

Heritage Statement: November 2021
Hartley Hall School: Second Floor, Refurbishment



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1.0 INTRODUCTION

1.1 Objectives

The project client is seeking to secure full planning consent for the refurbishment of the second floor north wing of Hartley Hall Grammar School in Whalley Range, Manchester.

Following a successful consent, the client intends to complete the refurbishment to provide contemporary classroom laboratory facilities.

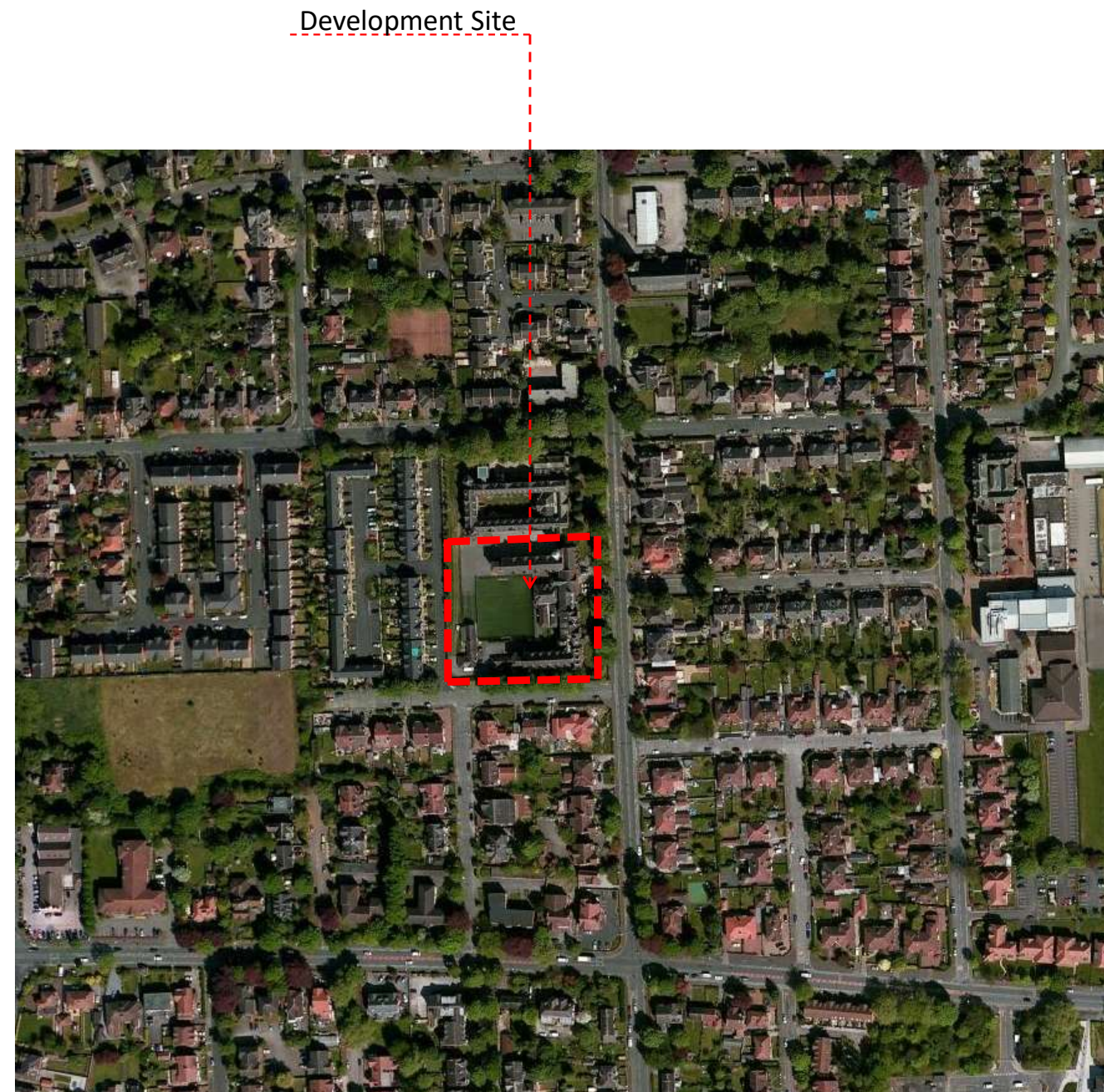
1.2 Scope of Application

This planning application is for Full Planning consent for the area within the red line boundary on the site boundary plan, as detailed in Fig 1. The application proposes the redevelopment of the second floor east wing of the school

1.3 Site Location

The site is located on Alexandra Road South and is bounded by Chorlton Court to the north and Gowan Road to the south.

The surrounding area is a mix of residential, religious and education buildings together with a number of green spaces located in close proximity to the site.



1.4 Design Strategy

The principle design strategy aspires to achieve a sustainable contemporary redevelopment of the existing second floor which will provide state of the art teaching labs, whilst maintaining and respecting the historic integrity of the existing listed building.

1.5 Team

Client: Hartley Hall School

Planning Authority : Manchester City Council

1.6 Consultations

Discussions have been held with Manchester City Council prior to the full planning application being submitted.

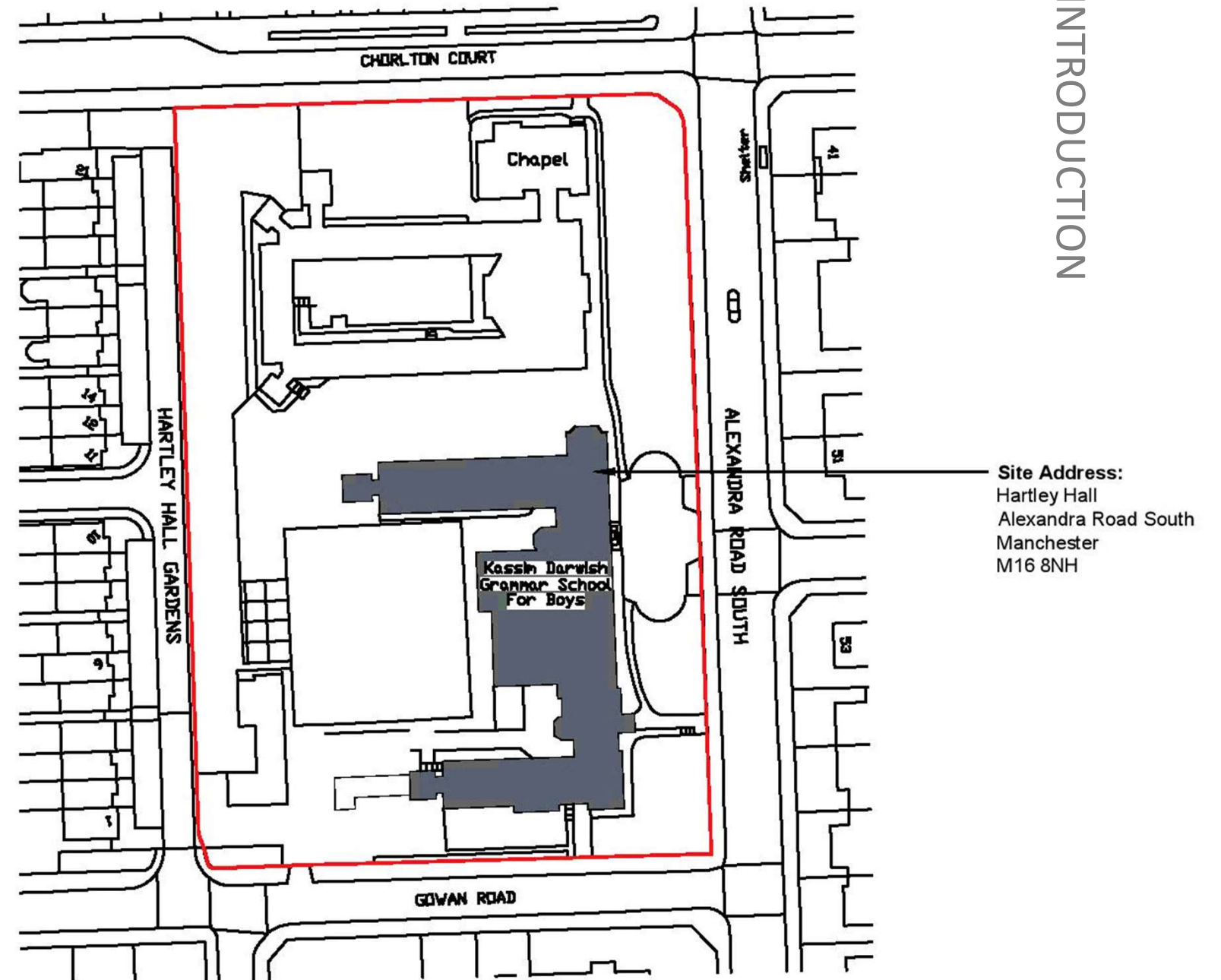


Fig 1 Site Boundary Plan

2.0 LOCATION & CONTEXT

2.1 Site Overview

The site is located on Alexandra Road South within the Whalley Range area of Manchester . The site is located close to Princess Road and Wilbraham Road which form primary transit routes into the city centre, approximately 2.5 miles away.

