WARD HALL



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1.0 INTRODUCTION

This design and access statement is supporting a full planning and listed building consent application for the repair, refurbishment and extension to Ward Hall.

Ward Hall is a Grade II listed building, situated on the east side of Lower Park Road in Rusholme. The building is part of the Xaverian Sixth Form College.

Ward Hall is one of the original Victoria Park villas and has a number of outhouses and former stable blocks which served its original use. The development proposals also include the restoration of these ancillary facilities.

— ——— —

Ward Hall is currently being used by the College for teaching and office facilities. Due to accessibility issues and resultant fire safety implications the building cannot be used to its potential, with only 50% of the building being occupied.

This planning and listed building application seeks to receive permission to adapt and extend the existing building, to improve accessibility and fire safety and to increase the use of Ward Hall and its out-buildings for the College.

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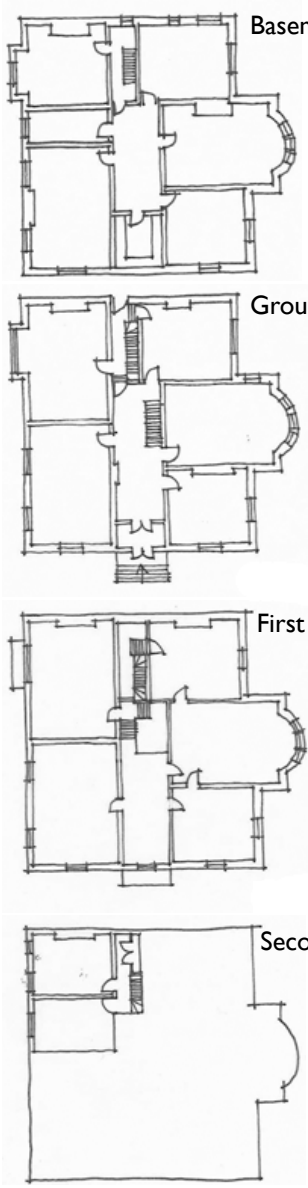
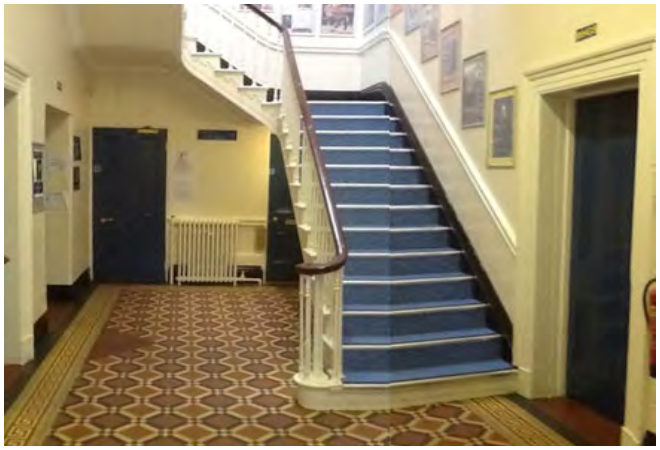
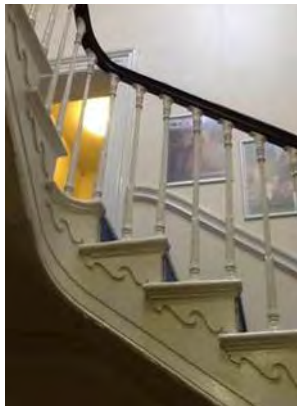
Property address:
Ward Hall
Xaverian Sixth Form College
Lower Park Road
MANCHESTER
M14 5RB











2.0 ASSESSMENT

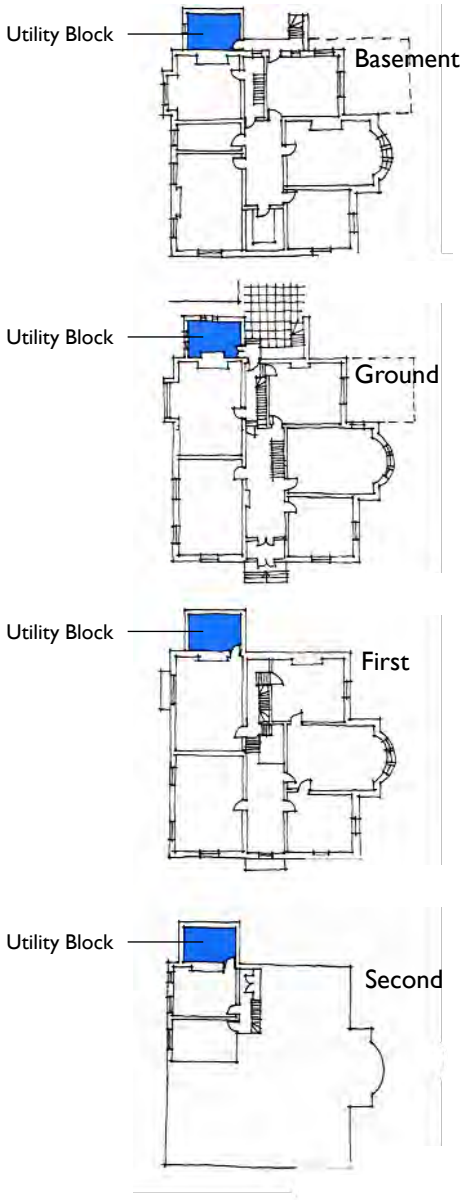
2.1 Historic Context

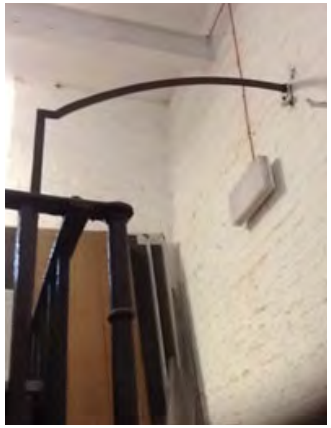
Current Building

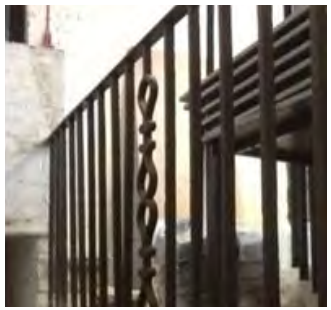
The villa appears to have been built around 1840, and occupied by a merchant family during the early years of its life. The villa is a good example of its type and, despite having been renovated, retains some features of domesticity. The main features internally are the two staircases and layout which allowed service staff and household to circulate separately. Towards the end of the century c.1890, the northern and eastern extensions were erected along with the completion of the 'L' shaped range of out buildings. The extensions were likely to have been completed by the East India Merchant William Gaddum, who occupied the property in the late 1880s and 1890s. His family was large and employed at least six live in staff. The extensions contain some original features, although these are not as ornate or extravagant as those in the villa itself, reflecting the main use as service accommodation.

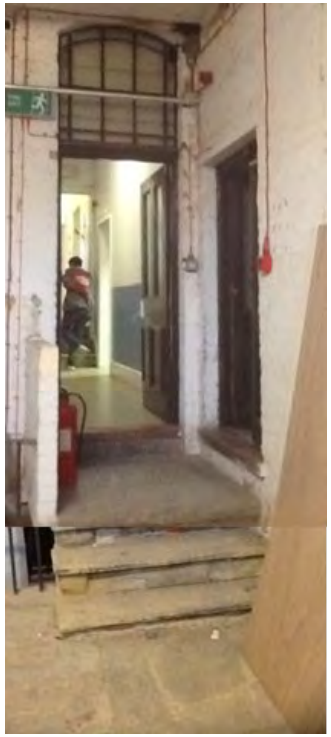
1840s The Original Villa

The building was originally constructed as a merchant's villa and both the external and internal ornamentation reflect this. The original building has been altered over the years, including extensions, with walls removed and inserted and fireplaces and windows removed. However, original features do survive including an ornate staircase and overall it is good example of a suburban merchant's house dating from the mid 1800's. The original villa is of highest significance and is the reason the building is included on the national list.









1850s Construction of the: Utility Block, Rear Courtyard and Out-Buildings.

The utility block extension and the rear courtyard are associated with the early phase of domestic occupation. They have an interlinked relationship and are a more robust construction than later extensions.

The out-buildings were originally constructed as a stable and coach house serving the main villa. Later modifications included the conversion of the coach house to a vehicular garage. The buildings have few ornate or lavish features, with the exception of a weather vane on top of the southern building. Although parts are in a derelict condition and other fabric has been rebuilt, the range does retain several original features, such as chamfered sandstone lintels and stable doors, giving it some significance and a relationship with the villa.



1890s Three-storey extensions

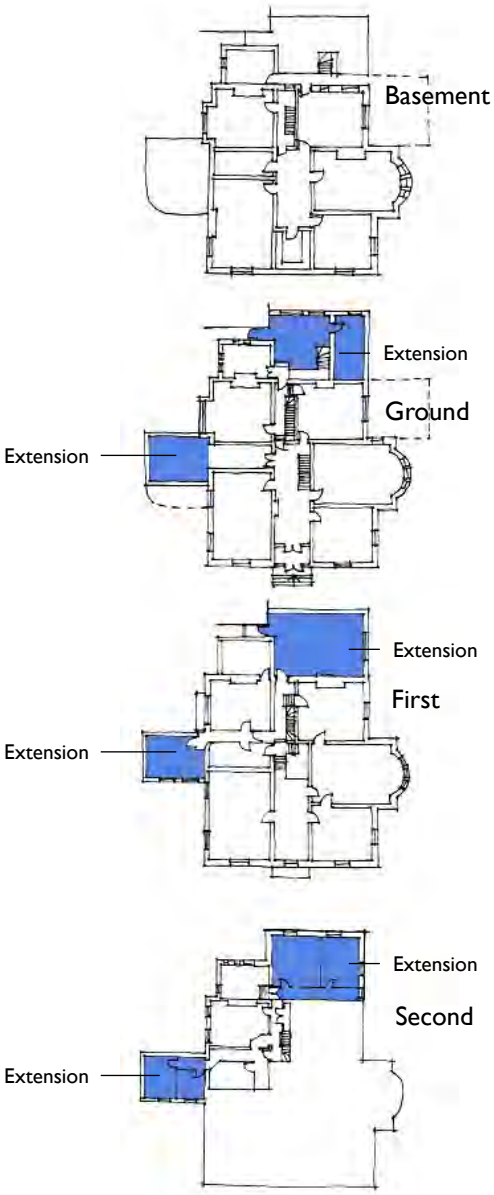
The larger three-storey extensions to the rear and side of Ward Hall were added in the 1890s.

The rear extension is a cruder construction than the original villa which covers the rear courtyard and access to the basement.

Both extensions provided additional accommodation for the Gaddum household with space for children, guests or servants at second floor level. The extensions demonstrates the wealth of the previous owner and evidences the continued expansion of the property to accommodate more staff.

