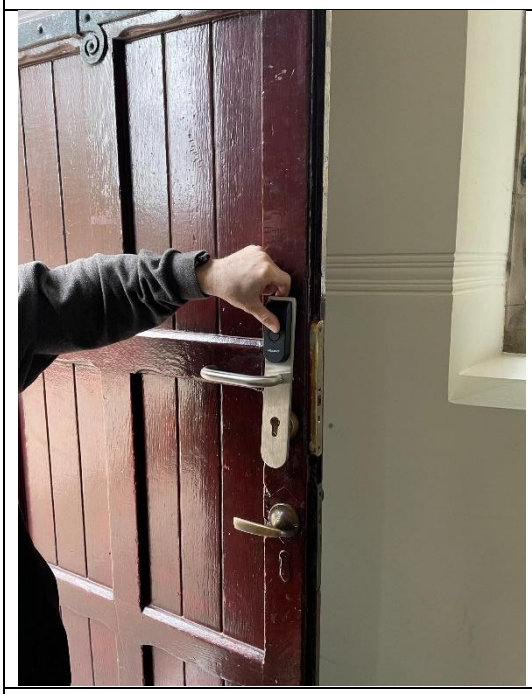
2. Whitworth Building entrance (Door F1)

	
Whitworth Building Entrance – External	Whitworth Building Entrance - Internal
	
Proposed location for new lock on external face of door	Proposed location for new lock on internal face of door

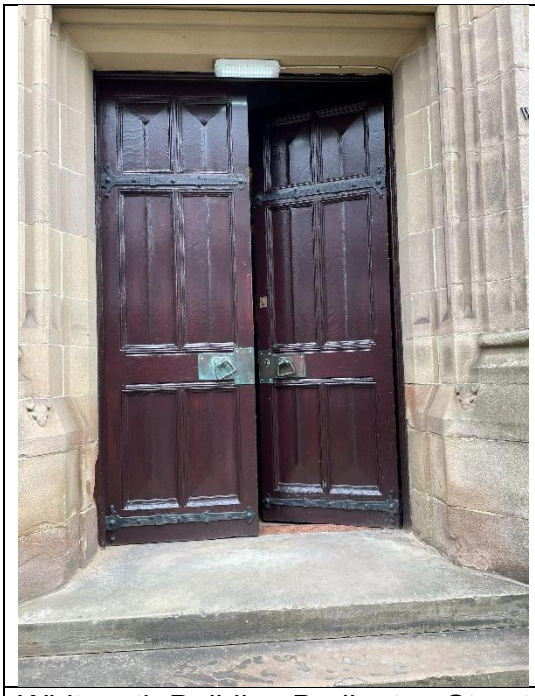
3. Christie Building Goods Entrance (Door E)

	
Christie Building Goods Entrance – External	Christie Building Goods Entrance - Internal
	
Proposed location for new lock on external face of door	Proposed location for new lock on internal face of door

4. Christie Building Main Entrance (Door B)

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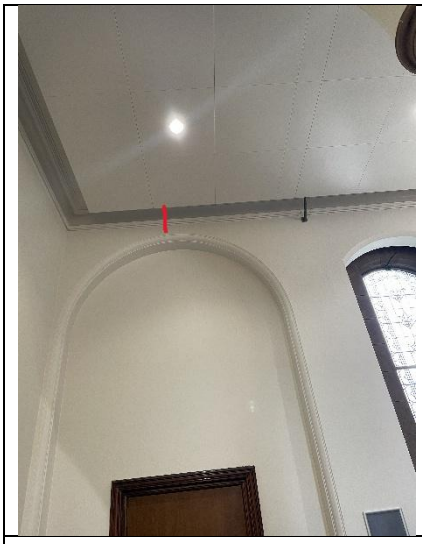
5. Whitworth Building – Burlington Street Entrance (Door A)