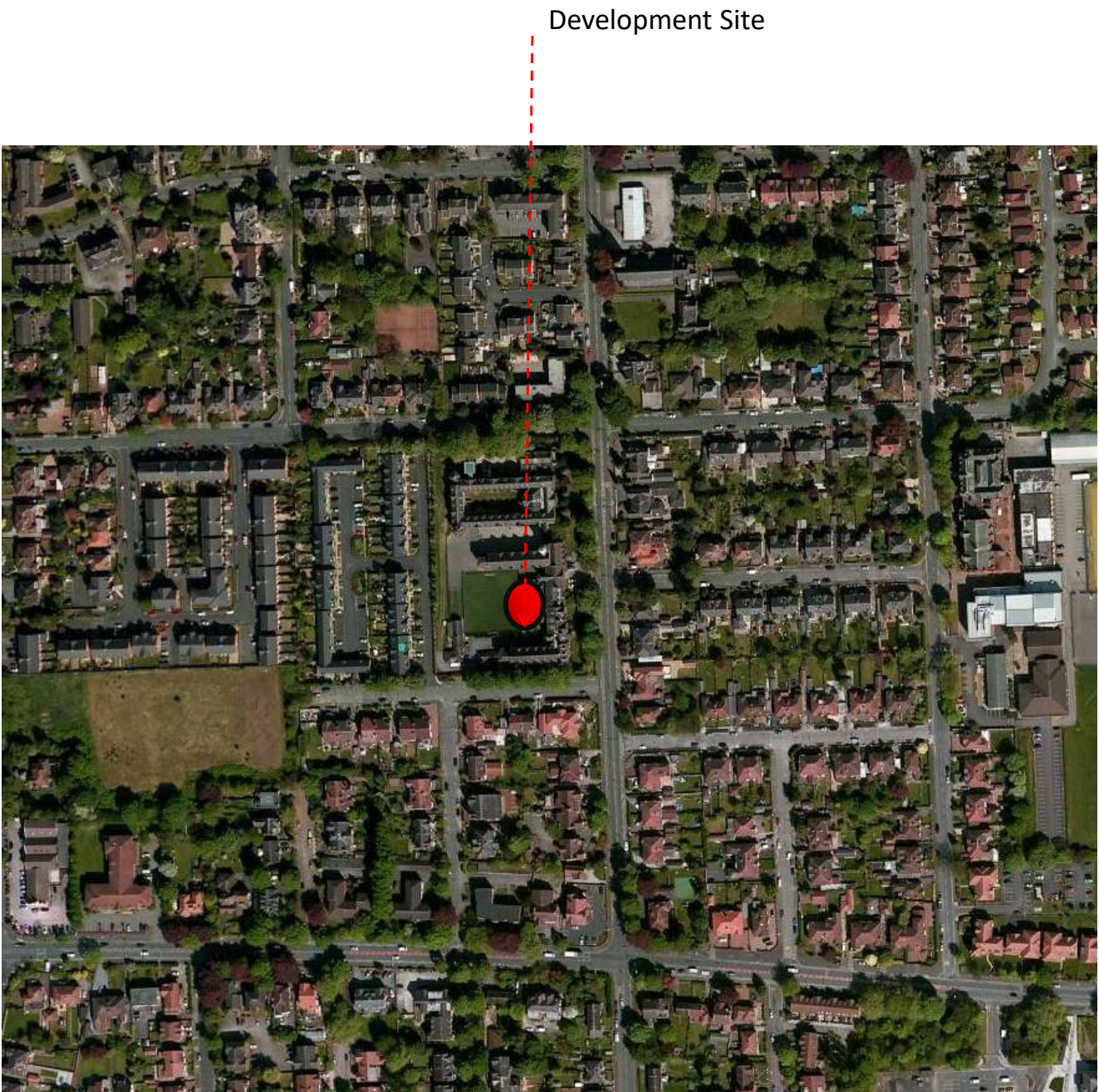
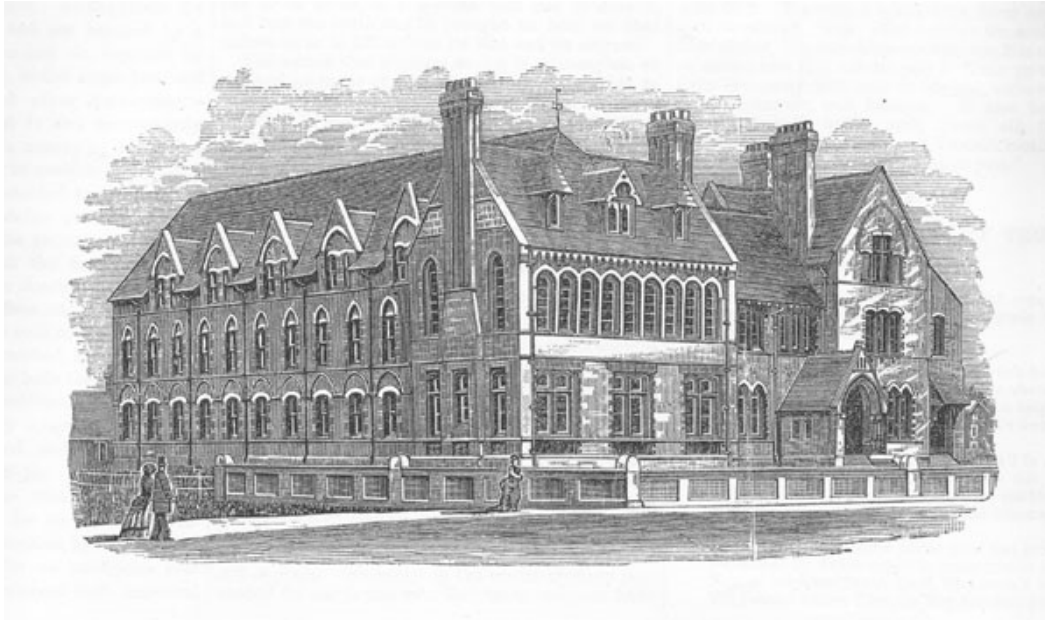


Fig 2 Site Location Plan

2.2 Historical Context



1878 –

The original building, shown above, was constructed in 1878 by the Primitive Methodist Church to train its young preachers, a function previously performed by the Sunderland Theological Institute. The first students were admitted in 1881. The structure was extended under [Rev. John Watson](#) (principal 1893-1898), and again over the succeeding decades (see photograph below). The most notable tutor of the early years (1892-1929) was the professor of theology, [Arthur S. Peake](#).

1906-

In 1906, the college was renamed Hartley College after its benefactor, the industrialist Sir William P. Hartley. With the reunification of the Methodist Church in 1934, it combined with nearby Victoria Park College to form the Hartley Victoria College. Training of ministers ceased in 1973. Subsequently, the building was used by the Royal Manchester College of Music (later, the Royal Northern College of Music) as a hall of residence.

Present Day –

Since c2001, it is owned and operated by the Kassim Darwish Grammar School for Boys, an independent Muslim school.

Aerial View of Hartley Hall 2000



Entrance Gates



Hartley Hall 1883

2.3 Heritage Statement

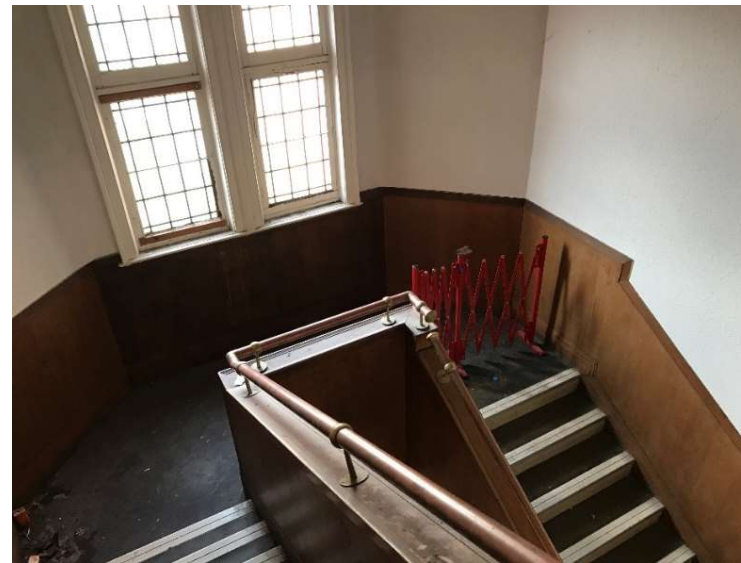
Hartley Hall is a Grade II listed building and is an eclectic mix of architectural influences with predominantly Gothic and Elizabethan detailing.