These extensions are not as well constructed or ornate as the original villa and are less significant but of some interest. If these extensions were not attached to a listed building it is unlikely that they would be listed on their own merits.







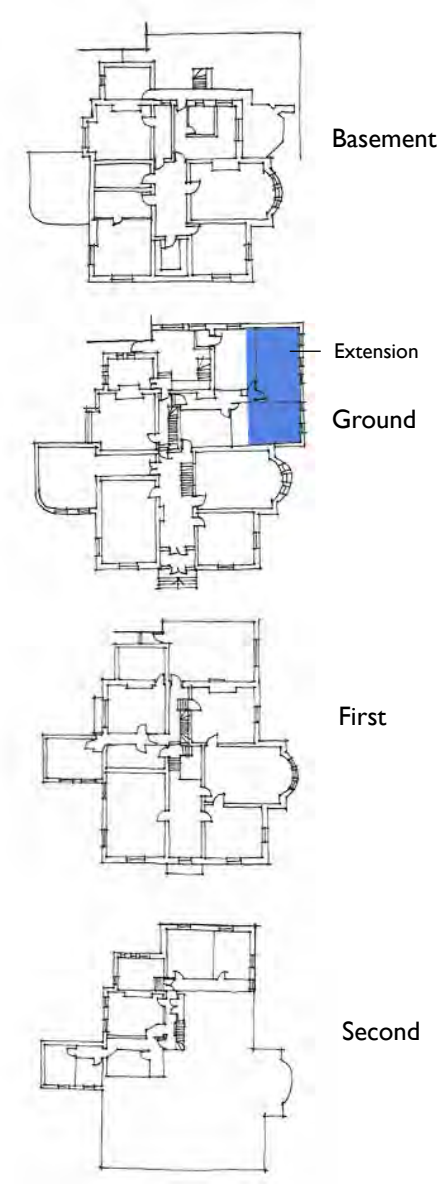
Photos of the extensions:

















1950s Single-storey extension to the South of Ward Hall

The southern extension appears to have been constructed in the 1950s and is without aesthetic merit. It has no historical interest and detracts from the listed building. If it were not attached to a listed building the extension would not be listed on its own merits.



2.2 Existing Building Fabric

Ground Floor: Courtyard extended over in 1890s. Poor construction methods with multiple structural materials used. Extension spanned from existing building to stable block.

First Floor: Roof flooded to side elevation.

Second Floor: In poor state of repair as not in-use. Not suitable for educational purposes as access and fire safety does not meet current regulations.

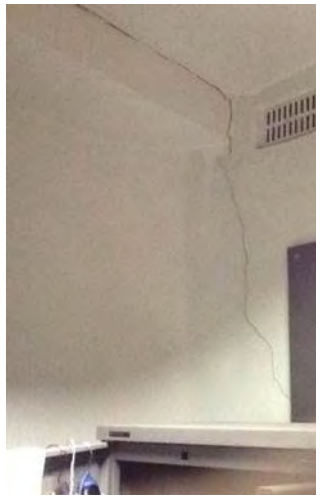








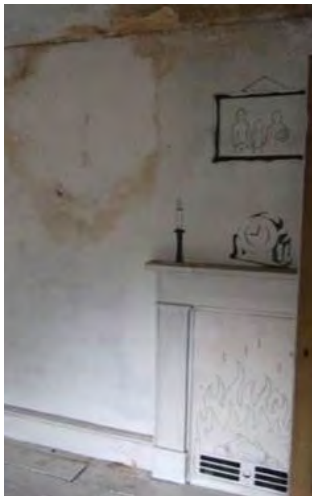




Structural cracks throughout 1890s extension.









2.3 Physical

Ward Hall is located in Victoria Park Conservation Area which dates back to the 1830s. The 70-acre site was initially planned for a private estate of Villas for wealthy merchants.

Although there has been a steady deterioration of the area from the 1920s, the character and many of the original villas remain, including some of the immediate neighbours.

The original landscaped gardens of Ward Hall have been replaced by an expansive tarmac car park. This car park detracts from the setting of the historic villa.

To the north of Ward Hall is a building which has had a modern extension and recent refurbishment.

To the south of Ward Hall is a more modern College building which has recently had a new entrance/ classroom extension, also designed by Pozzoni.

To the rear of Ward Hall is a fire escape and access route with a 2m high boundary wall and some large trees separating the complex from its neighbour.

The proposal will have to show sensitivity to the context of the site with appropriate scale.

2.4 Social

The Ward Hall site is currently occupied by students and staff of Xaverian College. Building users meander across the car park to enter Ward Hall via the steps at the front. The proposal is to create a more appropriate setting for the villa, whilst creating a more accessible and user-friendly entrance to the building and extension.

To achieve these goals, the mobile classroom (currently located in the car park) and the existing car parking to the front of Ward Hall will be removed.













2.5 Economic

There are several economic advantages to the Ward Hall project:

1. Refurbishment to the existing building will reduce costly repairs and damage in the future.

2. Refurbishment of Ward Hall will increase its value.

3. Accessibility adaptations to the rear of Ward Hall can make the existing building more user-friendly. Increasing usable floor area from ~50% to 100%.

4. Making the building more accessible will increase its value.

5. The introduction of new classrooms will greater increase the occupancy of the site, allowing the College to have more students and increased revenue.

6. Locally, a larger college building, with increased value will increase student population and wealth in the vicinity.

2.6 Planning Policy

Refer to the Planning and Heritage Statement by Paul Butler Associates for detailed information.

Relevant policies include:

- **Manchester City Council: Extant UDP policies**

AREA 11 - RUSHOLME AND FALLOWFIELD
RF3: The Council will improve the following sites in the Victoria Park Conservation Area:-
a) Regent Place;
b) Kent Road West.
Reason: To ensure the continued protection and enhancement of the distinctive character of the area. The proposal is a further development of the Strategy pursued by the Council for many years for the Victoria Park Conservation Area.

- **NPPF**

4. Promoting sustainable transport
7. Requiring good design
- It is important to plan positively for the achievement of high quality and inclusive design for all developments.
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
- Create safe and accessible environments

11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment

- **Secured By Design**

- **Planning (Listed Buildings and Conservation Areas) Act 1990**

2.7 Involvement

From an early stage in the design process, Manchester City Council and the local conservation officer have been consulted and have helped to develop the scheme design;
It was recommended that a glazed link should separate the proposed extension from the existing villa, and that the shape and features of the original villa should be restored.
It was also requested that any extension should 'wrap-around' the back of Ward Hall, to not impede on the front or side elevations.

Once a design was decided, Greater Manchester Police (Design for Security) were consulted and their Crime Impact Statement accompanies this application.

Due to severe deterioration of some parts of the out-buildings and proposed alterations to the existing building, a specialist structural consultation was necessary to determine the structural integrity of components and the future safety of the spaces. It was deemed that the out-building which is furthest south (without a roof) is not safe or suitable in its current state and that if would have to be de-constructed.

To determine heating and ventilation strategies (and their implications to planning drawings) to the existing building and proposed extension, Mechanical and Electrical Engineers were consulted. Suitable spaces and appropriate louvres were designed-into the scheme elevations.

2.8 Evaluation

This section of the report sets out the opportunities and constrains for the scheme which have been considered in developing the design options.

Accessibility

There is very restrictive access to the existing building. This is partially because it is raised half a storey from the surrounding level and partially as the building has been constructed at a number of different levels, with numerous steps sub-dividing the individual floors.

There is a platform lift from the car park into the 1940s block, which provides access to ground floor level only.

If access was required to the first floor a platform lift would have to be introduced in the middle of the main staircase or externally on the south or west elevation. Neither option is desirable.

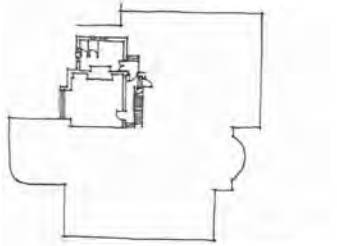
As a result Ward Hall can only be used for minority subjects and currently houses a mixture of Modern Languages, Classics and History.