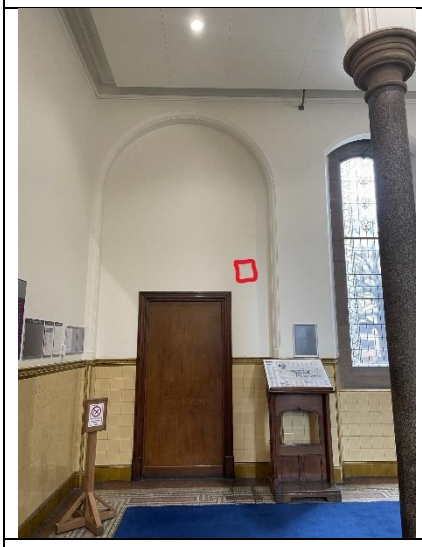
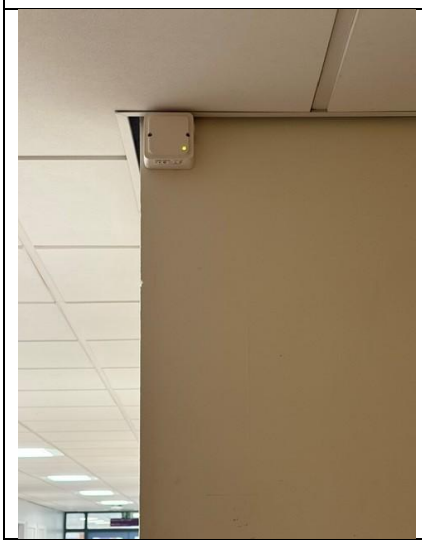
	
Whitworth Building Burlington Street Entrance – External	Whitworth Building Burlington Street Entrance - Internal
	
Proposed location for new lock on external face of door	Proposed location for new lock on internal face of door

Appendix 2.

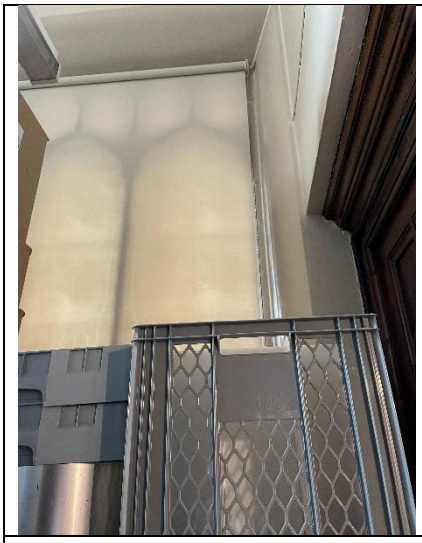
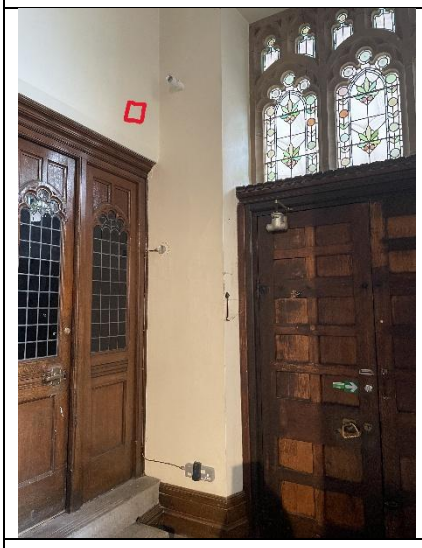
Showing power and data routes to each door location

1. **Whitworth Building entrance – Whitworth Hall side (Door F)**

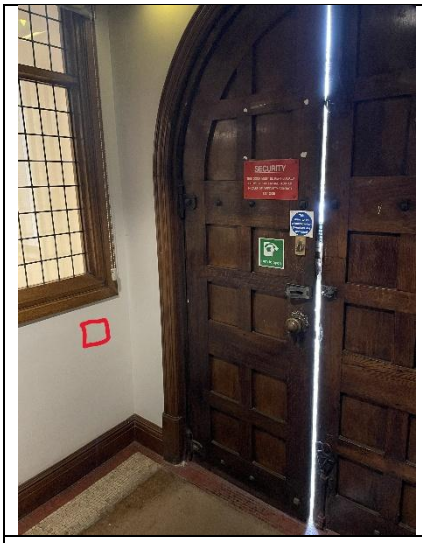
	Showing proposed data route from above ceiling panels through wall. Flexible conduit to match existing.
	In Committee Room A the circled socket is to become a surface box. Power supply route as shown, hole to be drilled in wall through to toilet vestibule.

	Power supply, data point and controller to be surface mounted in toilet vestibule, as shown in drawing E01.
	Hub to be fixed to wall next to door, as shown in drawing E01.
	Example of image of hub, dimensions W 80 mm x H 80mm x D 55 mm.