The listing status describes the building in the following text:

Methodist college, now hall of residence for Royal Northern College of Music. 1879, 1896, 1903-6. Brick with red terracotta and stone dressings, slate roofs. Large irregular plan formed by original block on corner of Gowan Road at south end and successive additions to the north of this, with main range parallel to street and various large rear wings. Eclectic style with some Gothic and Elizabethan features. Two storeys, attic and basement, plus a tower. The original block, of stock brick, has an arcaded range of windows with pointed arched heads, doorway with gabled porch and steps up, and corbel-table eaves. The 1896 addition to the right has buttresses, gables, mullion-and-transom windows (some with double transoms), a projecting gabled bay with doorway in stone surround, and a square tower to the right with an octagonal clock turret and cupola; and wrought-iron forecourt railings with 2 single gates and a pair of double gates in the centre with open-work standards topped by lamp brackets and scrolled overthrow with escutcheon. Attached to the right of this, the 1903-6 block, of red brick with stone dressings and green slate roof, in Elizabethan style, symmetrical, with projecting gabled wings, stone mullion-and-transom windows (2 breaking the eaves), single-storey covered ways to left and right. Chapel to right of this, in similar materials, Perpendicular style, nave and 2 side chapels, with flying buttresses and large traceried east window. Rear: all windows now with uPVC glazing.

Listing NGR: SJ8334194297

NB: Listed information taken from <http://www.britishlistedbuildings.co.uk>



Original staircase with original window



Original windows with ornate detailing



Stair Details

2.3 Heritage Statement

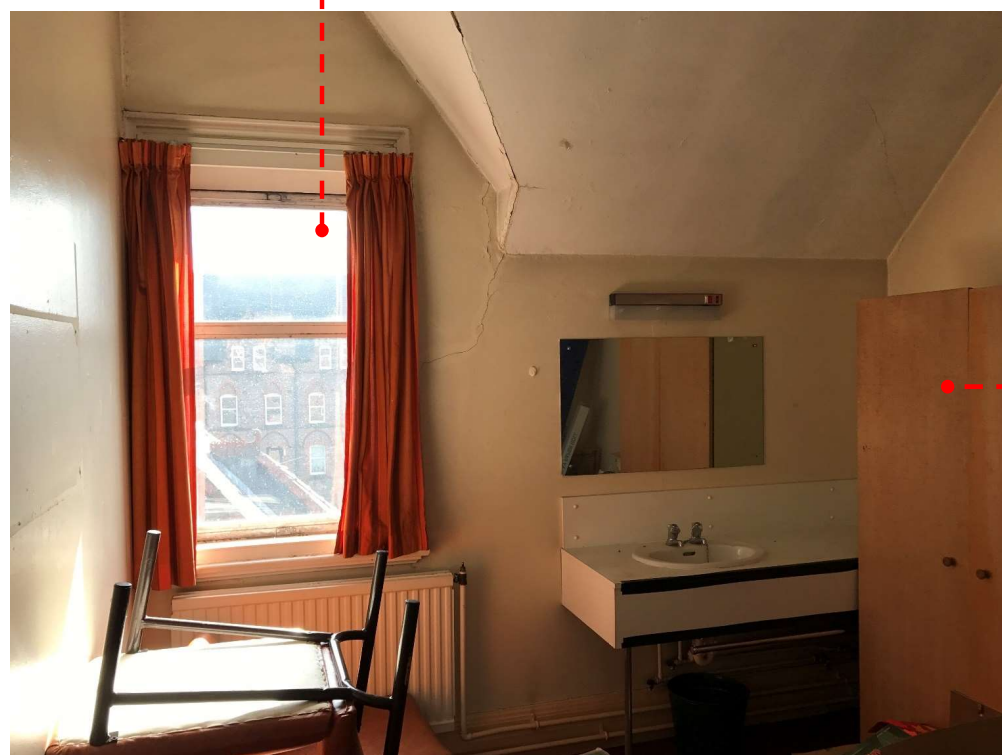
The proposals include the internal refurbishment of the second floor of the northern wing to Hartley Hall.

The plan opposite highlights the proposed internal re-modelling required to provide a contemporary lab teaching facility.

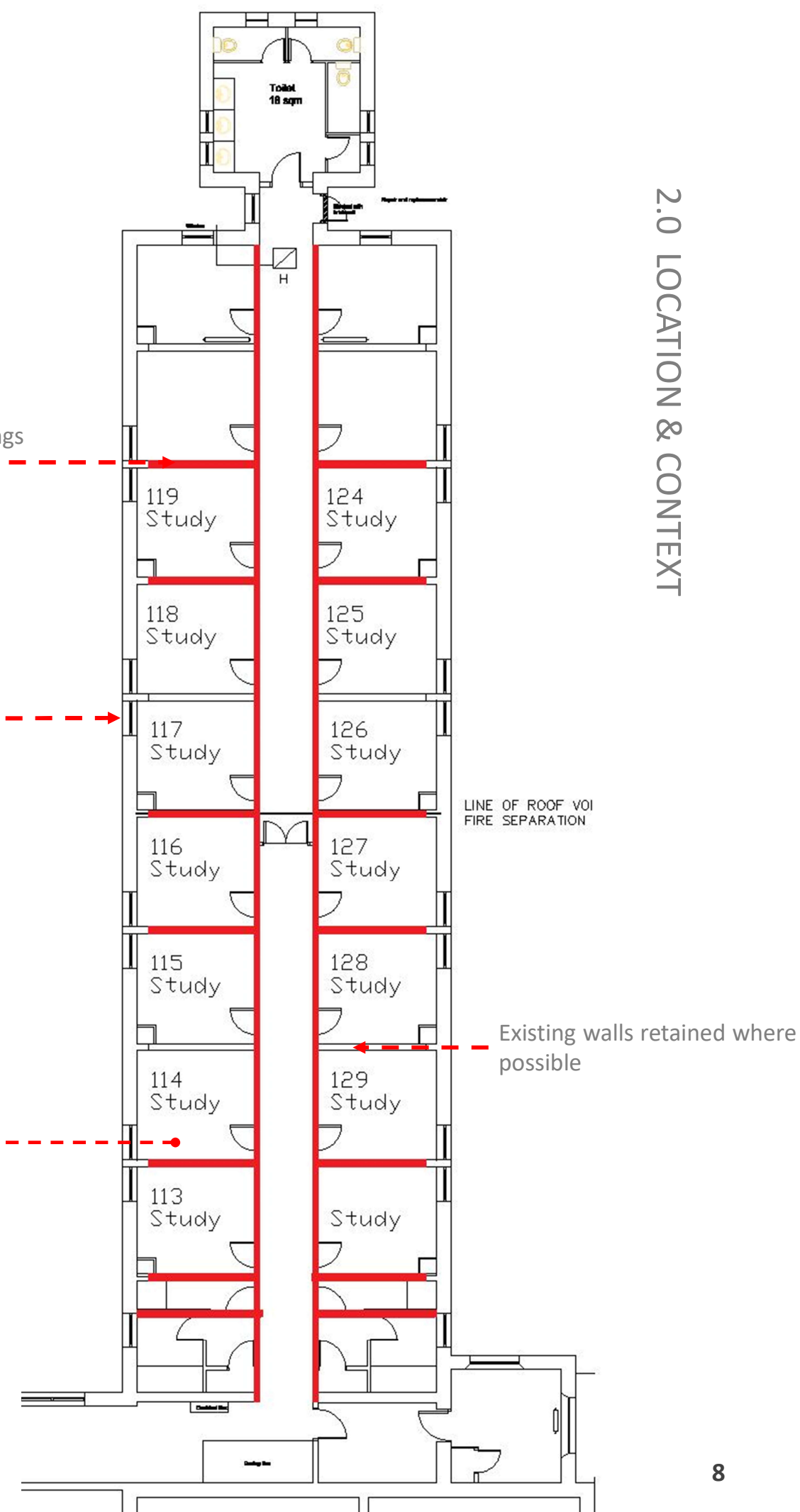
The proposal does not include any works to the external elevation of the existing building, no windows or external features will be disturbed