Basement



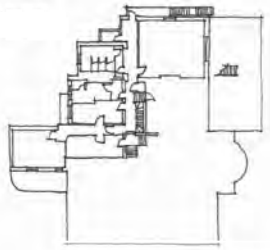
Ground Floor: Level 1



Ground Floor: Level 2



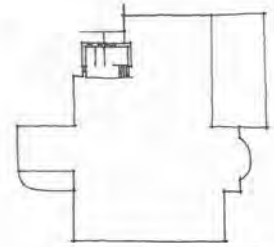
Ground Floor: Level 3



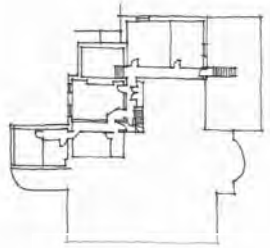
First Floor: Level



First Floor: Level

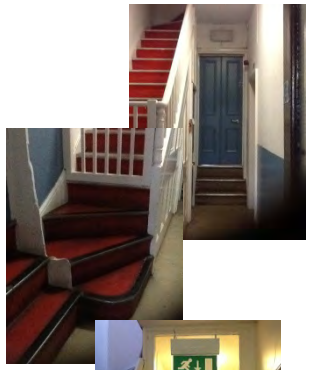


Second Floor: Level



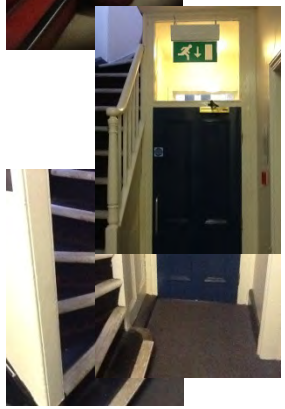
Second Floor: Level 2

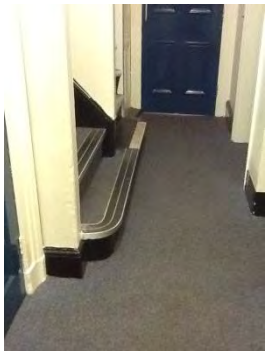


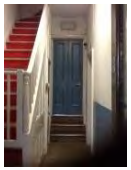


Above:
Main Staircase

Side and below:
Rear Staircase



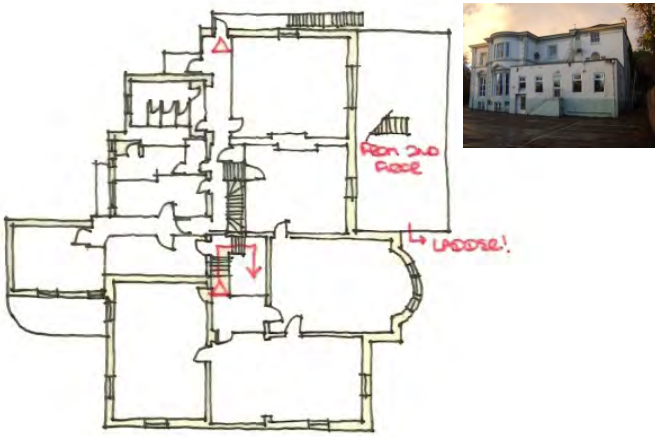




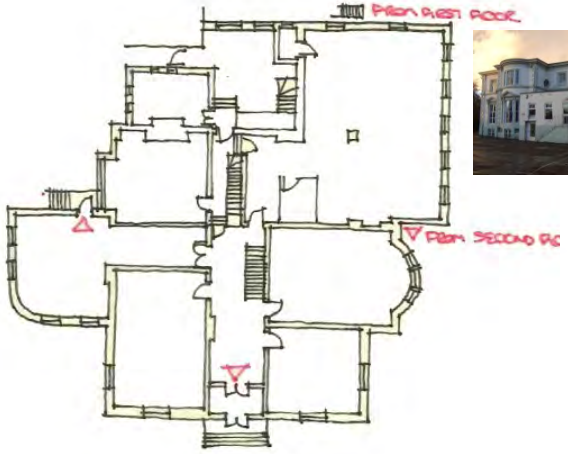




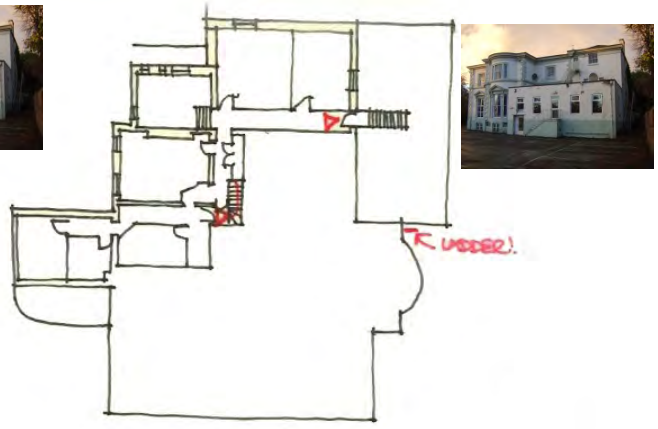
Basement



First Floor



Ground Floor



Second Floor

Fire Safety

Fire safety across Ward Hall causes a number of different issues:

- The basement is currently unusable (other than for storage and to house the boiler) as there is insufficient means of escape. The current fire exits are through a basement window and up the rear narrow staircase. The rear courtyard steps cannot be used for this purpose.

- The second floor is currently unusable as there is insufficient means of escape. The current fire exits are onto the 1940s extension roof then down a ladder and down the rear narrow staircase. As a result this area is falling into disrepair.

- The main staircase provides one means of escape, however, as the rear staircase is too narrow and the courtyard cannot be used as a means of escape, a number of external metal fire escapes have been introduced which visually detract from the building.

Educational Use

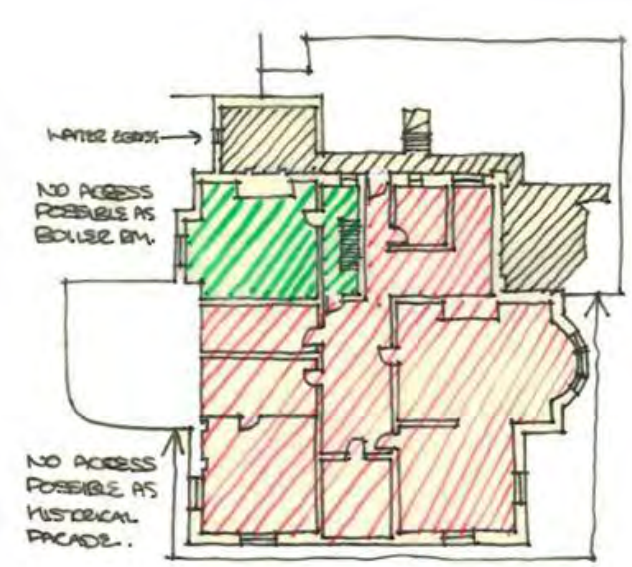
Many parts of Ward Hall cannot by used for educational use due to the accessibility and fire safety issues outlined above.

This lack of use results in a lack of maintenance, leaving many parts of Ward Hall in need of repair. The building is built on a number of different levels and the rear extension is in poor condition, with the courtyard (both in terms of the original stone step arrangement and the condition of the rear extension) being unsuitable as a means of escape. This causes key access/ escape issues and, as such, the basement and second floors are not able to be used.
Furthermore a number of rooms are under used due to the size and condition of the spaces.
The result is that approximately 50% of the building is suitable for educational purposes.

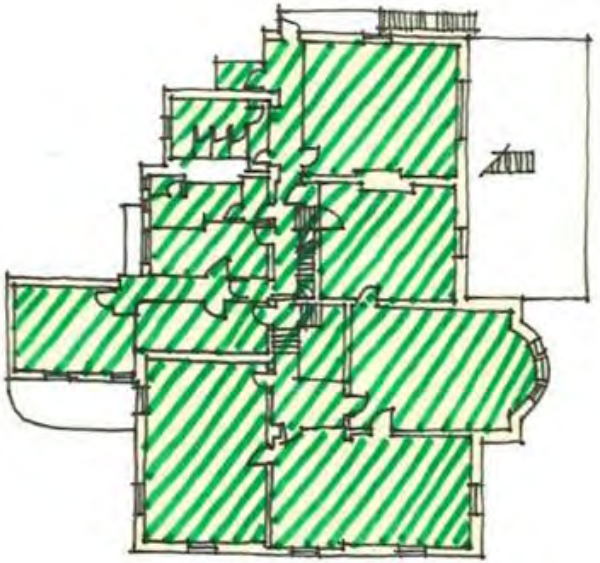
To resolve these access and usability issues a compliant staircase and lift to the rear of the building is required.

Key

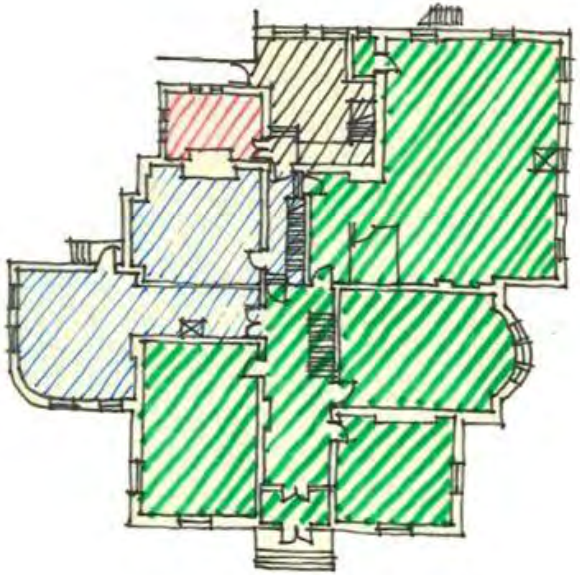
Green – in use
Blue – minimal use
Black – redundant due to condition
Red – redundant as not suitable for education



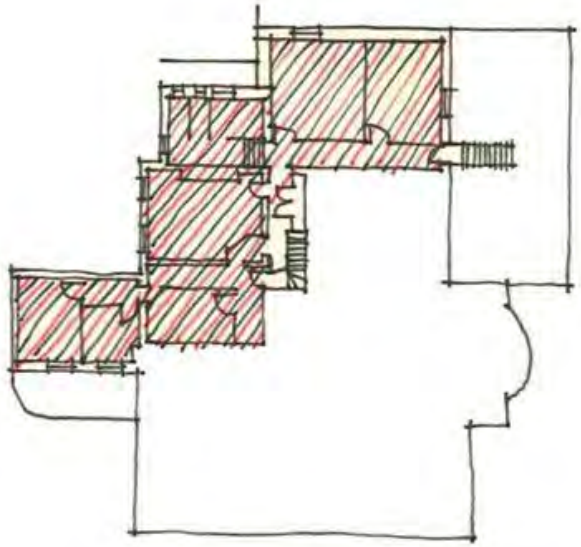
Basement



First Floor



Ground Floor



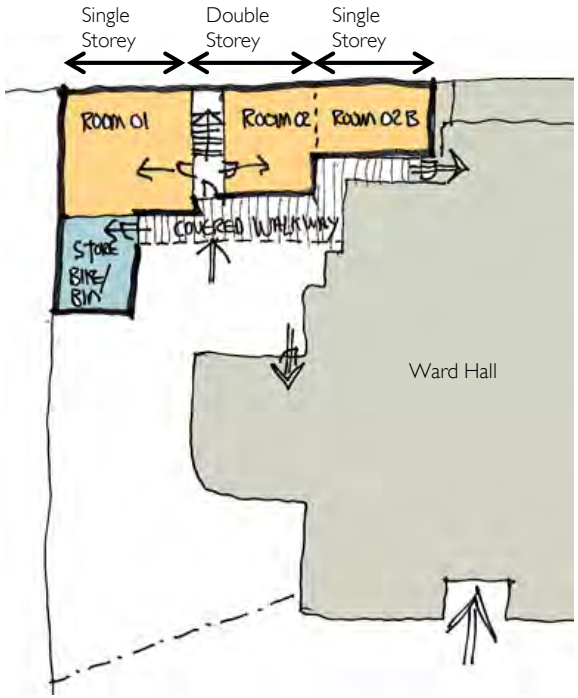
Second Floor

2.9 Design

Note:
The following design options were created prior to detailed surveys and specialist consultation.

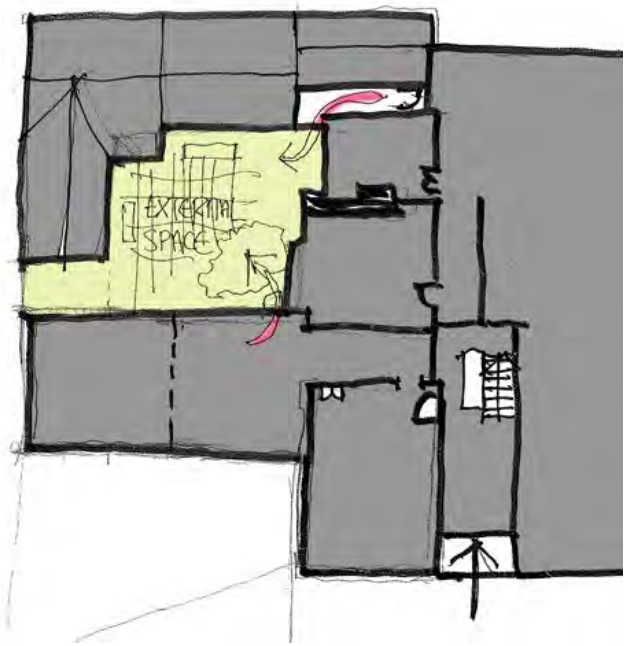
Option 1A

Restoration of out house buildings:
- Potential for 4 classrooms / office suites plus store



Option 1B

Restoration of out house buildings plus extension to main building:
- Potential for 4 classrooms / office suites plus store
- Extension of existing classroom on Ward Hall on 2 levels
- Creation of external courtyard space between buildings.





