

HERITAGE IMPACT STATEMENT

JCR Common Room, Main Buildings, Hulme Hall, Manchester, M14 5RR

1.0 Introduction

- 1.1 This statement is part of a planning application for the replacement of a flat roof including roof-lights with a low pitched metal roof over a building used as a student common room, known as JCR Common Room.
- 1.2 The JCR common room is located in a two storey block which forms part of the 'main building' which includes a reception area, staff offices, student bar, main kitchen and student dining room. The 'main building' was built circa 1967 and is within the Hulme Hall grounds at the University of Manchester Victoria Park residential campus.
- 1.3 The main building is adjacent to and located within the grounds of 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 8186_101 (location plan); 102 (existing floor plans); 103 (existing roof plan and elevations); 104 (proposed roof plan and elevations).
 - 1.4.2 Appendix 1: Photographs of existing building.

2.0 Proposal

- 2.1 Planning permission is sought for the removal of a felt flat roof including metal framed single glazed north facing roof-lights and replacement with a low pitched metal roof. The flat roof has suffered from rainwater penetration for years and the student common room below is often out of use. The flat roof has no edge protection and the roof-lights are single glazed which classes them as a fragile roof, consequently the roof is difficult to access safely for maintenance such as gutter clearing to unblock internal gutters and rainwater pipes. The roof-lights above the double height student common room are single glazed which result in excess glare, solar gains in the summer and heat losses through winter.
- 2.2 In respect of natural daylight, in addition to the north facing roof-lights, the building benefits from double storey height windows and clerestory windows to the north, east and west elevations.
- 2.3 The fascia around the flat roof is green coloured copper cladding which is common to the whole block forming the main building. It is proposed to replace the flat roof with a green coloured metal cladding (zinc or copper) low pitched roof (4-6 degree pitch) with fascia to match existing. The pitched roof will have a central ridge, laid to fall to existing gutter outlet positions, with a green cladding fascia to match the existing.

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 Laidon 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 As stated in the conservation area statement, *'many more high quality buildings were built on the site in the 1960s and later.'* The main building was built circa 1967. The conservation area statement advises when improving and enhancing buildings in the conservation area, *'they should represent the age in which they are built, but there should be common features between new and old, such as massing, height, materials, colour, scale and proportion, which create sympathy with earlier building.'*
- 4.2 The common feature between the new and old on the Hulme Hall site are the green colour roofs; green slate roof to Hulme Hall of Residence, green cladding fascia's and roofs to the 1960's built main buildings and more recent additions.
- 4.3 It is proposed to use a green coloured cladding low pitched roof and fascia to harmonise with the existing green copper cladding fascia. There will be a slight gain in roof height to the ridge but does detriment the scale and proportion of the existing buildings. The low pitched roof with central ridge and laid to fall gutters to the eaves will allow safe access via a cherry picker to annually clear out the gutters and unblock the internal rainwater pipes.
- 4.4 The loss of the roof-lights will have no detriment on natural daylight due to the existing double storey height windows and high level clerestory windows on the north, east and west elevations. The roof-light openings will be infilled to match the existing timber cladding soffit, thus omitting sun-light glare and solar gains.

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13.04.21

Appendix 1.

Photographs



Photo 1. West elevation

PN 8186 JCR COMMON ROOM ROOF REPLACEMENT, VICTORIA PARK RESIDENTIAL CAMPUS, UNIVERSITY OF MANCHESTER.



Photo 2. North elevation.



Photo 3. West elevation



Photo 4. Internal view of roof-lights