Items highlighted red represent openings
Created in existing walls

All existing windows and window positions maintained

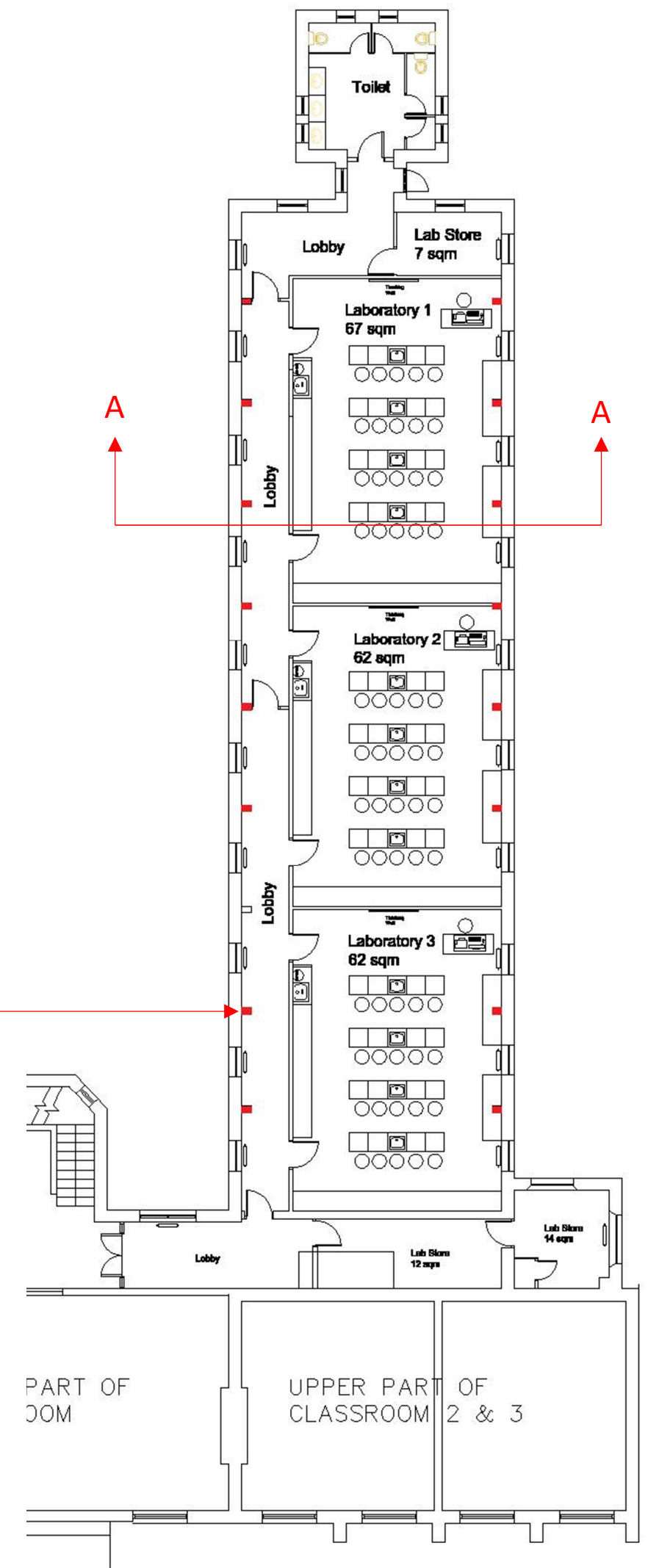
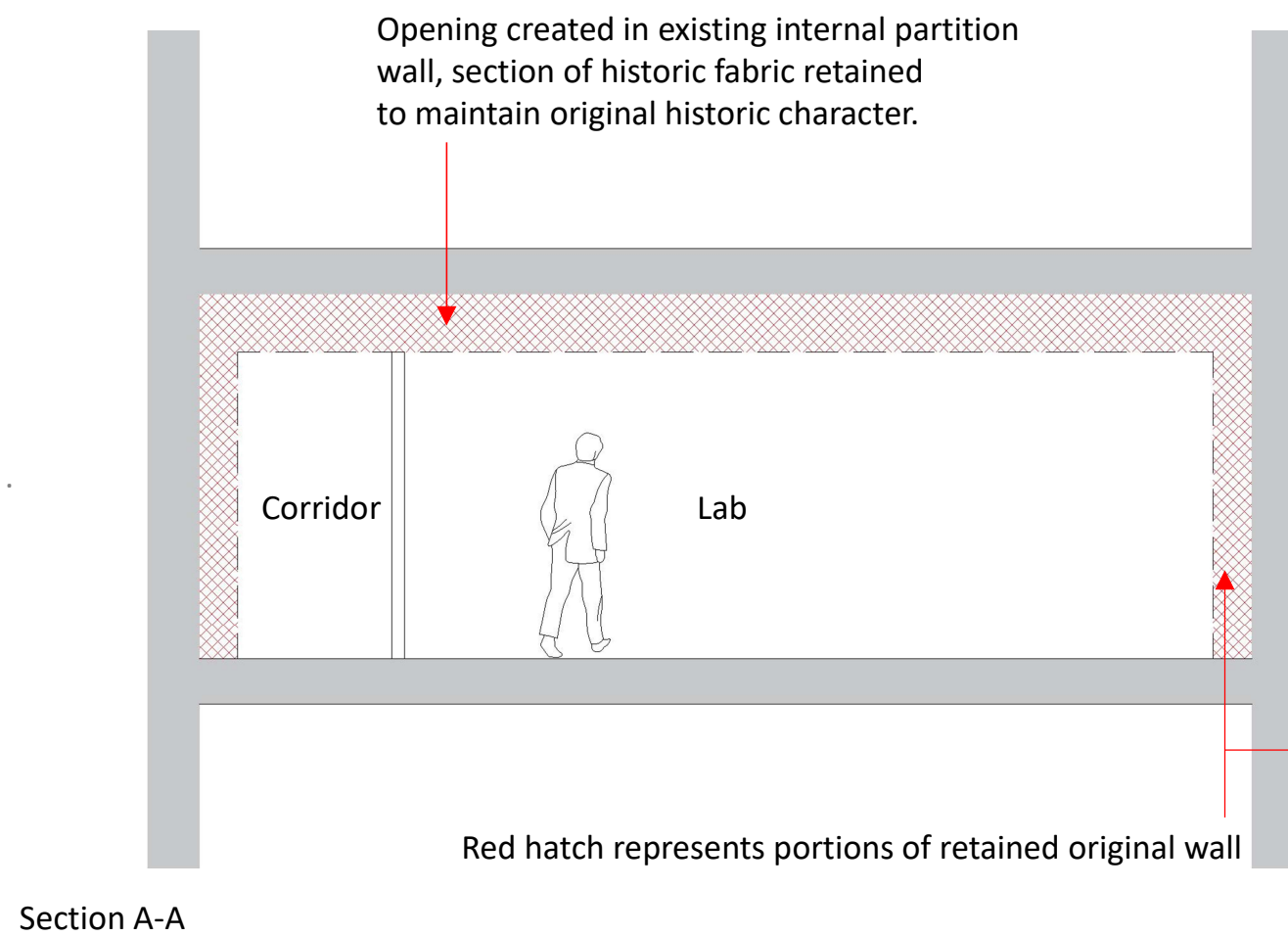


Example of one of the existing unused study rooms



2.3 Heritage Statement

As part of the works to create contemporary lab spaces a number of the original internal walls will require adapting. Rather than fully remove the original walls it is proposed that large openings are created within the walls leaving large visible portions of the historic fabric of the building in tact.



2.3 Heritage Statement

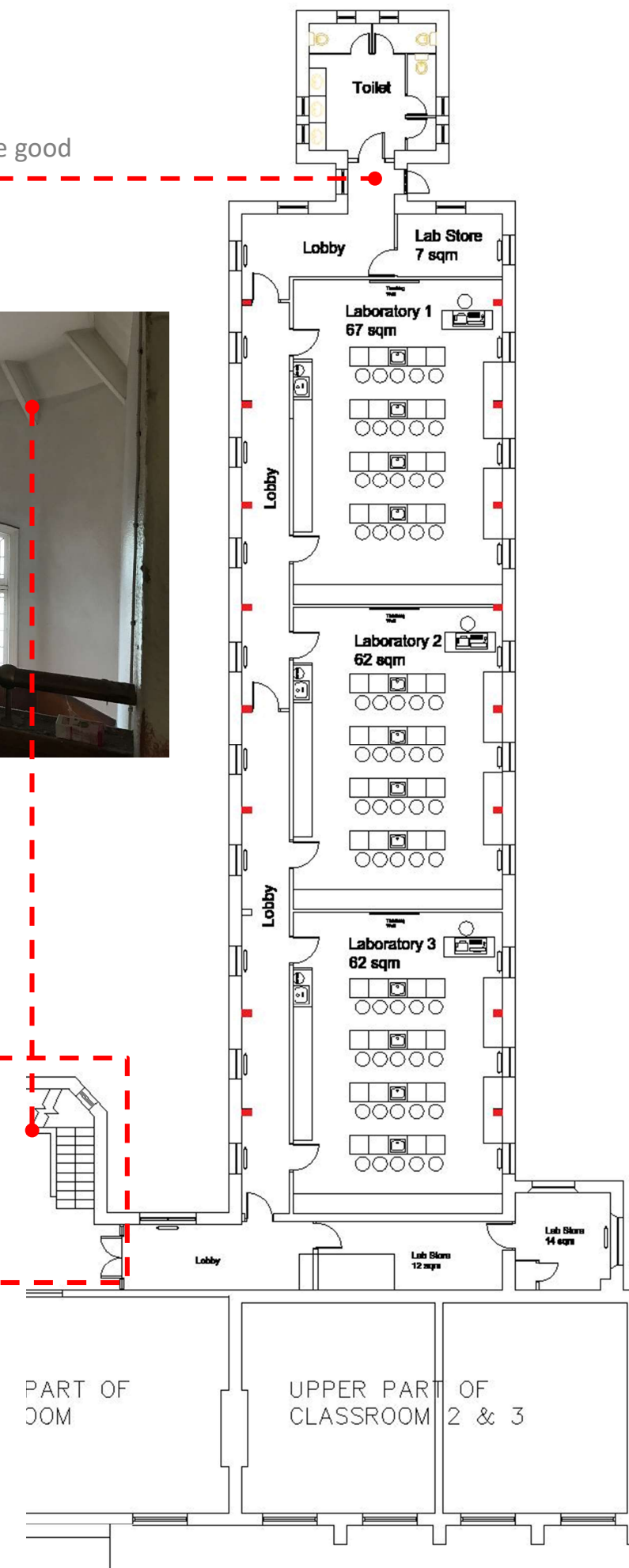
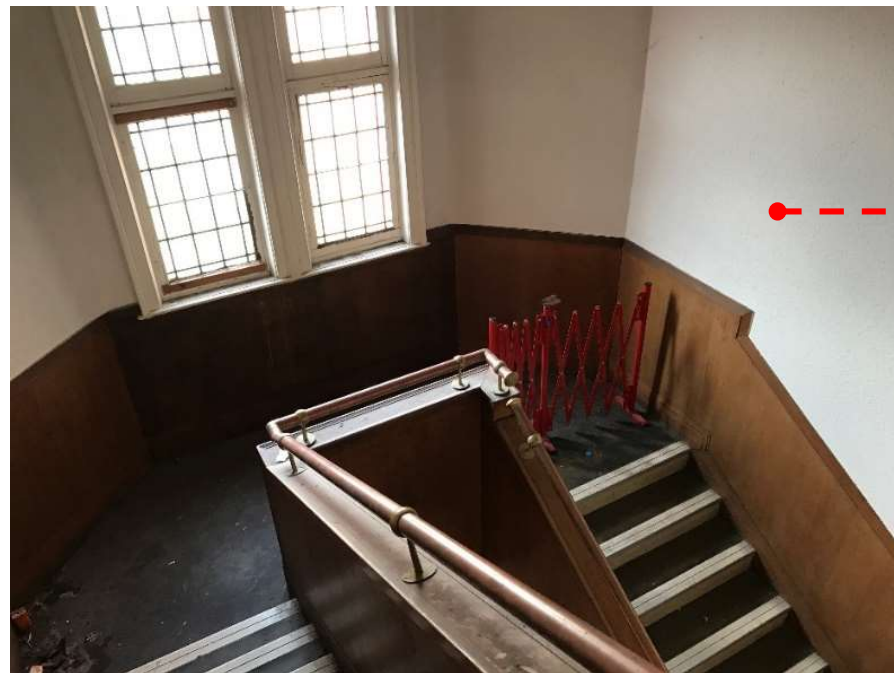


