

178 Waterloo Place
Entrance Hallway Floor Refurbishment

The University of Manchester

Design, Access & Heritage Statement

Prepared by
Halliday Meecham Architects

V1.0 May 2018

1 Introduction

1.1 This Heritage Statement is intended to support an application for Listed Building Consent made by Halliday Meecham Architects on behalf of our client The University of Manchester.

1.2 This Statement has been prepared to meet the requirements of The National Planning Framework (NPPF) March 2012. Applications impacting on the setting of heritage assets should be accompanied by a written heritage statement before the application will be considered.

1.3 The aim of the project is the refurbishment of 178 Waterloo Place to provide new entrance hallway floor covering for the expanding China Institute, with a sister facility of the same University School already located next door at No.180.

1.4 The Design Team's proposals recognise the important role that 180 Waterloo Place has and that its heritage assets should be conserved in a manner appropriate to their significance.

1.5 Taking into consideration advice from Paul Mason of Manchester City Council's Town Planning Department in April 2018 which recognise key desires surrounding Section 12 of the NNPF, all proposals are deemed as necessary to preserve the historical significance of 178 Waterloo Place. In line with Section 12 of the NNPF and the Planning Act 1990 (Listed Buildings and Conservation Areas), the alterations proposed will not lead to substantial harm or loss to 178 Waterloo Place and will secure its optimum viable use by the University of Manchester.

2 Historical Context

2.1 178 Waterloo Place is currently owned by The University of Manchester and is situated on Oxford Road.

2.2 Historic England Listing: Waterloo Place, 176-188 Oxford Road. Listing Number 1271457. Grade II.

2.3 As a Grade II Listed Building, it is of special interest warranting every effort to preserve them with 92% of Listed Buildings within the UK falling into this class.

2.4 Built by Peter Tuer in 1832, 176-188 Waterloo Place are the oldest residences in the area. Originally 1 or 2 parades of 7 dwellings, the second was demolished in 1968 with the first narrowly surviving demolition following a change of national directive to preserve and protect buildings of historical significance.

3 Current and Proposed Use

3.1 The Ground Floor of 178 Waterloo Place is currently vacant and has been selected to be the new residence of the China Institute.

3.2 Whereas the Ground Floor rooms off the hallway have been refurbished to a high specification, for cultural reasons the client does not view the existing uneven stone floor finish to the entrance and hallway area as being acceptable for prominent visitors to the intended Institute. The desired finish for the hallway is the 2mm thick Polyflor Camaro North American Walnut plank pattern vinyl sheet already installed to all of the 3 No. of the rooms leading off.

4 Proposed Works

4.1 The project involves the addition of a vinyl floor covering over the existing York Stone flag floor of 178 Waterloo Place and resulting necessary adjustment to none original inner porch door and lower stair flight carpet finish.

4.2 The Ground floor remain as meeting rooms and offices for staff and students.

4.3 No alterations to the current floor plan or the rooms off the hallway are proposed. Within the rooms, hallway and staircase no further decoration or alteration of fittings and services affecting the existing C19 ceilings, cornices, skirting, doorways, architraves and staircase are proposed.

5 Impact on Heritage

5.1 The proposal has been designed to be sensitive to the heritage and historical legacy of Waterloo Place.

5.2 Existing interiors will be maintained throughout the building.

5.3 The hallway floor finishes will be laid on top of new sheathing boards to protect the original stone flag fabric.

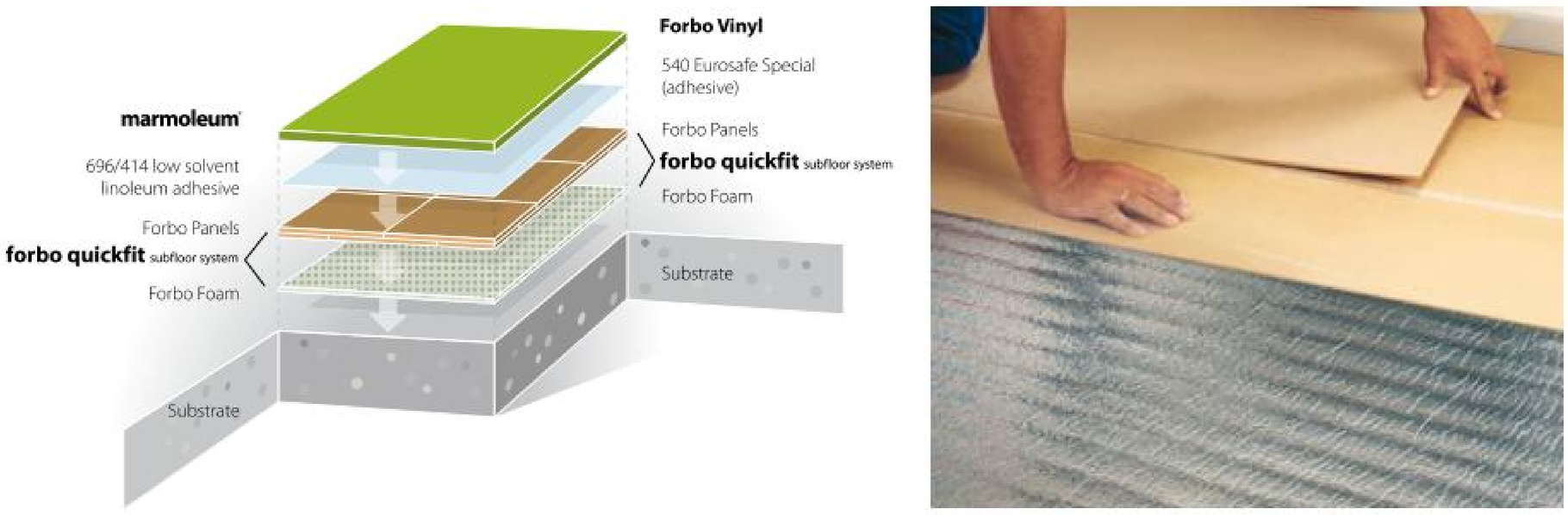
5.4 The flags are 475x475mm square and laid at 45 degrees and are believed to be the original floor finish, and are supported upon the floor joists above the basement beneath.