Example Courtyard Spaces



Option 2A

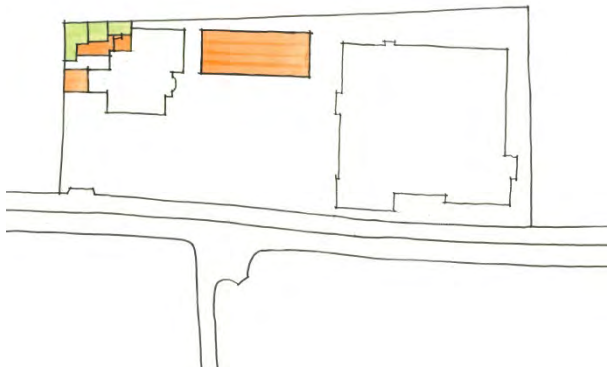
Ward Hall and out-buildings are restored. Discussion with Conservation Officer about stand-alone new build.

New Staircase – will require small amount of demolition but would help resolve the majority of the level and access issues.

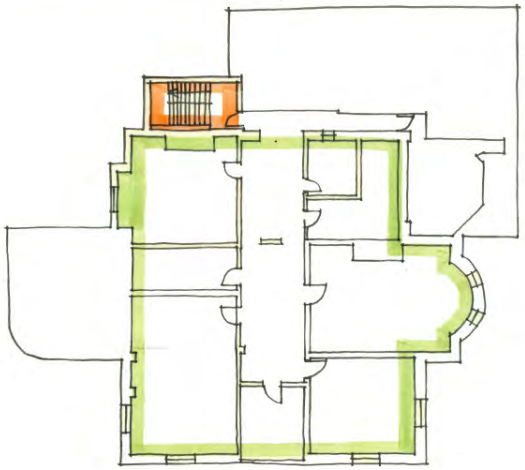
Note: The levels would need to be carefully reviewed.

New Build

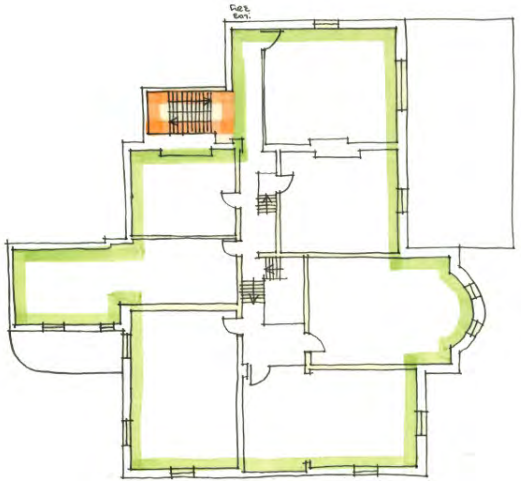
Remodel / Refurbishment



Site Plan



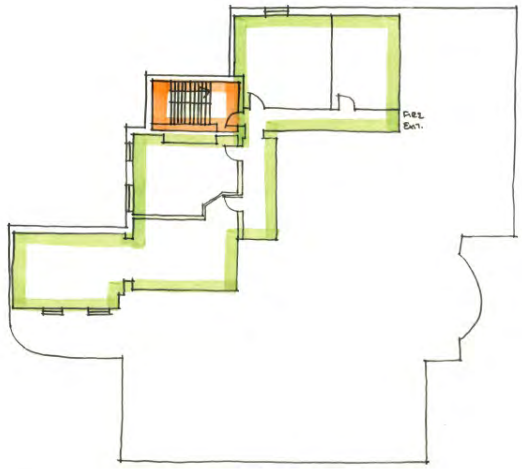
Basement
- Proposed 3no. classrooms



First Floor
- Existing 7no. Classrooms refurbished



Ground Floor
- Existing 9no. Classrooms refurbished
- Option 1B



Second Floor
- Existing 4no. small classrooms refurbished to allow use (currently unused)

Option 2B

Ward Hall and out-buildings are retained with significant demolition allowing the restoration of the original Ward Hall building.
The provision of a new build extension, providing modern teaching spaces and resolving the existing level issues.
Plus the provision of Option 1B.

New Build

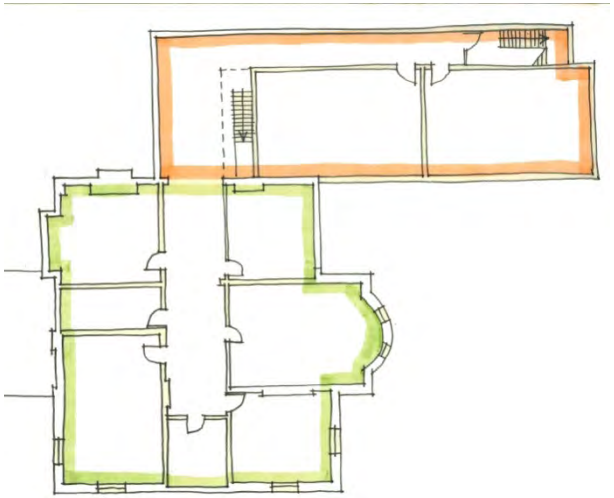
Remodel / Refurbishment

Demolition of existing servants' quarters and provision of new build extension will resolve the majority of the level and access issues and provide 6no. modern classrooms

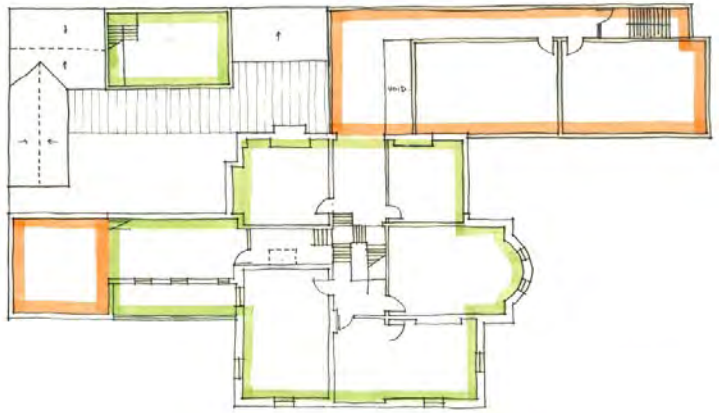
Note: If this is the preferred option then the levels will need to be carefully reviewed.



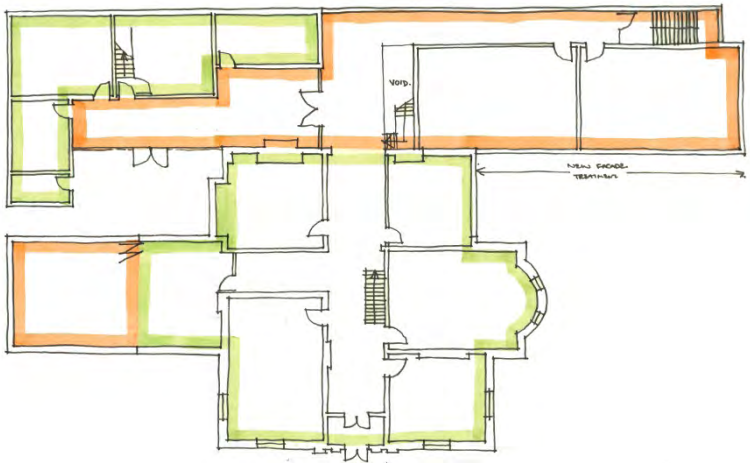
Site Plan



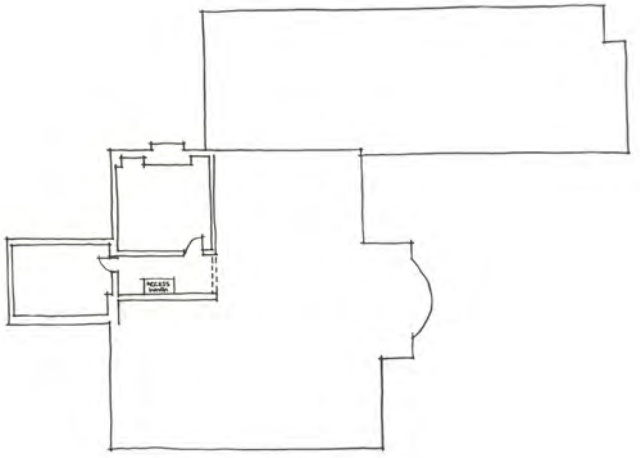
Basement
- Existing 3no. classrooms refurbished
- 2no. new classrooms



Ground Floor
- Existing 6no. classrooms refurbished
- 2no. new classrooms
- Option 1B



First Floor
- Existing 6no. classrooms refurbished
- 2no. new classrooms



Second Floor
- No works

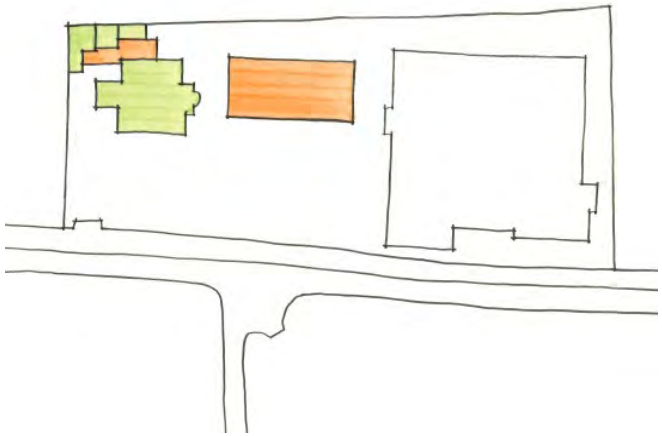
Option 2C

Ward Hall and out-buildings are retained.
Significant demolition of Ward Hall allows the restoration of the original building.
Discussions with Conservation Officer about stand-alone new build.