Original escape door with framing detail retained and made good



Existing ceiling features retained.

Existing, original staircase and window retained & made good if required



2.3 Heritage Statement

Services

The laboratory teaching spaces will require water and gas supplies together with internal drainage . The existing second floor accommodation has an existing water supply and drainage facilities so these will be adapted and utilised for the new labs.

A gas supply will be required for the Labs, this will be fed from the mains gas supply at ground level and will be routed internally within the floor and ceiling voids and boxed out internally as required. The gas feed will not require any intrusive works into the external walls.

2.3 Heritage Statement

Conclusion

It has been established that the current proposals for the refurbishment of the second floor of the north wing of Hartley School will have minimal impact on the existing important historic fabric of Hartley Hall

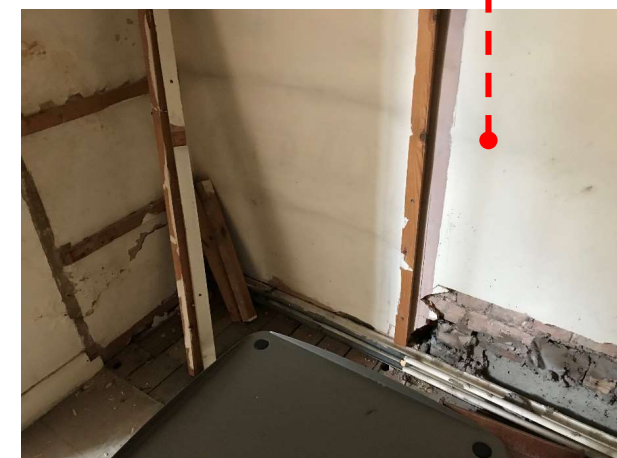
The proposed refurbishment has been considered in such a way so as not to require any external façade works or internal remodelling of existing staircases or windows.

The proposed demolition of the internal separating walls will only take place at second floor level, the walls above and below level two will be supported by the installation of structural steelwork within the depth of the existing ceiling void.

Due to the current dilapidated state of the existing second floor the proposals will include the redecoration and making good of the original fabric and ensure it is maintained and fully utilised in the future.



Examples of the existing dilapidated study areas



3.0 USE & AMOUNT

3.1 Accommodation

Existing gross internal floor area = 277 sqm

Proposed gross internal floor area = 277 sqm

The project proposals are for the refurbishment of the existing area, therefore no additional floor area will be created.

4.0 LAYOUT

4.1 Design Philosophy

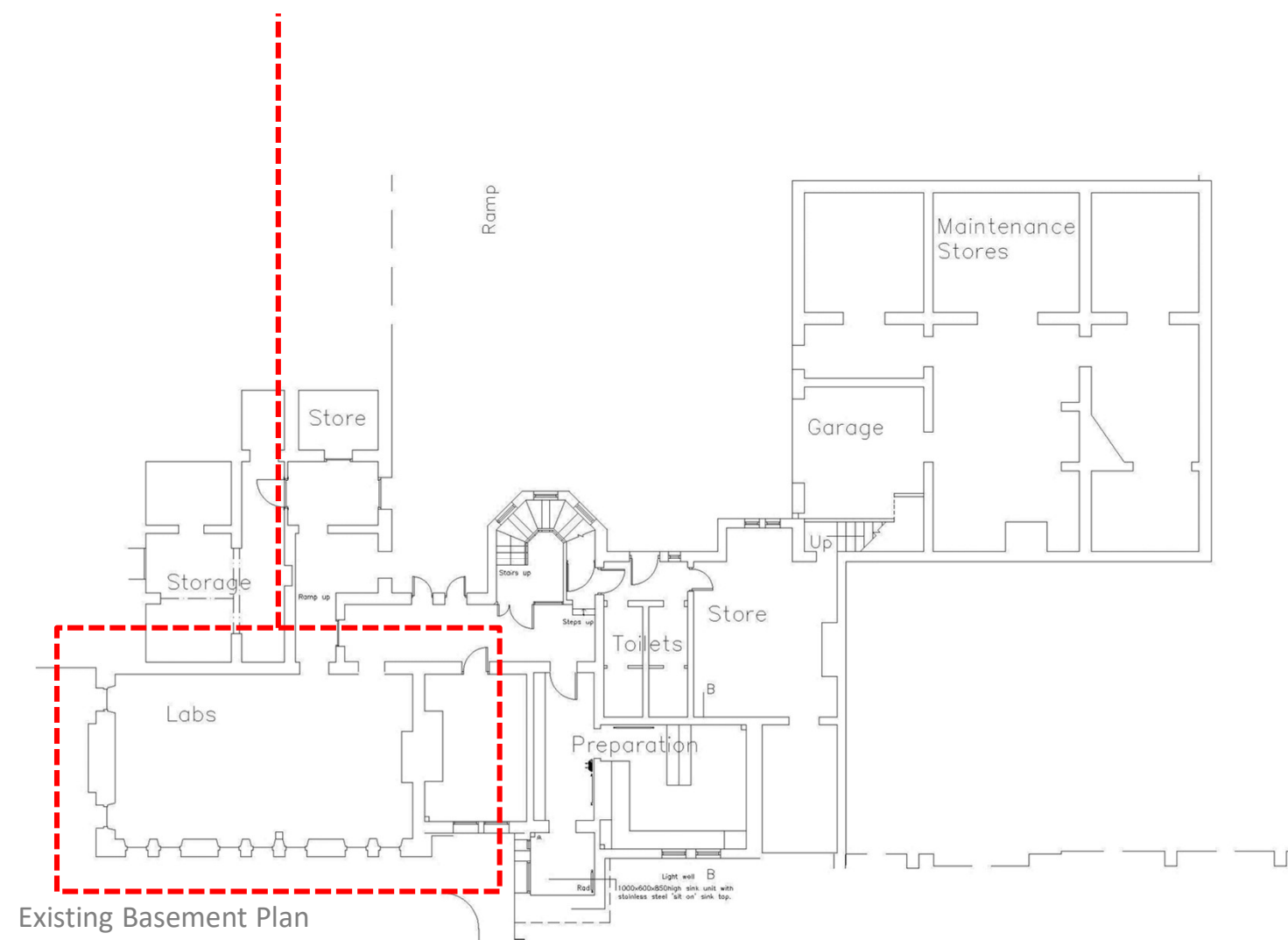
The design philosophy for the refurbishment of the existing area is driven by two primary factors:

1. The schools curriculum requirement for additional teaching labs, IT Room and additional classroom.
2. The need to vacate the existing basement labs due to health risks caused by the ingress of dampness

The existing lab teaching rooms are located within the existing basement of Hartley Hall and have gradually deteriorated over the years.