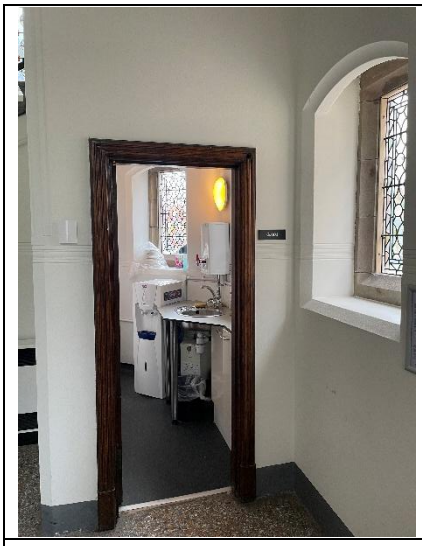
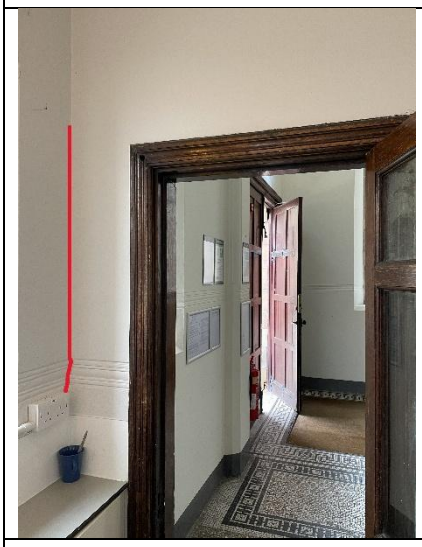
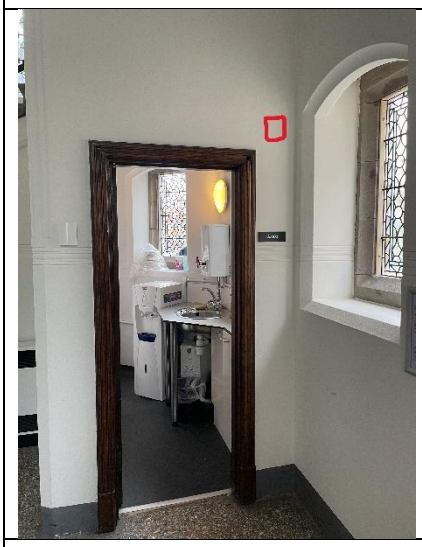
2. Whitworth Building entrance (Door F1)

	Power supply, data point and controller to be surface mounted in storage room, as shown in drawing E01, using existing power and data supplies.
	Hub to be fixed to wall, power supply to Hub to come through wall from store room

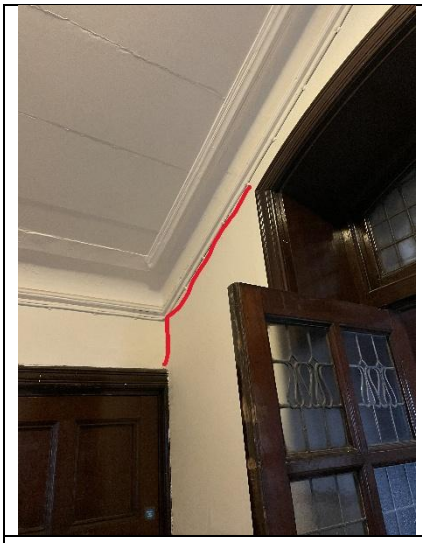
3. Christie Building Goods Entrance (Door E)

	Power and data supplies already in place. Hole to be drilled in wall for data and power to supply Hub. Hub to be fixed to wall to bottom left hand side of door.

4. Christie Building Main Entrance (Door B)

	Power supply, data point and controller to be surface mounted in kitchenette, as shown on drawing E02.
	Power supply for Hub to be taken from socket in kitchenette and to follow route as shown. Hole to be drilled in wall.
	Hub to be fixed to wall outside kitchenette.

Whitworth Building – Burlington Street Entrance (Door A)

	Existing power and data supplies in basement. Hole to be drilled in wall to bring supplies to lobby. Power supply to Hub as shown, following existing cable route. Hole to be drilled above door to take supply to second lobby area.
	Hub to be fixed to wall of lobby.

