RLB | Rider Levett Bucknall

University of Manchester
Houldsworth Hall
Victoria Park Campus
Manchester

HERITAGE STATEMENT
DESIGN AND ACCESS STATEMENT

Prepared By:
Rider Levett Bucknall UK Limited | 8 Exchange Quay | Salford Quays | Manchester | M5 3EJ
T: +44 (0)161 868 7700 | F: +44 (0)161 868 7701

Contents

0.0 Introduction

1.0 Section 1 – Heritage Statement

2.0 Section 2 – Design & Access Statement

0.1 INTRODUCTION

0.1.1 This Heritage Statement has been prepared on behalf of the University Of Manchester, Oxford Road, Manchester, by Rider Levett Bucknall. This document is intended to set out the history of the building, identify any historical features and give an understanding of the proposed works.

0.1.2 The extent of the proposed works is to undertake a phased repair and refurbishment plan on the existing windows based on the findings of a full condition survey. Proposed works vary from decoration and basic repair, to full renewal of window frames, panes and/or casements etc. The idea is to phase the works over 3 years.

0.1.2 Advice in the Government Circular Note "Planning Policy Statement 5: Planning for the Historic Environment" (2010) is that applications impacting on the setting of heritage assets should be accompanied by a written statement and should deal with issues including;

- History and character of a building structure.
- Description of the significance of the heritage asset that is affected together with the contribution of their setting.
- Details of the impact of the proposed works to the heritage asset.

0.1.3 This particular application is for proposed window refurbishment at University of Manchester, Houldsworth Hall, but should be read in conjunction with other documentation provided which includes:

- Spread-sheet identifying each window type, overview of required works and condition priority (A to D).
- Floor plans showing location of existing windows and location of masonry pointing.

SECTION 1
HERITAGE STATEMENT

1.1 SITE DESCRIPTION

1.1.1 Location: Hume Hall, Halls of Residence, University of Manchester (original portion), Oxford Place.

1.1.2 The building is occupied by the University of Manchester. It is currently used as a Halls of Residence for students of the University. The property is situated adjacent to Oxney Road and Oxford Place. Current entrance to the site can be found on Oxford Place. The Houldsworth Hall is located behind the Hulme Hall on the Victoria Park campus.



1.1.3 The building was constructed c.1910 by Percy Worthington as a University Hall of Residence. It is understood to be a Grade II Listed Building which was first listed on 3rd October 1974.

1.1.4 The two storey building forms a reverse 'h' shape and comprises of masonry elevations with sandstone dressings and green slate roofs.

1.1.5 The windows are generally 6- leaded light mullion-and-transom casements; however design varies throughout the building (please refer to Appendix A for full specification).

1.2 PLANNING POLICY

1.2.1 Planning Policy Statement 5 (PPS5) which now supersedes Planning Policy Guidance Note 15 (PPG15) outlines Government's advice to developers and local authorities etc. in their consideration of development proposals affecting amongst others Listed Buildings and their setting, Conservation Areas and other historic buildings.

1.3 HISTORICAL BACKGROUND

1.3.1 This application is to undertake and develop a 'phased' repair and refurbishment plan to all existing windows at Houldsworth Hall. Many of the windows have historically been replaced with timber windows, unsympathetic to the existing building and in some window replacements it seems the original leaded windows have been poorly replicated. It would seem that many of the windows replaced have been done so without sufficient planning approval and/or the correct Conservation Consent.

1.3.2 A full condition survey has been taken out to assess the condition of all existing windows. The windows have been categorised into groups of varying condition (from A-D) which also includes recommended works to be done, to each individual window. This document can be found in Appendix A.



SECTION 2

DESIGN AND ACCESS STATEMENT

Houldsworth Hall Window Repair.

2.1 Existing

The fenestration is generally 6-light mullion and transom metal casements with single glazed leaded lights. A majority of the metal frames are original, but in several areas, the glazing has been replaced with adhoc obscured glass that is ill-matching to the original. Window design does vary throughout the building however; please refer to Appendix A.

2.2 Proposed

The proposal is to repair/replace all existing windows to replicate original window design as far as reasonably practical on a like for like basis.

2,3 Impact of Works on the Building

2.3.1 It is the University of Manchester's intention to restore the windows of Houldsworth Hall to be more in-keeping with that of the original design and ensure longevity is maintained. Although it is proposed that eventually all windows are repaired/replaced, there will be little effect on the aesthetic appearance with the original design and condition restored to leave the character of the building unaltered.

2.3.2 The repair, refurbishment and in some cases, replacement of windows at Houldsworth Hall will be subject to agreement with Listed Building and Heritage Representatives and the Conservation Officer.