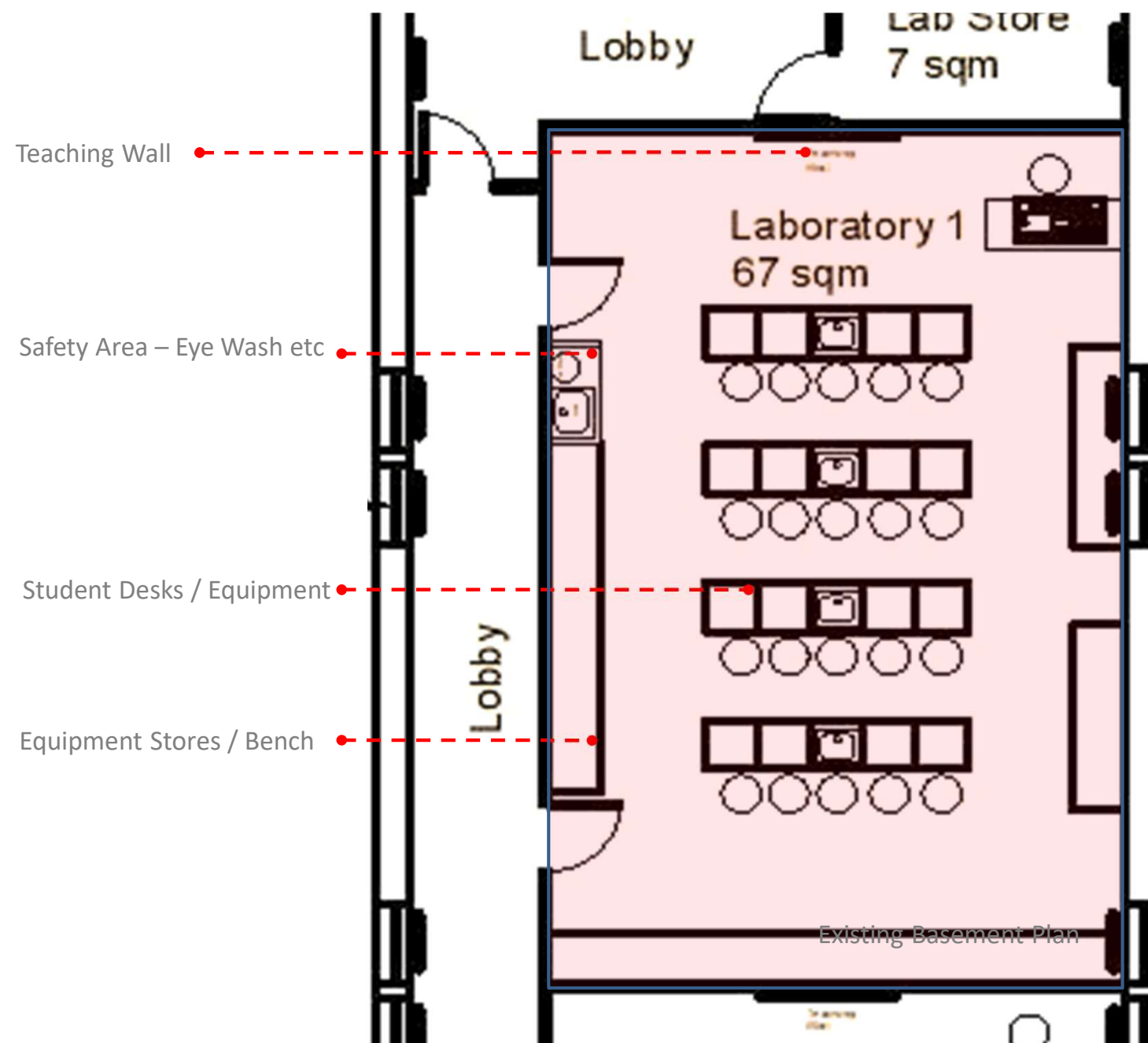
The schools aspiration is to create contemporary, well equipped lab teaching areas encouraging pupils to take more of an interest in the sciences.

Existing Labs – damp areas within increasing health risks to students.

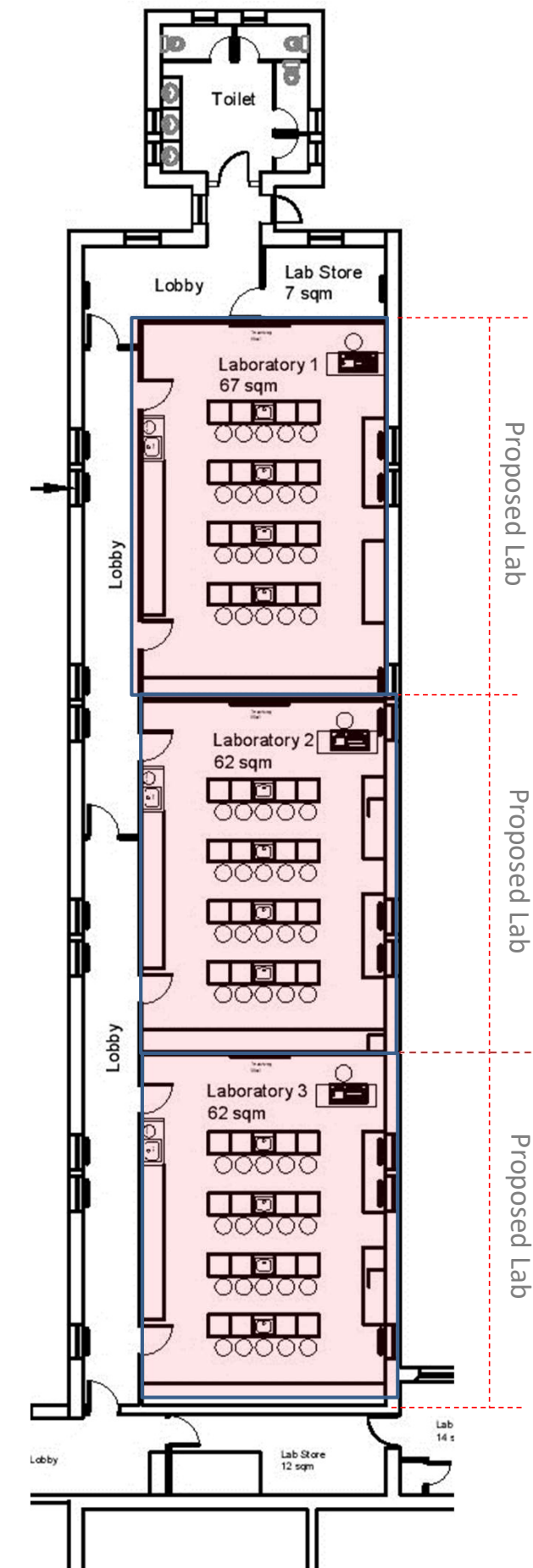


4.0 LAYOUT

4.2 Internal Layouts



Proposed Lab layout



Proposed Second Floor layout

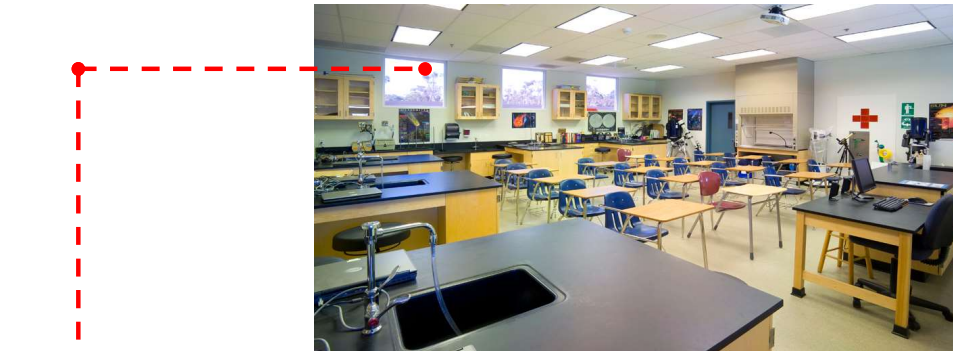
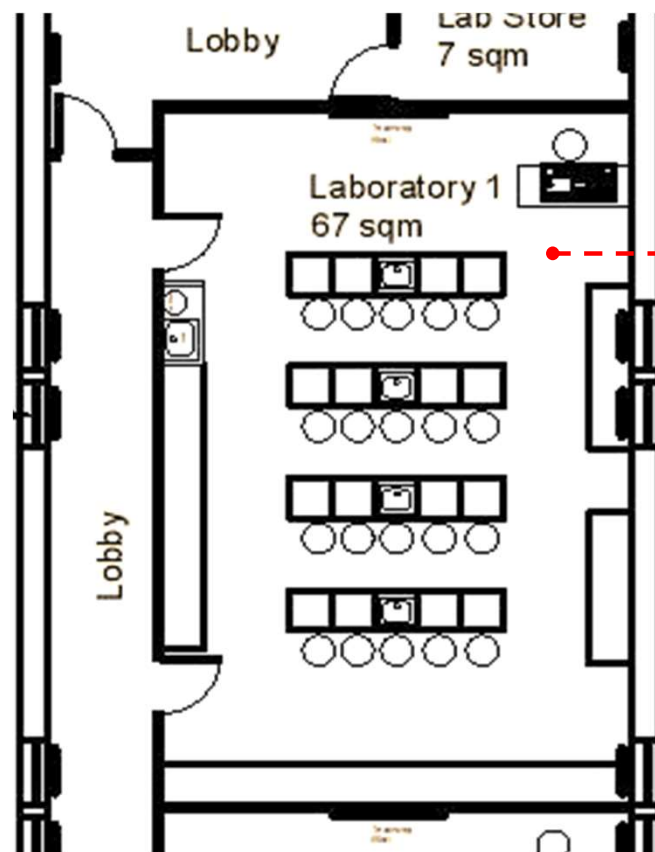
4.0 LAYOUT

5.0 APPEARANCE

5.1 Internal Finishes

The proposed refurbishment will create a high quality, modern, well equipped laboratory teaching area which can be utilised by students for many years to come.