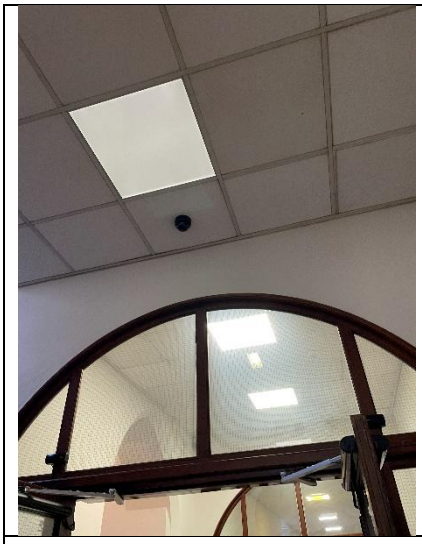
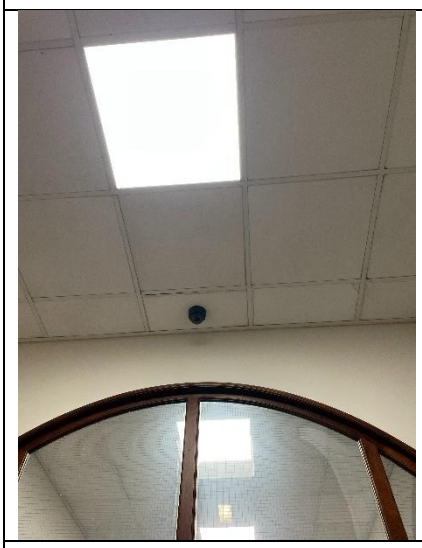
Appendix 3.

Showing images of proposed cameras

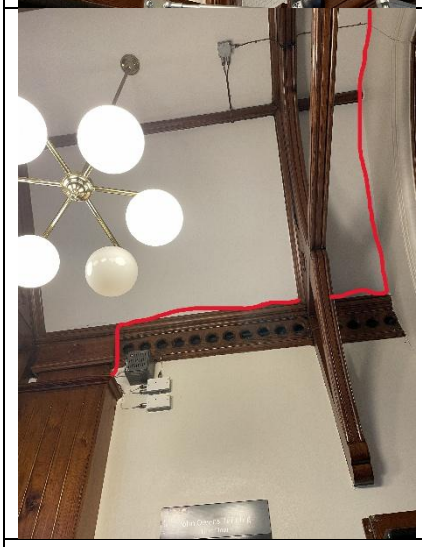
	Image of Axis P3268-LVE 4k Dome Camera.
	Image of Axis M4238-P 360 Fisheye Dome Camera

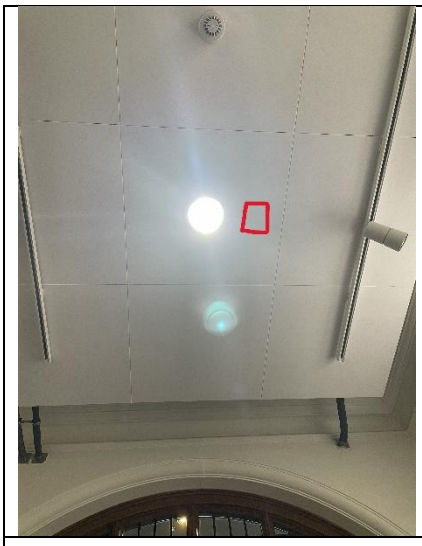
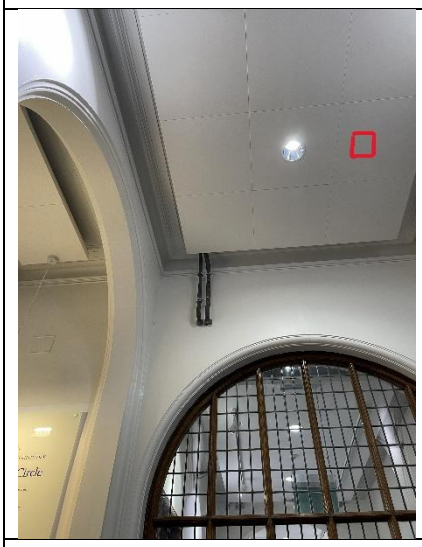
Appendix 4.

