

HERITAGE IMPACT STATEMENT

Boundary wall located on Oxney Road, Hulme Hall, Manchester, M14 5RR

1.0 Introduction

- 1.1 This statement is part of a planning application for the rebuilding of a defective boundary wall due to deterioration and trees roots located in the public footpath.
- 1.2 The wall forms a boundary to the Hulme Hall residential campus which includes the following heritage assets:
 - 1.3.1 Hulme Hall, Hall of Residence. Grade II listing.
 - 1.3.2 Park House. Grade II listing.
 - 1.3.3 Victoria Park Conservation area.
- 1.4 This statement is to be read in conjunction with the following documents:
 - 1.4.1 Drawing numbers 8139_101 (location plan); 102 (existing and proposed wall);
 - 1.4.2 Appendix 1: Photographs of the existing boundary wall

2.0 Proposal

- 2.1 Planning permission is sought for taking down and rebuilding the boundary wall and introducing sections of railings adjacent the trees to prevent damage to the tree roots whilst maintaining site security.

3.0 Identifying the Heritage Assets.

3.1 HUME HALL, HALL OF RESIDENCE, UNIVERSITY OF MANCHESTER (ORIGINAL PORTION), OXFORD PLACE

List entry number: 1246448

SJ8595 OXFORD PLACE, Rusholme 698-1/22/811 (South side) 03/10/74 Hulme Hall, Hall of Residence, University of Manchester (original portion)

Grade II

University hall of residence. c.1910, by Percy Worthington. Brick with sandstone dressings, green slate roofs. Long wings ranged round the north, east and west sides of a quadrangle with a wing extending to the north. Arts and Crafts style. Mostly 2 storeys, with short 3-storey tower at junction of wings. Windows generally 6-light mullion-and-transom casements, those of upper floors in coupled gables; east range with 5-bay arcade of 4-centred arches at ground floor, and to right of this 3 bays of stone 2-storey oriels. Squat tower in south-east corner with embattled stone parapet and octagonal stair-turret to left with patterned lead roof.

3.2 PARK HOUSE, 2, LOWER PARK ROAD

List entry number: 1283017

SJ8595 LOWER PARK ROAD, Rusholme 698-1/22/802 (West side) 03/10/74 No.2 Park House

GV II

Villa, now hall of residence. Mid C19. Coursed squared sandstone, slate roof. Double-pile plan. Gothick style. Two storeys and 3 bays, symmetrical, with projecting gabled centre; string course, projected eaves to steeply-pitched roofs. The centre has a projected single-storey bay (probably formerly the porch) which has a 2-light window with traceried overlight in the centre and narrow sashed side-windows all under a hood mould, and a parapet with triangular-headed upstand containing a shield; and a 2-light sashed window at 1st floor with arched lights and hood mould. The outer bays have narrow 2-storeyed canted bay windows with 3 arched lights to each floor, the lower cusped. Ridge chimney. Each gable wall has a similar but wider canted bay, with 2-light sashes to the centre; the south side (3 bays in all) has a 2 gables (including this) and a recessed centre, and other sashed windows in similar style including a shallow rectangular 4-light bay window; the north side has various C20 additions. Interior not inspected.

3.3 VICTORIA PARK CONSERVATION AREA

Victoria Park conservation area, three kilometres to the south of the city centre, was designated in March 1972.

It extends from the backs of properties to the north of Daisy Bank Road and Oxford Place to Kent Road East and West, and Rusholme Grove in the south. The west boundary is Oxney Road and the backs of properties on Wilmslow Road. To the east the boundary is formed by Anson Road, the backs of properties on Langdale Road and Laindon Road, the backs of properties on Daisy Bank Road, Scarsdale Road, the backs of properties on Langdale Road and Anson Road.

Houses on Oxford Place were demolished in 1910 to make way for Hulme Hall, a university hall of residence, which is a large building designed in the Arts and Crafts style and incorporating a quadrangle. Many more high-quality buildings were built on the site in the 1960s and later.

4.0 Assessment of Impact and Mitigation.

- 4.1 The brick wall with stone copings will be rebuilt like for like with matching materials. The new sections of railings will match the existing steel railings located on Oxney Road, refer to photographs (to be read in conjunction with drawing 102 which show the proposed wall and chainage from 0m to 31m).

Gregory Farmer

University of Manchester

26.5.21

Appendix 1.

Photographs

Location	Photograph
Photo 1. Front Elevation from Oxney Rd From CH 0	 A photograph showing a brick wall with graffiti. In front of the wall are orange and white safety barriers and a traffic cone. A silver car is parked on the street to the right. A large tree is visible behind the wall.
Photo 2. Front Elevation from Oxney Rd From CH 7	 A photograph showing a brick wall, a paved path, and a dark car parked on the street. A large tree is visible behind the wall.

Location	Photograph
Photo 3. Front Elevation from Oxney Rd From CH 18 to 31	
Photo 4 Front Elevation from Oxney Rd From CH 31 to 20+	