MANCHESTER CITY COUNCIL

Planning
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Application for listed building consent for alterations, extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Steve | Surname: Smyth

Company name: University of Manchester

Street address: 4th Floor Beyer Building
Oxford Road
University of Manchester
Town/City: Manchester
County: Greater Manchester
Country: United Kingdom
Postcode: M139PR

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Ashley | Surname: Parkinson

Company name: Rider Levett Bucknall

Street address: 8 Exchange Quay
Salford Quays
Town/City: Manchester
County: Greater Manchester (Met County)
Country:
Postcode: M53EJ

	Country Code	National Number	Extension Number
Telephone number:		07717704566	
Mobile number:			
Fax number:			

Email address: Ashley.Parkinson@uk.rlb.com

3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

The proposal is to overhaul the majority of the windows at Houldsworth Hall, using as much of the original traditional materials as possible and replacing any defective/ irrepairable sections with a like-for-like replacement. There are a total of 196 windows throughout the building and following a full condition survey of the existing fenestration, it has been deemed a total of 18 require full renewal. Works required for full renewal is the replacement of the frame (if timber), refurbishment of existing leaded lights and refurbishment of existing metal casements. The frames are to be sealed in traditional lime mortar.

Has the work already started without planning permission? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name: University of Manchester, Hulme Hall

Street address: Oxford Place

Town/City: Manchester

County:

Postcode: M14 5RR

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 385257

Northing: 395671

Description:

Hulme Hall is a University of Manchester student residential complex. Houldsworth Hall is a listed building within the Hulme Hall site and comprises student living accommodation.

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ○ Yes ◉ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mrs First name: Paula Surname: McGovern

Reference:

Date (DD/MM/YYYY): 08/05/2014 (Must be pre-application submission)

Details of the pre-application advice received:

Liaison has been ongoing for several months with two site meetings having been held with the Conservation Officer (John Wyard)and Planning department.
By agreement, two different styles of windows have been repaired - timber frame and stone frame - and have been reviewed by the Conservation Officer and planning department. Proposals were discussed on site and all information issued to the Conservation Officer for comment, with the following recommendations received:"I have summarised the main points below.

- Need confirmation that the repair of timbers is like-for-like.
- Need further clarification of the repair of stonework - eg piecing in new stone may be more appropriate that the use of 'restoration mortar' in some instances.
- It is important to understand where original furniture exists and is to be retained, and the design of any new furniture needs to be better understood and agreed with the Conservation Officer.
- The repainting of the existing black-painted timber and rainwater goods on a like-for-like basis would be an acceptable approach.
- The rational for the proposal not to paint new mortar to the stone casements is understood but is not considered acceptable, given the inconsistency of treatment this would introduce. It is accepted that any paint treatment to the mortar must be 'breathable' but match the colour and finish of the white paintwork employed elsewhere on the windows. Not painting the mortar is not considered an appropriate approach.
- The general approach to the metal windows seems to be acceptable, but further information is required to understand the difference between the existing and proposed to conclude that the difference is minimal.
- Other than where complete replacements are proposed it is unclear if the 'overhauling' of metal windows would require the replacement of any parts of the frames, how frequently this is required and what visual impact this would have.

The documents submitted support a conservation-led approach and overall the approach taken appears to be acceptable, subject to clarification of the points above.
Given the extent of replacements, it is considered that Listed Building Consent will be required, and it would be helpful if the submission could cover all aspects of work (including that which does not in itself require LBC) so that we can have a full record of works and change to the building. This would not prevent a phased approach that would enable those works not requiring LBC to be implemented during, or in advance of the application being determined.
Specification/methodology for the scaffolding which avoids the use of physical ties to the building should be agreed in advance with the Conservation Officer..
I hope this is helpful, but let me know if you need any further information. Given the amount of pre-application discussion, and the generally positive feedback from the Conservation Officer, I would think that we could deal with an LBC application fairly swiftly and have a decision out soon after the consultation period is completed."
The information detailed above is to be incorporated into the final propsals and confirmed to the Conservation Officer.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Traditional brick with lime mortar.

Description of *proposed* materials and finishes:

There are small areas of defective mortar to the external walls. The proposal includes repointing which is to be renewed using a traidtional lime mortar. The existing external walls have isolated missing bricks which are to be replaced on a like for like basis.

Windows - add description

Description of *existing* materials and finishes:

The are many varying styles of windows across the building that are either stone framed or timber framed:
Timber- Timber framed with fixed leaded lights (lead painted white) and metal opening casements (painted white). Timber frames are painted black and sealed in a traditional lime mortar.
Stone- Stone framed with fixed leaded lights (painted white) and metal opening casements (painted white). Metal opening casements are sealed in a traditional lime mortar (painted white).
Other - there are approximately 9 windows which have previously been replaced using unsympathetic materials / glass.
There are approximately 9 windows which show significant disrepair and require full replacement.

Description of *proposed* materials and finishes:

The proposal is to repair the windows like for like using traditional methods and materials. This accounts for approximately 90% of the windows.
Timber- Timber frame with fixed leaded lights (lead painted white) and metal opening casements (painted white). Timber frames are to be painted black and sealed in a traditional lime mortar.
Stone- Stone frame with fixed leaded lights (painted white) and metal opening casements (painted white). Metal opening casements are to be sealed in a traditional lime mortar (painted white).
Windows which have previously been replaced and are not in keeping with the original design are to be replaced with new windows of a sympathetic appearance and approved methods.
The windows which show significant deterioration are to be replaced.

Rainwater goods - add description

Description of *existing* materials and finishes:

Cast iron down pipes and guttering currently decorated grey. The current condition of the rainwater goods is generally sound however there are defective sections which require repair / renewal and decoration has deteriorated.

Description of *proposed* materials and finishes:

The proposal is to to repair any defective sections to return the rainwater goods to full working order, with replacement sections where required. All repairs will be in the interest in restoring like-for-like and any decoration made will be to match the existing.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Lighting - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans? (•) Yes ( ) No

If Yes, please state plan(s)/drawing(s) references:

Heritate Statement / Design And Access Statement
Photographic Schedule
Site Plan
Location Plan

10. Demolition

Does the proposal include total or partial demolition of a listed building? ( ) Yes (•) No

11. Listed building alterations

Do the proposed works include alterations to a listed building? ( ) Yes (•) No

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ◯ Don't know ◯ Grade I ◯ Grade II* ◉ Grade II

Is it an ecclesiastical building? ◯ Don't know ◯ Yes ◉ No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ◯ Yes ◉ No

14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◯ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ◯ The applicant ◯ Other person

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Title: Mr First name: Ashley Surname: Parkinson

Person role: Agent Declaration date: 14/05/2014 ☒ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 22/05/2014