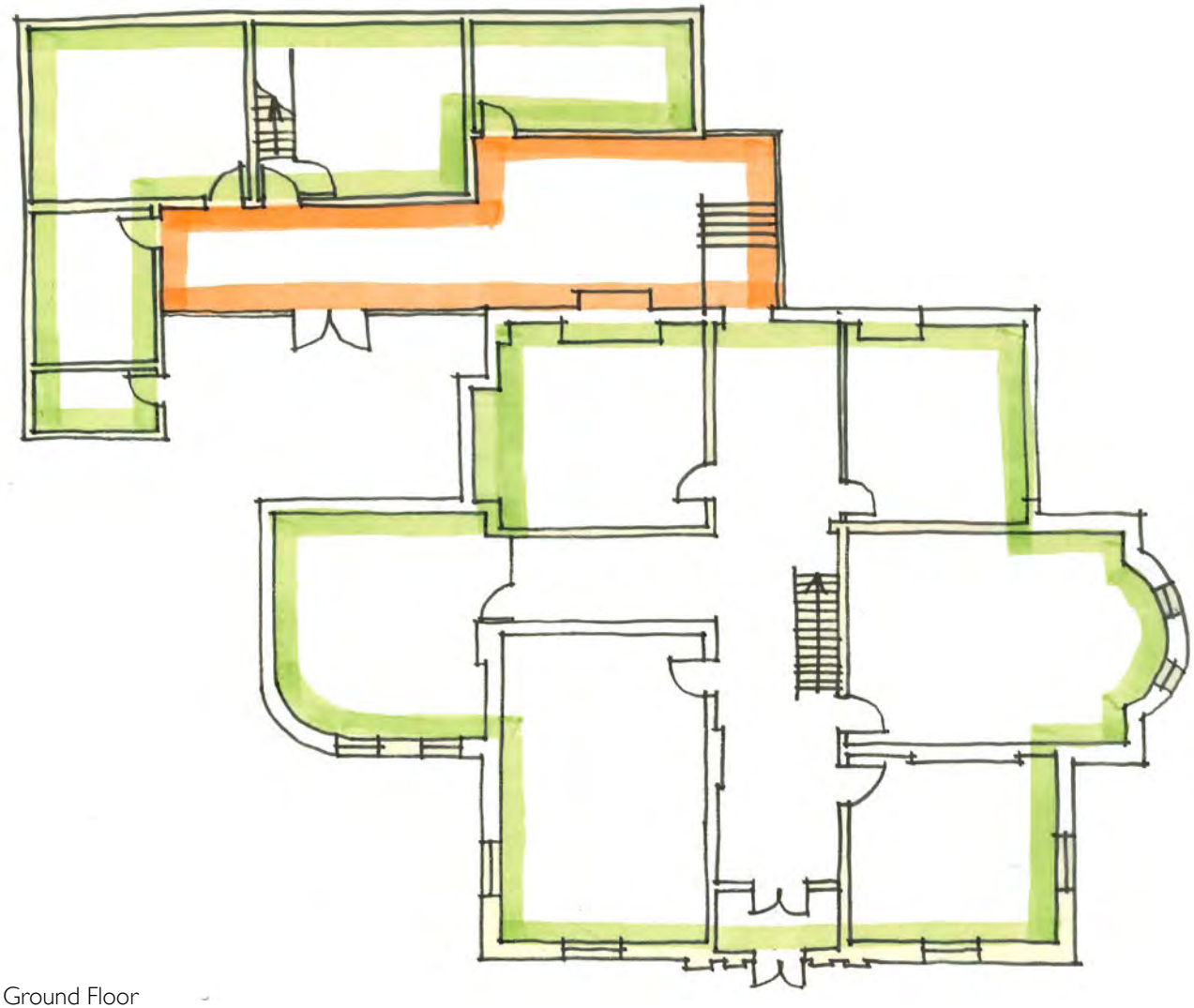
Demolition of existing servant's quarters and provision of new build.

New Build

Remodel / Refurbishment



Site Plan



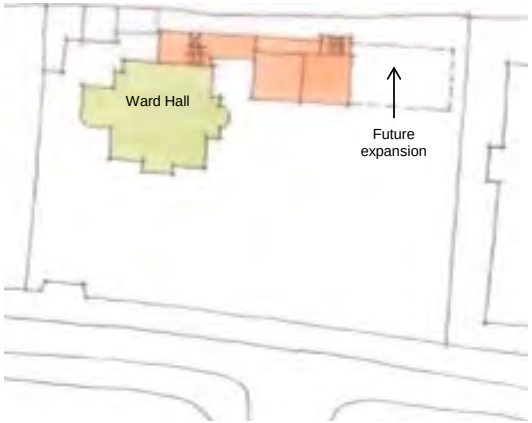
Ground Floor
- Existing 6no. classrooms refurbished
- Option 1B

Chosen Design: Option 3

Refurbishment of existing outbuilding to make safe
Demolition of servants' quarters and remodelling of Ward Hall.
New build teaching accommodation to provide a 3 storey/ 6 classroom extension.
Potential for future expansion as shown on the site plan.

New Build

Remodel / Refurbishment



Site Plan



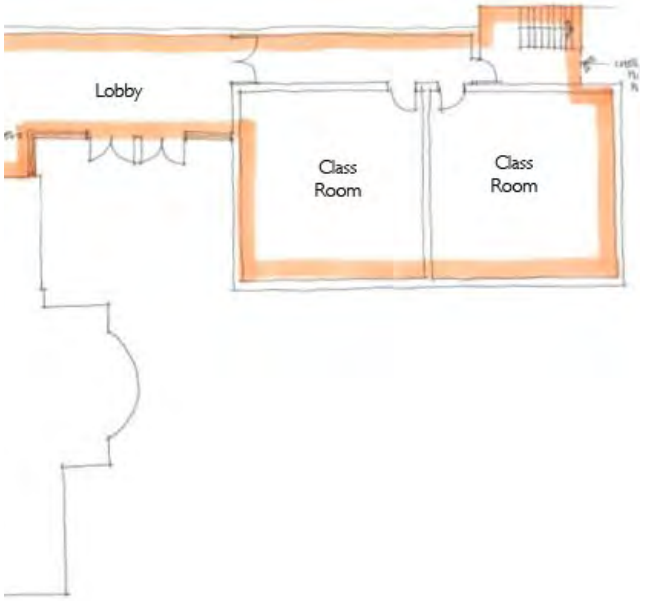
Basement



Ground Floor



First Floor



Typical floorplan for proposed extension

Design Development

Option 3 was chosen as the most suitable design as it achieved much of the College's aspirations and restored Ward Hall to a level of acceptable use.

The diagram to the right explains various layout development decisions which were made in the progression of the building form.

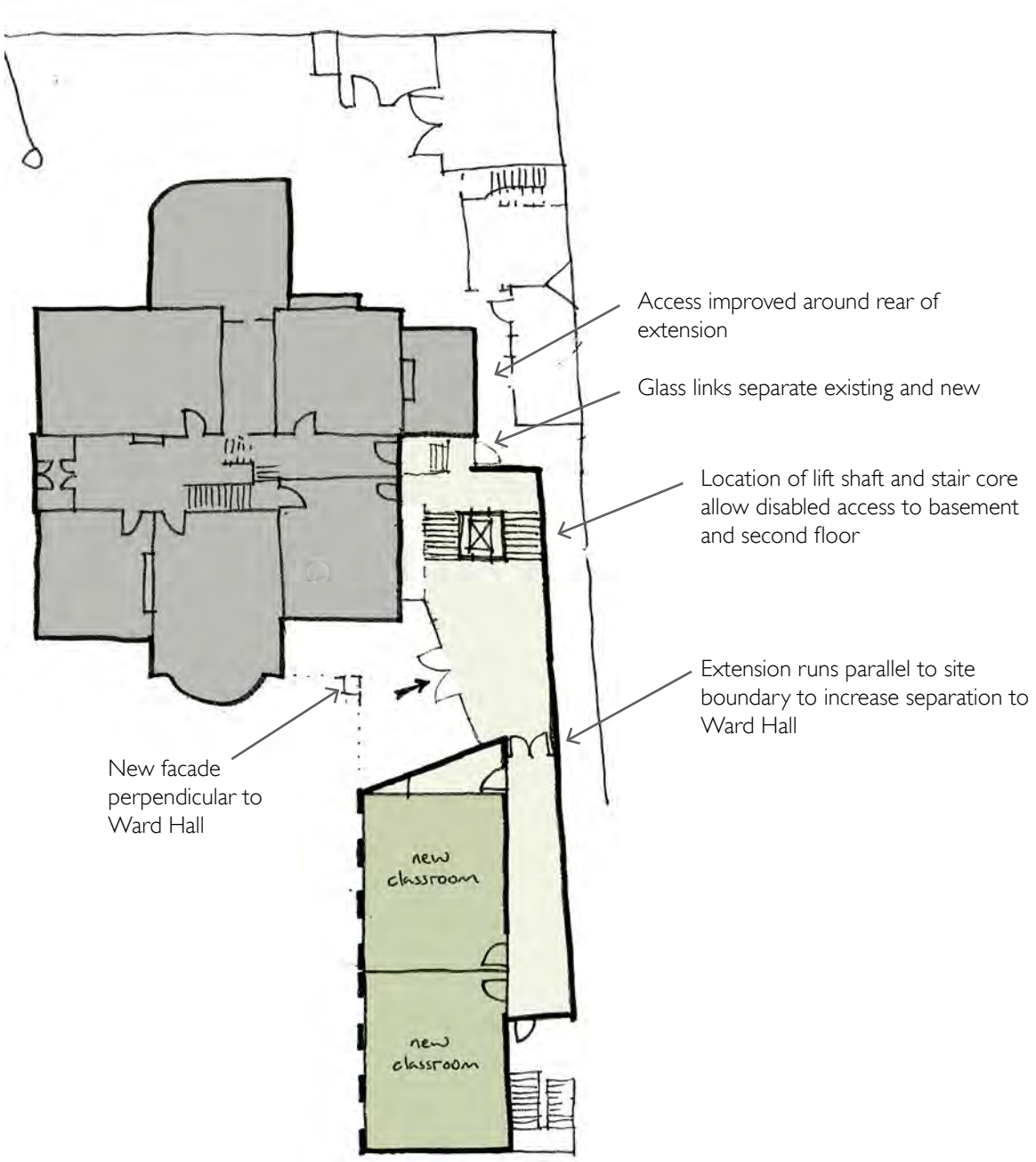
A key design implication was to create a new entrance/ circulation route, whilst minimising any visual impact or impression onto the restored villa. The position and proximity of the extension were tested and experienced in 3D CAD software, helping to inform scale and location.

Fire engineering consultants and landscape architecture also helped the layout and accessibility of the proposal.

Below are some early artist impressions for potential facade treatment of the extension.







Final Design: Ground Floor Plan



3.0 USE

Ward Hall is currently in use for educational purposes with ancillary office accommodation. The existing land around Ward Hall is being used as a car park by the College. Due to increasing student numbers the College rely on temporary classrooms sited in the car park of Ward Hall to provide sufficient teaching accommodation.

The proposed extension will create 6no. new general classrooms for use by Xaverian College. The classroom extension will increase the use of the existing building, whilst increasing accessibility and fire safety to every floor of Ward Hall.

A new entrance to Ward Hall is located in the main glass link between the existing building and the new classrooms. This entrance provides accessible, inclusive level-access to the building as well as an accessible WC at entrance level and a lift to most levels of the building. A new staircase has also been introduced to improved access and movement.

The proposed landscape scheme changes the use of part of the existing car park to usable external space for the students and staff, while providing a more suitable setting for the listed building.