It is hoped that the design of the labs will reflect the historic nature of the building whilst still providing a contemporary laboratory environment

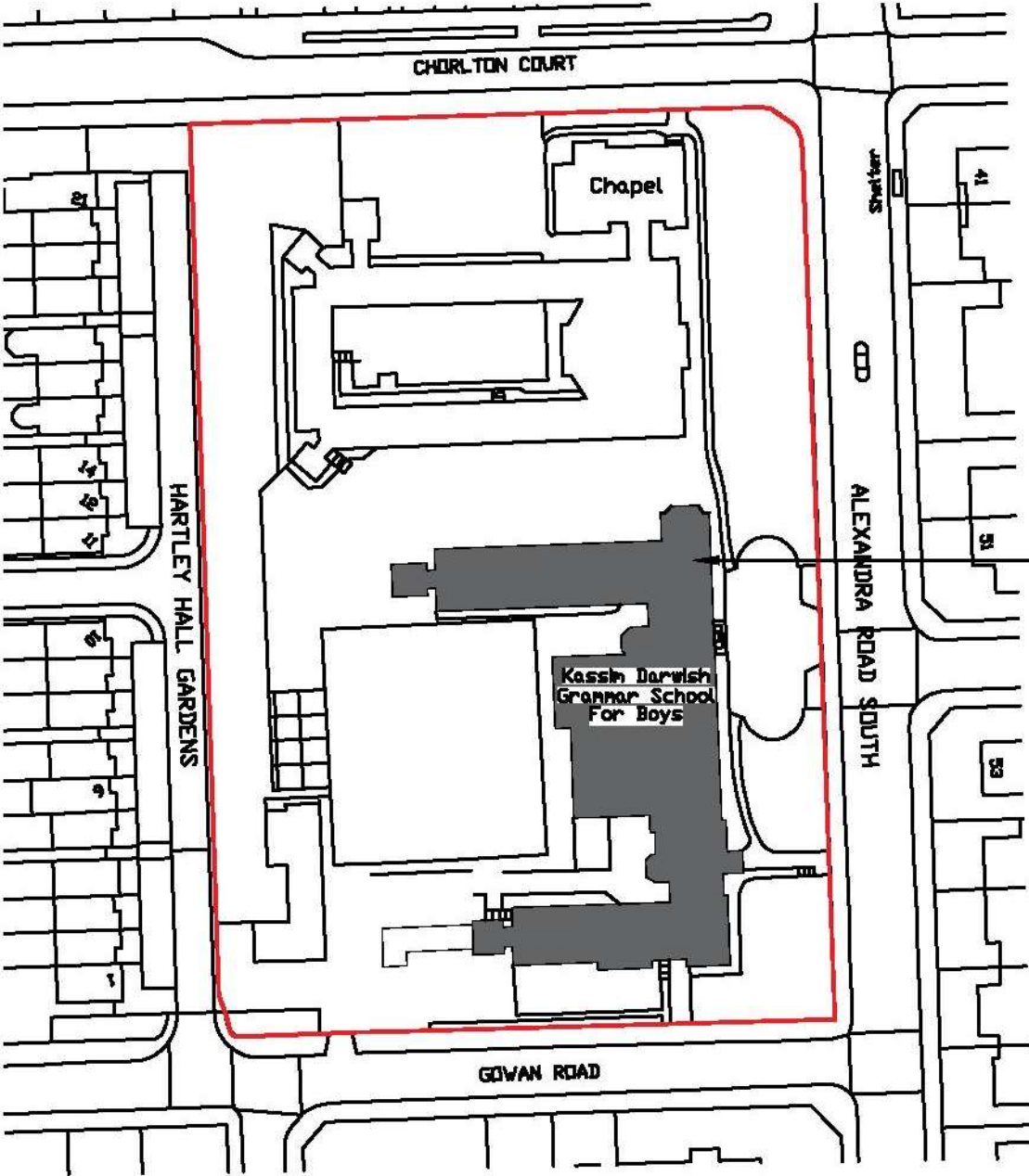


Examples of contemporary teaching lab designs

6.0 THE BUILDING DESIGN

6.1 Scheme Drawings

6.0 THE BUILDING DESIGN



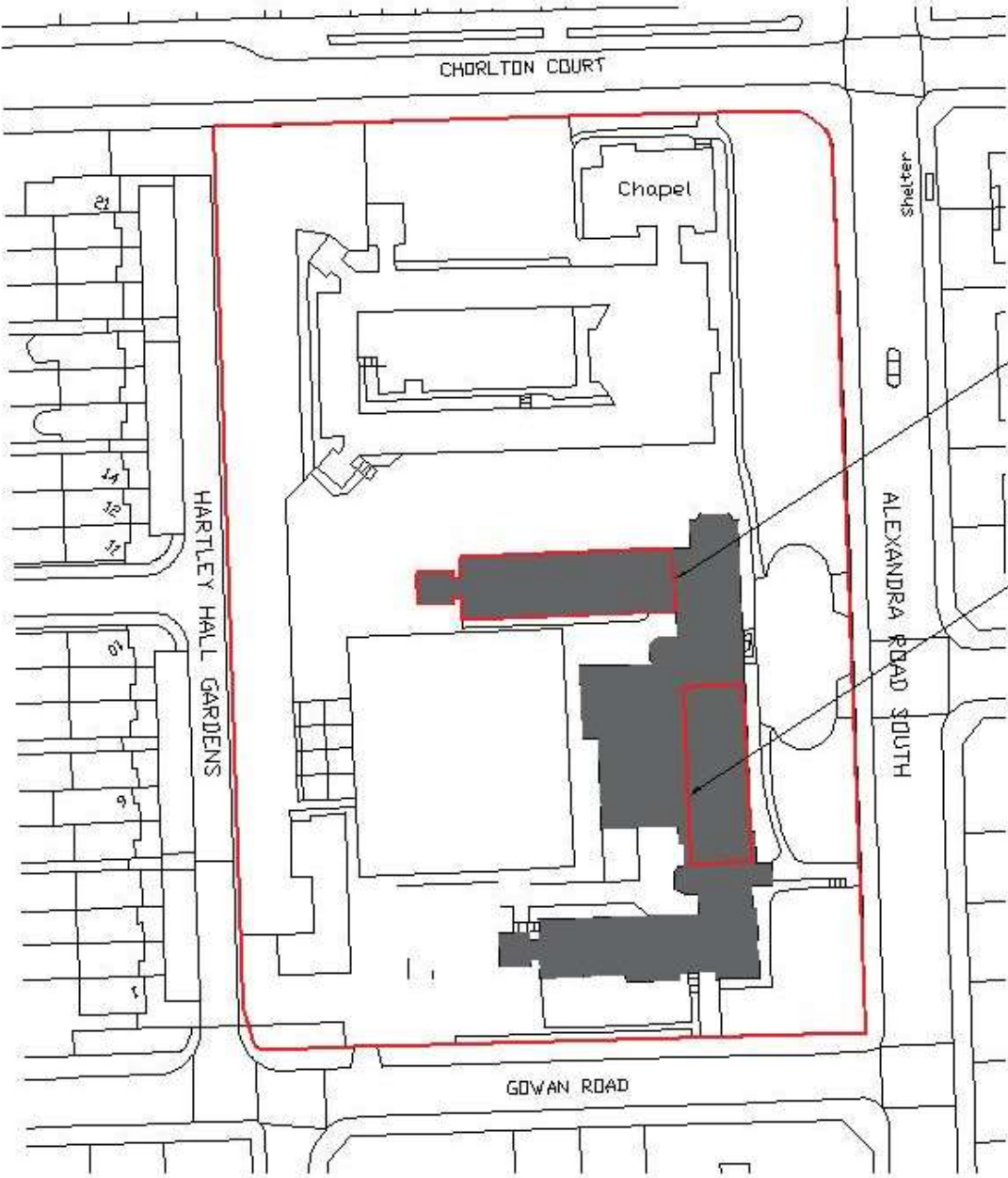
Site Address:
Hartley Hall
Alexandra Road South
Manchester
M16 8NH



Location Plan 1:1000 @ A3

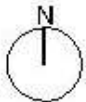
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ALL DIMENSIONS ARE GIVEN IN MILLIMETERS. MEASUREMENT SCALING OF THIS DRAWING SHALL ONLY BE PERMITTED IN ITS DIGITAL FORM.		DATE: JULY 2017	SCALE: AS SHOWN	DRAWING REF: KDG-038-PL01