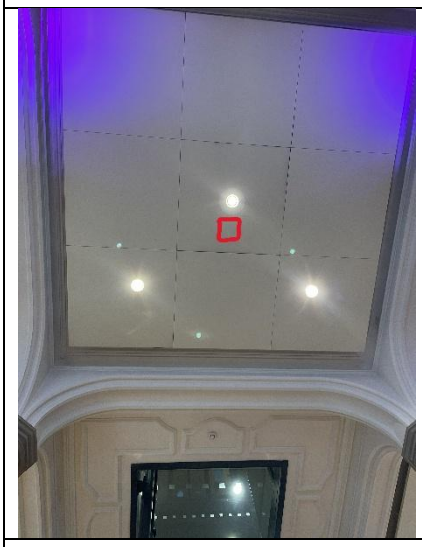
Showing images of camera locations and data routes

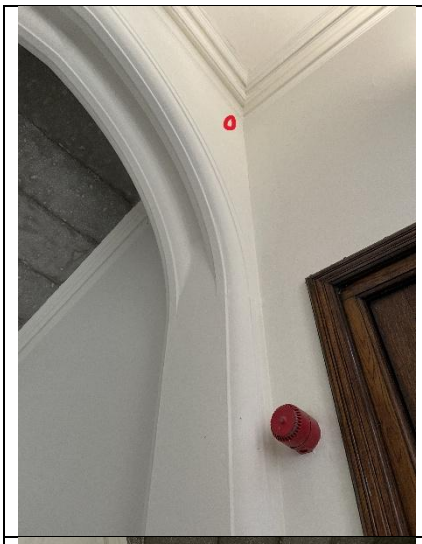
	**Camera Location 1 – John Owens Building Lower Ground LHS Corridor.** Location in place of existing camera. Data to be fed from above the ceiling.
	**Camera Location 2 – John Owens Building Lower Ground RHS Corridor.** Location in place of existing camera. Data to be fed from above the ceiling.
	**Camera Location 3 – John Owens Building Ground Floor LHS Stairwell Corridor** Existing camera to be removed. Camera to be wall mounted on white metal bracket in location of existing camera. Data to be fed from cupboard as shown.

	**Camera Location 4 – John Owens Building Ground Floor RHS Stairwell Corridor** Existing cameras to be removed. Camera to be wall mounted on white metal bracket in location of existing camera. Data to be fed from cupboard as shown.
	**Camera Location 5 – John Owens Building 1st Floor LHS Stairwell Corridor** Existing camera to be removed. Camera to be wall mounted on white metal bracket in location of existing camera. Data to be fed from cupboard as shown. .
	**Camera Location 6 – John Owens Building 1st Floor RHS Stairwell Corridor** Existing camera to be removed. Camera to be wall mounted on white metal bracket in location of existing camera. Data to be fed from cupboard as shown.

	**Camera Location 7 – John Owens Building 1st Floor Directors' Corridor** Camera to be fixed to the ceiling as shown.
	Hole to be drilled in stone arch for data cable route. Cable route to follow curve of arch and then run along line of decorative timber to cupboard.
	

	**Camera Location 8 – Whitworth Building Ground Floor Main Reception** Camera to be fixed to the ceiling as shown. Data supply to be fed from above ceiling. Existing containment to be used where possible, if this is not possible then new containment is to match existing flexible containment.
	**Camera Location 9 – Whitworth Building Ground Floor Archway Foyer** Camera to be fixed to the ceiling as shown. Data supply to be fed from above ceiling. Existing containment to be used where possible, if this is not possible then new containment is to match existing flexible containment.
	**Camera Location 10 – Whitworth Building Ground Floor Corridor** Camera to be fixed to the ceiling as shown. Data supply to be fed from above ceiling. Existing containment to be used where possible, if this is not possible then new containment is to match existing flexible containment.

	**Camera Location 11 – Christie Building Cafe Front Lift Stairwell Entrance** Camera to be fixed to the ceiling as shown. Data supply to be fed from above ceiling.
	**Camera Location 12 – Christie Building Cafe Rear Lift** Camera to be fixed to the ceiling as shown. Data supply to be fed from above ceiling.
	**Camera Location 13 – Christie Building Ground Floor Entrance Lobby** Camera to be fixed to the wall as shown.

	Stone arch to be core drilled to allow for cable route.
	Data supply for camera to follow route as shown from arch to kitchenette wall.