5.5 The 2016 alternations to No. 180 Waterloo Place involved investigation for the potential to renovate and restore the identical original stone floor there. Advice was sought from Mather and Ellis specialist Stone Masons on the practicalities lifting and relaying that stone floor. Mather and Ellis’s opinion was that approximately 20% of the stones would

be damaged or lost during lifting. Taking that into consideration it was concluded that the stone floor was best preserved and protected rather than renovated and a floating floor that will remove the need for adhesives or mechanical fixings was installed.

5.6 It is now proposed to repeat this treatment at No. 178 that allows for the future reinstatement of the stone flag finish, whilst protecting it.

5.7 The sub-floor sheathing for the vinyl finish will be the Forbo Quickfit system. This comprised a 4mm compressible foam base, with a lower layer of 3mm sheathing board overlapped with an upper layer of 4mm sheathing board. These layers are adhered to each other, but not the stone beneath.



Forbo Quickfit sub-floor overlay

5.8 Where the 3 No. existing worst flag edge alignments occur, with local floor level changes of 10-14mm timber shims will be added to the tile edges before the sub-floor is laid and adhered to the shims on top.

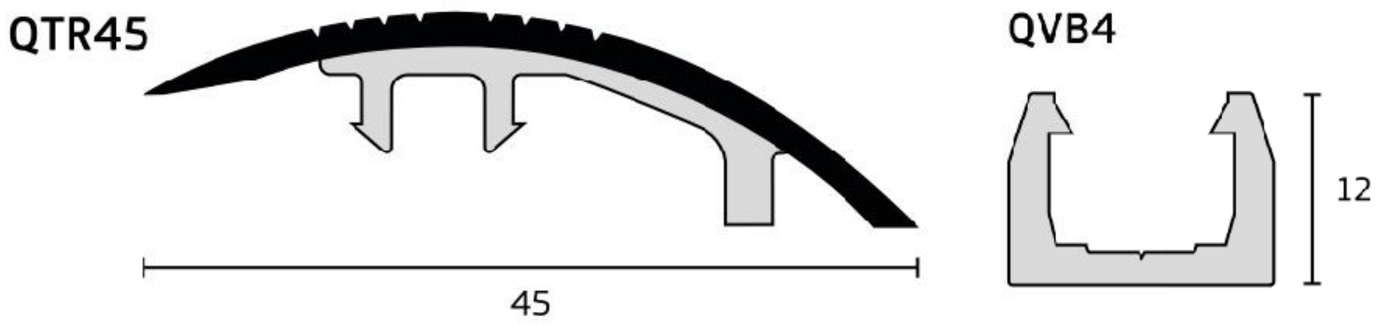


worst case floor level changes to have timber shims

5.9 A 5mm wide expansion gap is required to be left around the perimeter of the overlaid sub-floor. The vinyl finish will be cut tight to the profiles of the existing timber skirtings and door architrave mouldings. No further cover mouldings are to be used on top of the vinyl.

5.10 The overall sub-floor and vinyl finish when fitted has a depth of around 12mm to be added to the existing floor level. This will not affect the 4 No. internal room and basement stair fire rated doors that swing away from the hallway. The floor overlay will stop short of the closed door leaves, with a black coloured Quantum uPVC transition strips fitted

to the edge of the sub-floor overlay between door frames. Only these trims will be adhesive fixed to the floor.



Quantum trim profiles



Office 002



Office 003



Office 003



Basement Stairwell

5.11 Only the inner porch door will require undercutting by 12mm to its base rail to maintain free movement across this. This glazed timber door set centrally in a glazed porch screen are not original to the building, and neither porch screen nor the surrounding fabric will be unduly or significantly affected by the undercutting.





Inner porch glazed screen

5.12 The 12mm floor level raise also impacts upon the step riser height range of the lower flight of 13 No. steps leading up to First Floor. Common standards for stairs dictate that the difference in step riser heights should be a maximum of 9.5mm. The existing stair flight risers vary between 204mm minimum and 212mm maximum, which is just within the 9.5mm difference limit. The proposed sub floor & vinyl finish should be no more than 12mm, however, this would reduce the first step riser height to 195mm with a difference above this 9.5mm range limit. In order to compensate raising the heights of the first 6 No. step treads by adding plywood of varying thicknesses between 12 and 6mm under renewed none-original carpet treads results in the whole 13 step flight remaining just within the 9.5mm difference limit as existing. The sanded and white edge painted plywood will not extend beyond the width of the existing carpet treads and nosings which are being refitted on top.





Lower stair flight

6 Summary

6.1 The proposed works will improve the existing accommodation and improve the viable use of the property. The works will not have any negative impact on the architectural and historic character of 178 Waterloo Place.