4.0 AMOUNT

The schedule to the right outlines the amount of development being applied for.

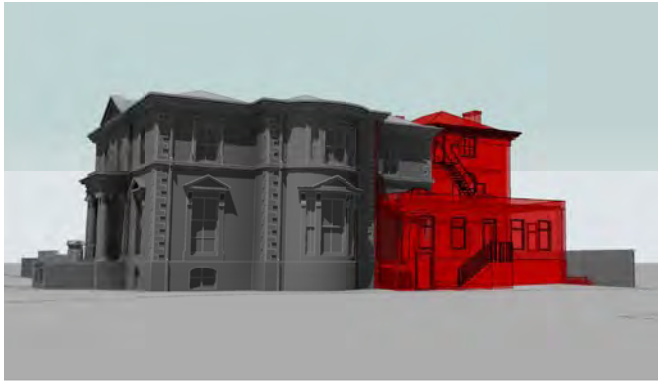
Careful consideration has been given to the proposed areas of demolition of Ward Hall, involving specialist heritage consultants and conservation officers in the design process from an early stage. This assessment is outlined in section 2.0 of this report.

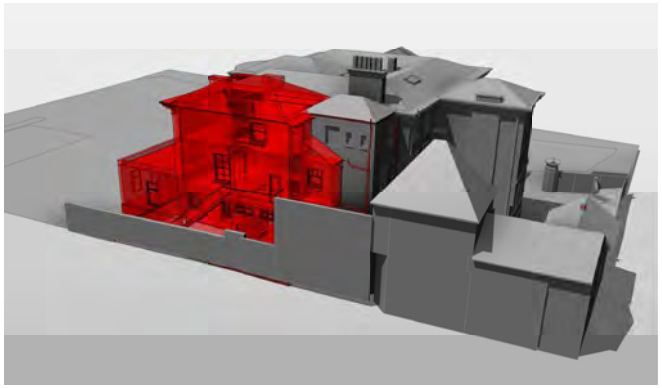
Determining the appropriate amount, proximity and scale of extension was an important consideration due to the listed nature of Ward Hall.

3D CAD Modelling and accurate perspective views have been used to help determine the design and massing of the proposal, with a clear design challenge of not intruding on the original shape of Ward Hall.

The site and design of the extension is of an appropriate and suitable scale which compliments and respects its context.

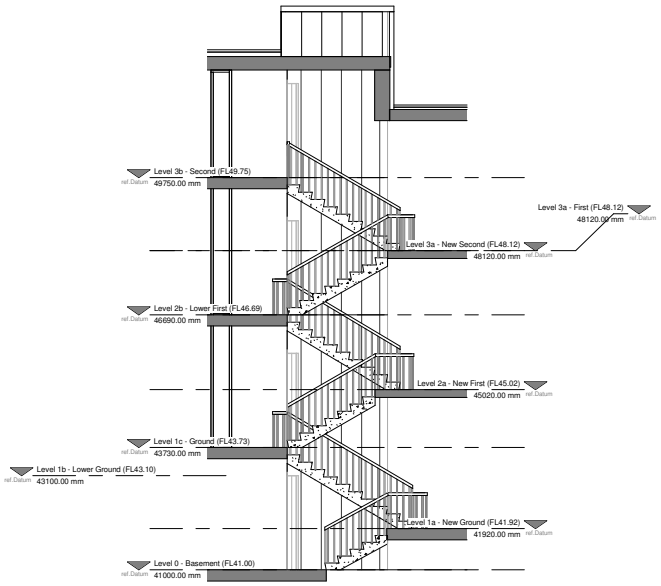
Volume Schedule	
Ward Hall - Retained	3889 m³
Ward Hall - Demolished	1187 m³
Existing Outhouses	437 m³

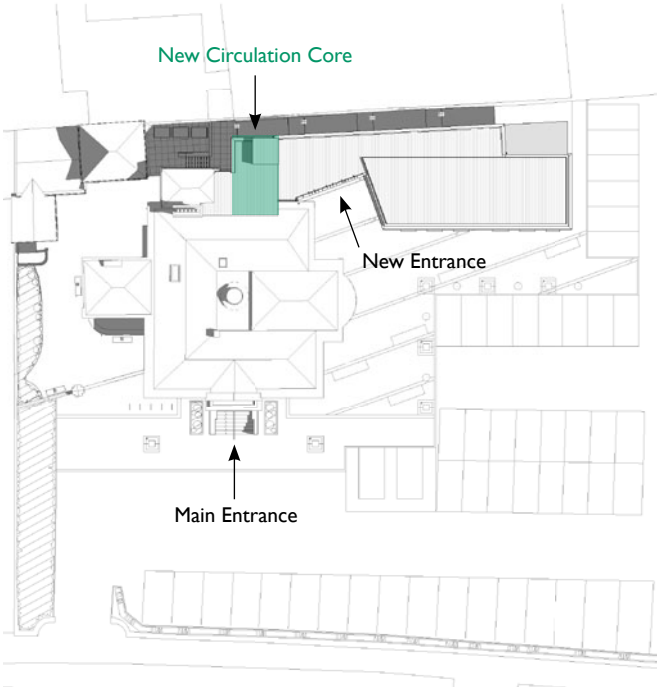




Shown in **red** are proposed areas of demolition

Proposed - Gross internal floorspace schedule	
Proposed - Basement Level	26 m²
Proposed - Ground Floor Level	209 m²
Proposed - Mid Floor Level	212 m²
Proposed - Top Floor Level	208 m²
Grand total	655 m²





5.0 LAYOUT

Refer to the planning application drawings for final layouts. For progressive building layout decisions refer to the design development section of this report (Section 2.9).

The layout of the proposal has been developed to respect the heritage of Ward Hall whilst achieving the required amount to extension required for the College. Site constraints, accessibility and fire safety designs have played a big role in developing suitable access to the completed building. As shown in the section to the left there are eight levels in the completed building. Providing a suitable circulation core which services these levels became the starting point in the layout decisions.

To maintain a simple glazed walkway link between the existing and new, this circulation core was located behind Ward Hall. The size and shape of this glazed link were designed around the proximity of the extension and the circulation of users to the new entrance. Because the new entrance is located between the existing building and the extension, it was a major design criteria of the landscaping to help draw building users toward the new entrance. The angular shape of this circulation helps to encourage this access.

The proposed extension is primarily clad in red brick to match that of the existing out-buildings and to not compete with the rendered mass of Ward Hall. Due to the south-westerly orientation of the new classrooms a subtle frame and brise-soleil is integrated in the facade to reduce solar gain.

6.0 SCALE

The size and apparent scale of the proposed extension has been carefully considered as part of its design:

- The height of the extension does not exceed that of the existing building. A low ground floor level and low floor-to-floor heights of 3.1m have been to used to achieve this.
- The glazed link is designed to appear very lightweight and is set lower than the cornice and dental mould of Ward Hall.
- The highest element (the lift-shaft overrun) has been set to the back of the plan to not tower over the existing roof of Ward Hall.
- The classroom extension has been designed with two levels of 'solid' brickwork and a top floor level clad in 'lightweight' cladding to present a reduced mass of development at top-floor level.
- Classical details such as the tall windows and feature banding have been interpreted in modern ways to generate a respectful design which doesn't imitate the original building.
- The classical repetition of windows has been scattered at the top floor, to reduce the perceptive height of the proposal and to help interpret the extension as a neo-classical design.
- The scale and design of the landscaping helps to create a more appropriate setting for Ward Hall and its new extension by creating a buffer of feature paving and new trees between the building and car park.

3D CAD perspective drawing showing
Ward Hall with proposed development.



7.0 LANDSCAPING

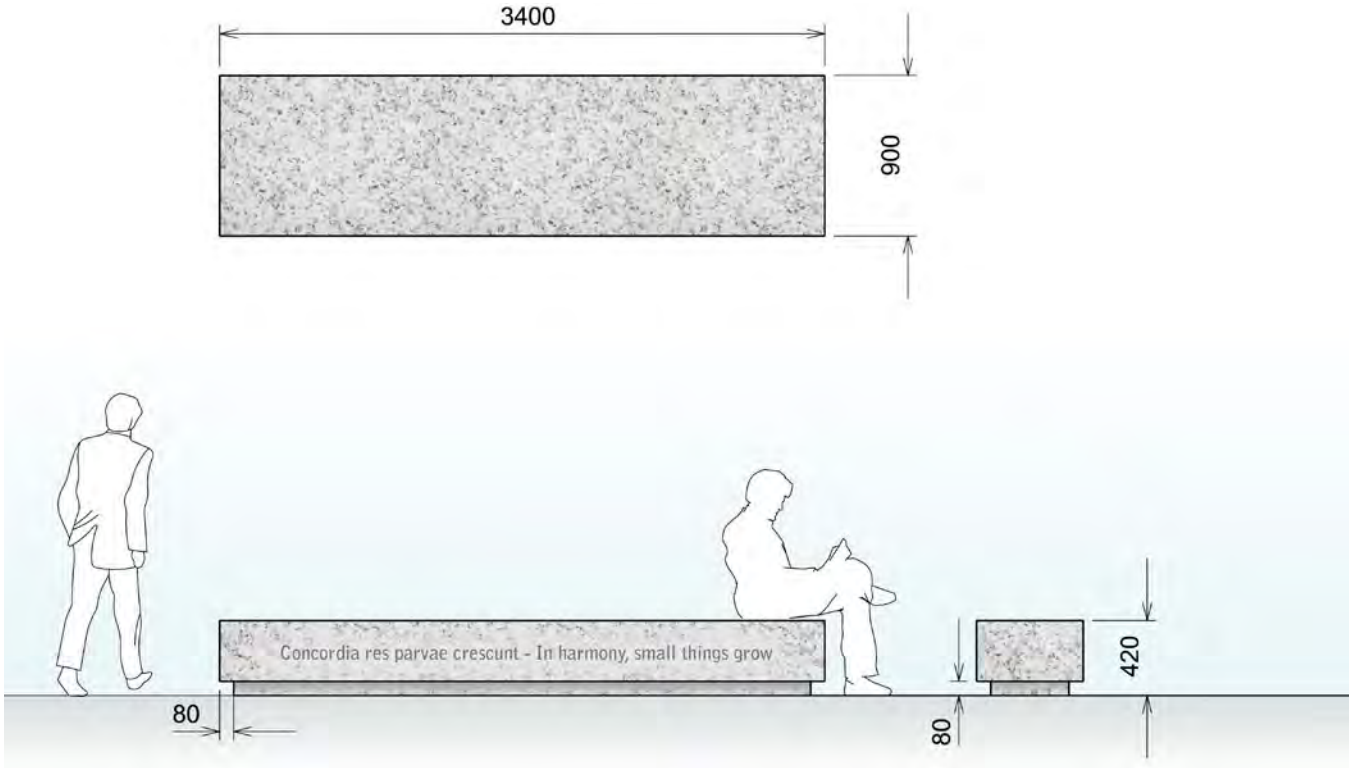
New high quality paving creates an appropriate setting for Ward Hall and the new Extension, providing unified external spaces for the two buildings. A mix of pale-grey paving surrounds the entrance to the Hall, while striped bands of paving in a mix of pale to mid-greys provides a more contemporary surface for the Extension following the line of the new entrance. A buff coloured paving mix is used to the north to complement the red brick walls and outbuildings to the Hall.