6.0 THE BUILDING DESIGN



Red dashed line represents location of second floor refurbishment proposal

Red dashed line represents location of second floor refurbishment proposal



0 10 20 30

Site Plan 1:500 @A1

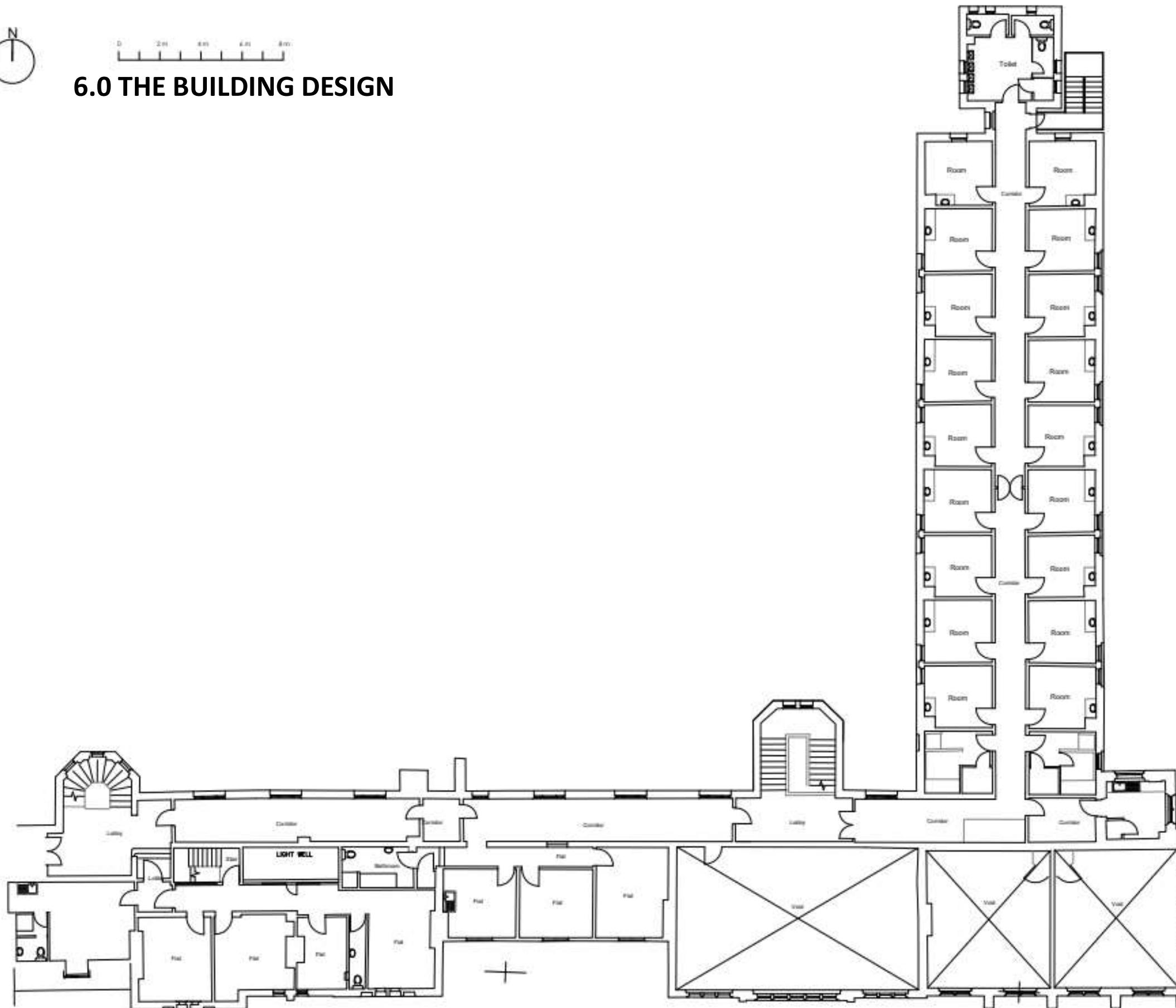
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6.0 THE BUILDING DESIGN

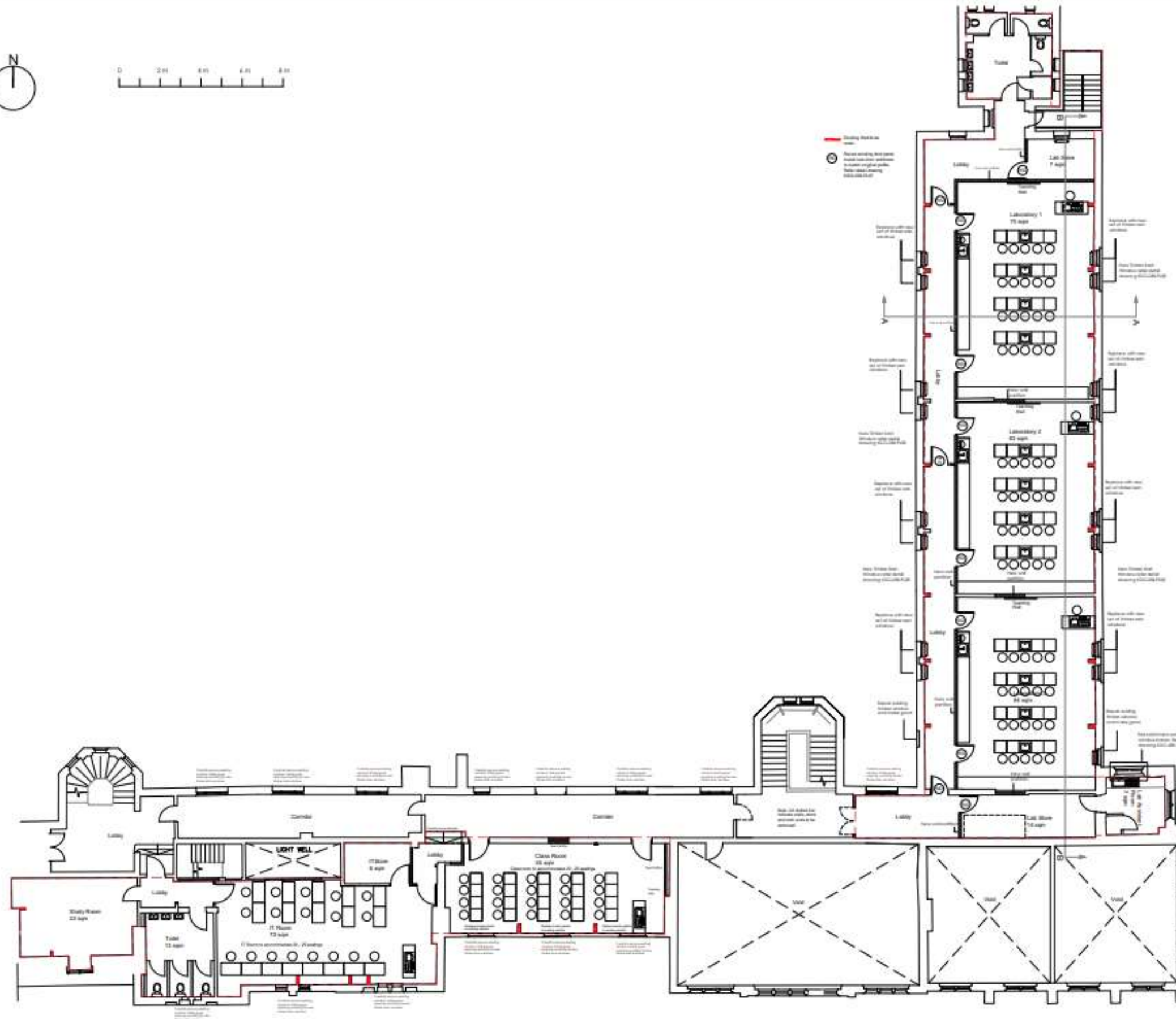


Key Plan



Existing Second Floor Plan - North Wing 1:200 @ A3

JOB INFORMATION: HARTLEY HALL SCHOOL IMPROVEMENT	DRAWING TITLE: Existing Second Floor Plan	REVISIONS:
ALL DIMENSIONS ARE GIVEN IN MILLIMETERS. MEASUREMENT SCALING OF THIS DRAWING SHALL ONLY BE PERMITTED IN ITS DIGITAL FORM	DATE: October 2021	SCALE: AS SHOWN Drawing Ref: KDG-038-FL06



Proposed Second Floor Plan - North Wing 1:200 @ A3

JOB INFORMATION HARTLEY HALL SCHOOL IMPROVEMENT	DRAWING TITLE Proposed Second Floor Plan	REVISIONS		
ALL DIMENSIONS ARE GIVEN IN MILLIMETERS. MEASUREMENT SCALING OF THIS DRAWING SHALL ONLY BE PERMITTED IN ITS DIGITAL FORM	DATE OCTOBER 2021	SCALE A3 SHOWN	DRAWING NO. KDS-038-F038	

8.0 SUSTAINABILITY

8.1 Introduction

An integrated approach to sustainability has been adopted during the design process for the refurbishment. The following text outlines the areas focused on during the evolution of the project.

8.2 Design Considerations

Due to the nature of the refurbishment there are limited opportunities to increase the sustainability of the building. However, where possible, materials will be used which are sustainable and environmental systems will be designed to be as efficient as possible.

Energy Efficiency

- Installation of energy efficient heating and ventilation systems.

9.0 ACCESS & SECURITY

9.1 Access & Mobility : Inclusive Design

Equal access is provided throughout the proposed second floor refurbishment