

Extension to Student Accommodation block to form Communal Areas at Langdale Courtyard, Langdale Hall, Upper Park Road, Manchester Design and Access Statement and Heritage Statement

May 2022



Introduction

This design and access statement has been prepared in support of a Full planning and listed building application on behalf of NJoy Student Living Limited to Manchester City Council for two extensions to the rear student accommodation block at Langdale Courtyard in the grounds of Langdale Hall to form communal areas.

1. Site Context

Langdale Hall is a Grade II listed building situated on the corner of Upper Park Road and Denison Road, Rusholme. It was built in 1846 by Edward Riley for the Langworthy family and was then turned into student accommodation in 1911. In 1961, large extensions were built to the rear of the Hall to house a dining room, kitchens and further accommodation for students. It is part of the 1960s building to the rear of the Hall, Langdale Court, that form the focus of this application. The site is located in a predominantly residential area of Rusholme within the Victoria Park Conservation Area. Langdale Hall is set within generous landscape grounds including car parking, tennis courts, lawned area, and shrubs with mature trees on the road frontages.



2. Design

The proposal is for the construction of two small two-storey extensions to the rear student accommodation block at Langdale Hall to form communal areas. There will be 2 communal areas on the ground floor and two on the first floor, each housing kitchen facilities, dining areas and a lounge.

3. Layout

The building is a two storey 1960s buff brick-built structure with a flat roof, consisting of 3 blocks linked together to form a U-shaped building. The proposal will infill the 2 corners of the U-shape and create central areas close to all the student flats. The existing accommodation building has no historical or architectural merit or features and has undertaken a program of repair and renovation over the last few years.

It is proposed any openings that overlook the infill corners will be blocked up. The roof will be flat, and the external walls will be in buff brick, to match the existing building. The new extensions will have a large horizontal upvc window to allow plenty of natural light into the communal areas at ground and first floor levels, synchronising with the design of the existing windows of the apartments.

There are several mature trees surrounding the accommodation block and information regarding the trees is covered in the accompanying surveys by Bowland Tree Consultancy Ltd. The new extensions will be constructed sensitively to prevent any potential tree root damage.

4. Access

The proposal site is located near to a main bus route and is within walking distance of a broad range of local amenities including universities, shops healthcare, sports facilities and green spaces. Main routes into Manchester city centre are nearby and the site is very easy to travel to on public transport or by foot or by bike.

All units will be designed and constructed to Part M of the Building Regulations (Access to and use of Buildings). The proposal has been designed with a focus on inclusive design, providing a safe, welcoming and responsive environment where people want to live and be a part of.

Careful consideration will be given to the site during the construction process to ensure site security, minimise unauthorised access and theft of materials or equipment and ensure the health and safety of existing residents.

There will be minimal work to the external elevations of the existing accommodation block and there will be no impact on the main Hall during construction, however a construction management plan will be in place to prevent any damage to the main hall during this period.

5. Heritage

The existing 1960s accommodation buildings are not joined onto the rear of the Grade II Listed Langdale Hall and lie some distance from it, to the rear. In themselves they are not of architectural merit nor of heritage significance and are low quality buildings. The extensions to the Accommodation Block will not impact the listed building in any way. There will be no removal or damage to significant original historic fabric.

The provision of communal facilities within the rear accommodation block will enhance facilities for residents and will in turn improve and enhance the setting of the listed building and the conservation area. It will enable the owners of the property to fund continued maintenance of the main hall which is a significant heritage asset and for the applicant NJoy Student Living to sustain an economically viable business, contributing positively to the local environment and community.

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: LANGDALE HALL AND ATTACHED FORMER COACH HOUSE

List Entry Number: 1254692

Location

LANGDALE HALL AND ATTACHED FORMER COACH HOUSE, 18, UPPER PARK ROAD MANCHESTER

SJ8595 UPPER PARK ROAD, Rusholme

698-1/22/814 (West side)
03/10/74 No.18
Langdale Hall and attached former
coach house

GV II

Villa, now hall of residence. Later C19, altered and slightly enlarged. Coursed dressed sandstone, fishscale slate roof. Double-pile plan. Gothic style. Two storeys and attic, 3 bays, with a narrow entrance bay between projecting gabled outer bays, 1:1:2 windows at 1st floor; plinth, bracketed eaves and barge-boarded gables (that to the left carved but the other replaced with plain boards, both with finials). The centre has an open porch with segmental-pointed central arch, moulded jambs, narrow side lights with ogee tracery and brattished parapet with blind trefoils; and a cross-window above. The projecting gables have large canted mullion-and-transom bay windows with brattished parapets; the left has a 6-light mullion-and-transom window at 1st floor, with a hoodmould, and a small blank shield above with arched hoodmould; the right has 2 cross-windows at 1st floor, with linked hoodmoulds, and a mullioned 2-light attic window. Left return wall has added conservatory; right-hand return wall has added single-storey stone bay with canted corners, mullioned windows and brattished parapet, and beyond that a gabled wing projects. Former coach-house attached at right angles to rear corner, one-and-a-half storeys, with segmental-pointed entrance under C20 canopy, small gable dormer above, steeply-pitched fishscale slate roof, etc. Listing NGR: SJ8549695626