Stone benches and new tree planting create a pleasant open space for students, tutors and visitors to meet, sit and enjoy. New planting areas to the boundaries refresh the existing landscape, and a garden setting is created adjacent to the outbuildings.



Etching in stone seating

Indicative Sketch of Stone Bench
Silver-grey flamed granite bench with pencil-rounded edges, shadow gap, and a quotation etched to one side. Generous proportions enable two people to sit comfortably back to back.




Split Stone Seating

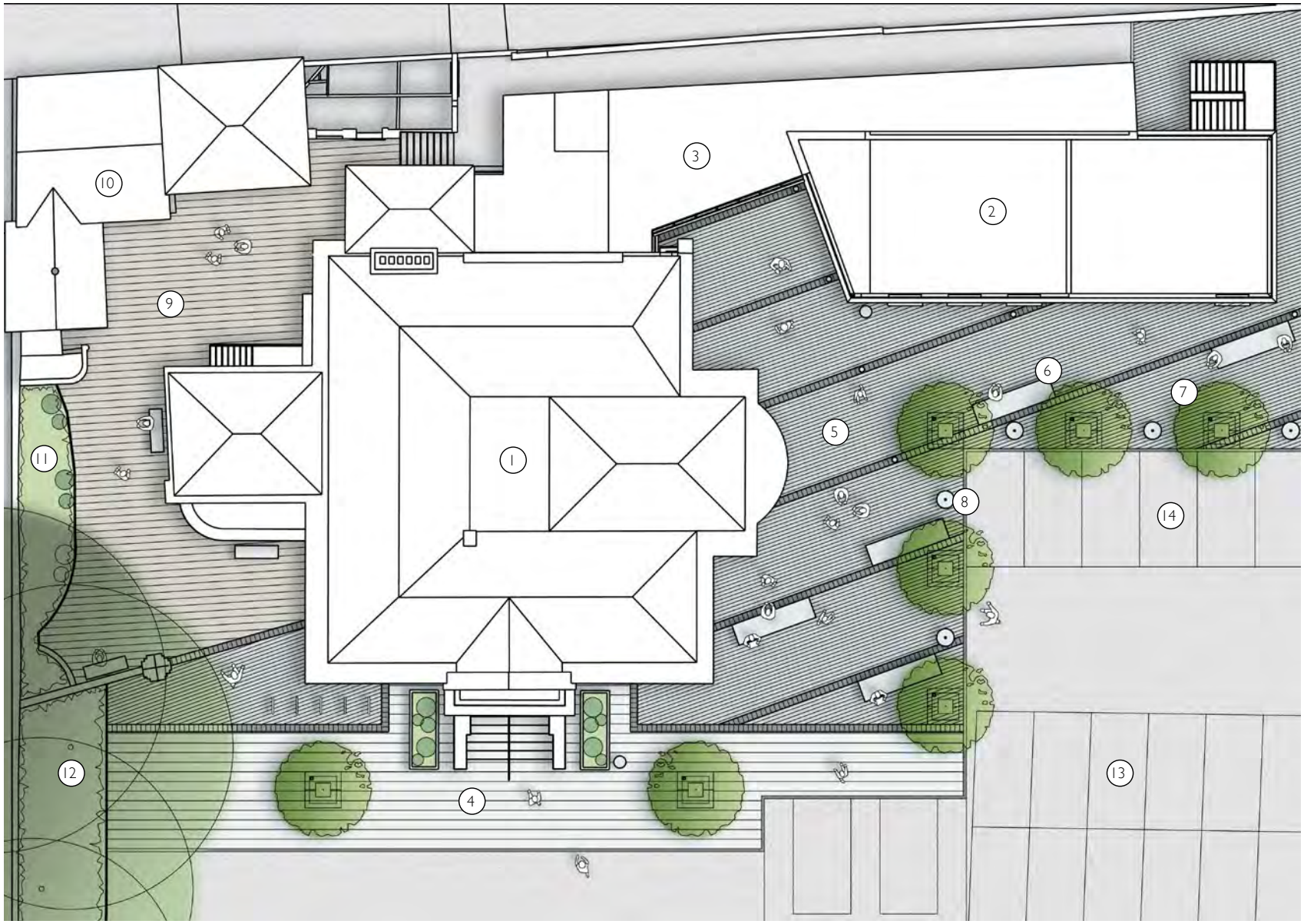

Dark grey granite stone bench



Etching in silver-grey granite

Proposed Landscape around Ward Hall.

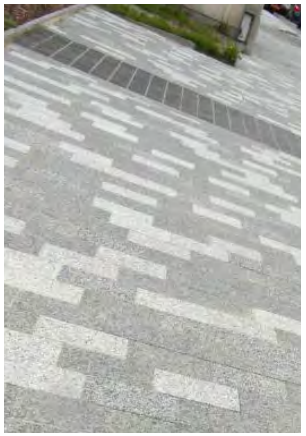
1. Ward Hall
2. Ward Hall new Extension
3. New Extension entrance
4. New paving to Ward Hall entrance, with planters, trees and cycle stands
5. New paving to the new Extension frontage
6. Silver-grey granite benches
7. New tree planting in recessed tree grilles
8. Lighting columns
9. New paving to garden and outbuilding area
10. Outbuildings
11. New planting
12. Existing mature trees
13. Existing parking bays
14. New parking bays



Landscape Paving



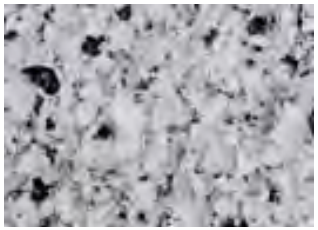
Kellen Paving - Network Rail Headquarters, Milton Keynes, by Hardscape.
A concrete paving range that uses a natural stone aggregate in its top layer.



Kellen Paving -
Chapel Street, Salford



Kellen Paving -
Townside, Bury



Kellen - Breccia Tagenta E



Kellen - Breccia Tagenta B



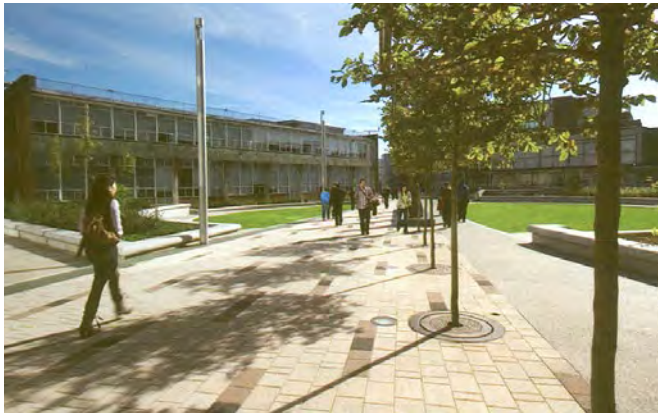
Kellen - Breccia Tagenta C



Kellen - Breccia Tagenta D

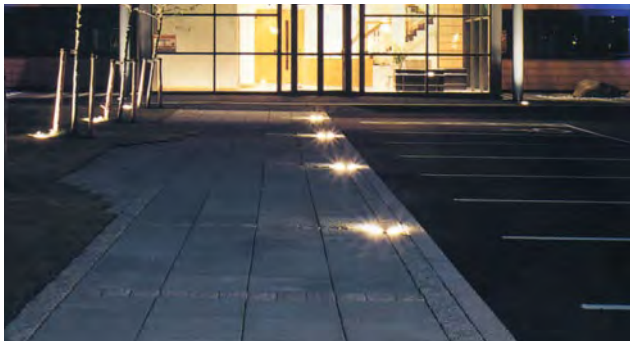


Campus Paving



Campus Paving

Landscape elements



Inground cross path lighting



Lighting Columns



Stainless steel cycle stand



Stainless steel litter bin

Landscape Planting

Planting Area 1
A planting scheme for the area just within the entrance to Ward Hall under the existing mature trees. The scheme has a woodland character with evergreen and perennial planting, and hydrangeas and box balls providing some structure.

Planting Area 2
A more 'garden' feel to the planting here for the currently overgrown area within the low brick retaining wall to the north of Ward Hall. Larger grasses and perennials provide a backdrop to planting providing flowers from May to October. Golden grasses flop over the wall at the front, while the more rigid grasses provide great structure in winter.

Planting Area 3
A small area on the corner of Lower Park Road. Low ground cover with box balls which provide some structure and create a theme linking the four planting areas.

Planting Area 4
Box balls provide formal structure for the planters to the entrance to Ward Hall, while Liriope muscari creates dense evergreen clumps providing striking colour in the autumn.

Trees
Amelanchiers are the choice of tree for the frontage to Ward Hall and the new Extension. This small tree has a striking winter silhouette, with pretty pale pink spring flowers and stunning yellow and red tints in the autumn.

Mulch
Planting Area 1 should be mulched with fine grade bark mulch. The other areas have ground cover or herbaceous planting which will quickly cover the soil.

Planting Area 1


Hydrangea quercifolia planted beneath the existing trees


Persicaria bistorta 'Superba'


Anemone 'Pamina'


Euphorbia polychroma


Anemanthele lessoniana


Helleborus argutifolius


Sarcococca humilis



Liriope muscari



Persicaria amplexicaulis 'Taurus'



Epimedium x youngianum 'Niveum'



Tiarella cordifolia ground cover,



Astrantia 'Buckland'



Eupatorium maculatum 'Purple Bush' planted with grasses



Anemanthele lessoniana

Trees and Planting Area 4



Greenleaf recessed Castle tree grille allows paving to continue over tree pit area, with options for integrated irrigation and uplighter.



Box balls planted in silver-grey granite planters to front of Ward Hall, Planting Area 4



Buxus sempervirens - box balls



Liriope muscari
planted between the box balls



Amelanchier arborea 'Robin Hill' - pale pink flowers in spring



Amelanchier arborea 'Robin Hill' - vibrant autumn colour

Artist impression of proposal:



8.0 APPEARANCE

The proposed extension has been designed to appear as a contemporary addition to a classical building. Features and proportions of the main facade have been derived and influenced by classical concepts, yet they have been interpreted using modern building materials with a contemporary style.

The tall thin windows and their order and formality are taken from classical concepts. The tall 'two storey' interpretation of the extension echoes the tall ceilings and grandeur of the ground floor level of Ward Hall. A subtle change in brickwork/ mortar towards the base of the extension mimics the plinth base to the original building. A 'lightweight' top storey reduces the apparent mass of the extension, whilst its proportions match that of Ward Hall.

(below) Precedent of modern building with classical design:



The design has been developed to appear as a secondary structure to the original building, with no conflicting features or entrances. It was decided that a separate material to the existing render should be used to avoid 'competing-masses' and to create a maintenance-free palette with immediate context.

The use of quality and traditional materials in the extension will help to lift the apparent value of the site and its sense of place. Although materials are all to be confirmed, it is anticipated that a reclaimed 'rustic' brick will be used to recognise and compliment the existing out-buildings and avoid comparison with Ward Hall.

(below left) Precedent photo of the existing brickwork on the site:
(below right) Precedent of re-claimed bricks being re-used.





A feature pressed metal surround to the tall windows will provide a contrasting and modern finish, an example of this can be seen on the neighboring Birtles building:





For the feature cladding to the top storey and to the lift shaft, it is anticipated that a metal cladding system will be used. Precedents of potential cladding products are as follows:



TECU® Bronze is an alloy of copper and tin. The original warm reddish-brown colour of TECU® Bronze has a distinctive appearance during natural weathering. During initial weathering a reddish-brown colour develops across the surface in more 'refined' manner.



TECU® Oxid has a rich dark brown hues of oxidised copper. It resembles the oxidised matt brown surface that gradually develops on copper via natural weathering and oxidation



TECU® Zinn, copper coil is specially tinned and surface-treated on both sides. The resulting silvery surface gradually takes on distinctive matt grey, often with greenish-grey hues, when exposed to natural weathering

9.0 ACCESS

The proposed development improves inclusive and pedestrian access to the building, whilst retaining vehicular routes across the site.

As shown on the planning drawings, the existing site is a mass of car parking with tarmac and car parking running right to the base of Ward Hall. Pedestrians are expected to navigate across the car park to the main entrance or to the free-standing mobile classroom.

The proposed landscape plan introduces a buffer of hard-landscaping to create a zone of public realm on the south side of Ward Wall. This pedestrian area helps to provide a safer route to the building from existing pedestrian routes.

Inclusive Access

2no. new accessible car parking spaces have been included in the design close to the new entrance. The new entrance provides a level threshold and access to a new lift which services most of the existing building and the extension. An accessible WC is also provided close to the new entrance. The size and steepness of the new stair core has been designed to provide suitable steps; providing a tread depth of 280mm and a maximum riser height of 170mm.

Policy

The following policies; Design for access 2 and the Building Regulations (Part M) have been consulted during the design.

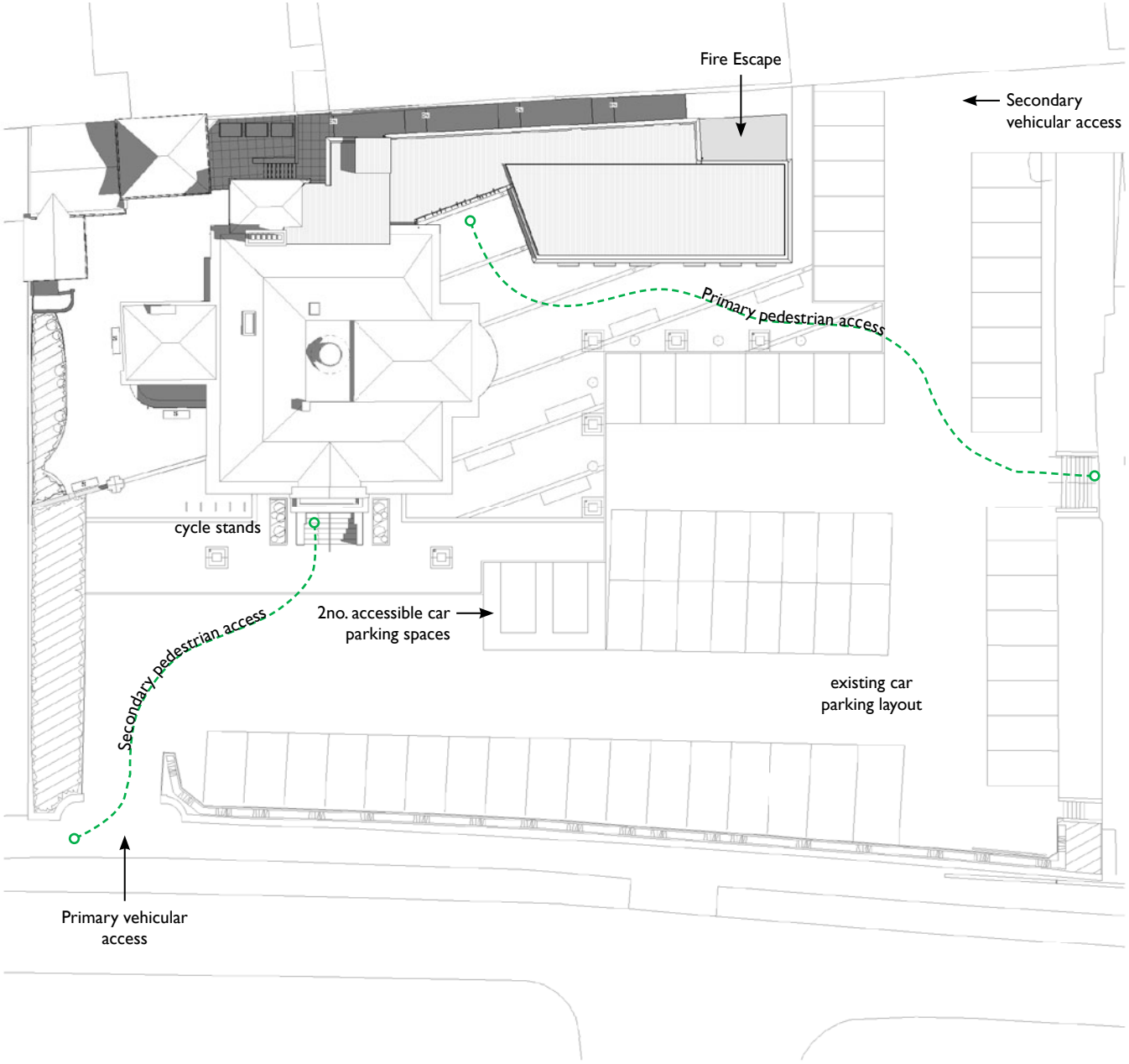
Secured by Design

A specialist consultation with Design for Security has been carried out; the resulting report has been issued with the planning and listed building consent applications.

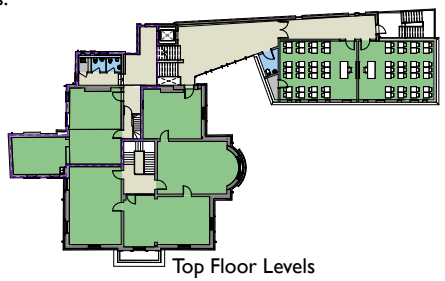
Emergency Services

Access for emergency services can be via the primary vehicular entrance, where there is already a fire hydrant.

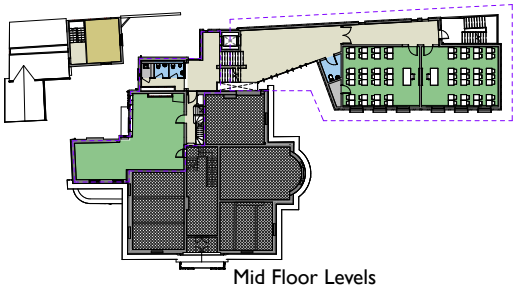
Refer to the Waste Management Strategy drawing: P3599-950 for details on bin routes and collection areas.



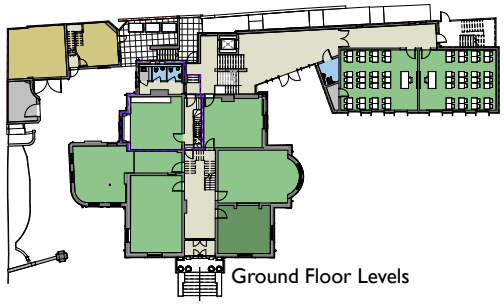
Proposed Plans:



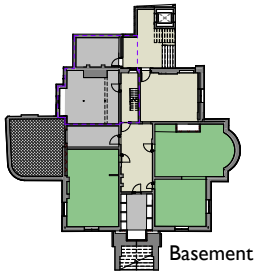
Top Floor Levels



Mid Floor Levels



Ground Floor Levels



Basement Level

10.0 CONCLUSION

This planning (and listed building consent) application seeks to repair, refurbish and extend the Grade II listed building: Ward Hall. Ward Hall is part of Xaverian College in Manchester, located in the Victoria Park Conservation Area.

Due to existing access, layout and fire safety issues, teaching accommodation is not a viable use for 50% of the existing building. This proposal offers a considered and consulted solution to retain and restore a listed building and bring it back into full use.

The design looks to:

- Demolish part of the existing building
- Expose the original shape and detail of Ward Hall
- Refurbish and retain existing features
- Extend the building - offering a new circulation core and 6no. new classrooms.

The proposed extension does not attempt to replicate the existing architecture but does reference and respect it. The new extension represents the age in which it is built, being constructed from high-quality materials in harmony with the character of the Conservation Area.

'Overall the scale, proportion, height, massing and appearance of the extension incorporates sufficient historic architectural references which create a sympathy with earlier buildings but is designed in a contemporary and interesting manner to demonstrate the vitality of the present.' Paul Butler Associates.

11.0 DOCUMENT LIST

Dwg No	Drawing Title	Size	Scale
010	GA Plans	A1	1:50
101	Location Plan	A3	1:1250
201	Site Plans	A1	1:200
202	Basement Levels	A1	1:100
203	Ground Floor Levels	A1	1:100
204	Mid Floor Levels	A1	1:100
205	Top Floor Levels	A1	1:100
301	Existing - Elevations	A1	1:100
310	Proposed - Elevations	A0	1:100
401	Existing - Sections	A1	1:100
410	Proposed - Sections	A1	1:100
601	Façade detail	A3	1:50
	Design & Access Statement	A4	
	Waste Management Strategy	A4	

Others

Pozzoni PMS:
BREEAM Pre-Assessment

Carolyn Willitts Design:
1220-01 - Existing Landscape Plan with Levels
1220-02 - Proposed Landscape Plan
1220-03 - Proposed Landscape Detail
1220-04 - Planting Area 1
1220-05 - Planting Area 2
Plant Schedule

Paul Butler Associates:
Planning and Heritage Statement

Christians Environmental:
Tree Report
Bat Survey Report

Xaverian College

POZZONI

Manchester
Woodville House
2 Woodville Road
Altrincham
Cheshire
WA14 2FH
T: 0161 928 7848

London
First Floor
London House
115 Golden Lane
London
EC1Y 0TJ
T: 020 7078 0079

www.pozzoni.co.uk