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Change of use of existing Hotel Bedrooms to residential, at 256 Wilmslow Road, Fallowfield Manchester M14 6LB

HERITAGE STATEMENT

1.00 Existing circumstance

The public house, now called the Sir Joseph Whitworth pub and the 256 Wilmslow Road Bar, is a listed building. The listing reads as follows

SJ89SE WILBRAHAM ROAD, Fallowfield
698-1/9/690 (North side)
Queen of Hearts Public House

GV II

School to Church of the Holy Innocents, now public house. 1870-2, by Price and Linklater; altered. Coursed yellow sandstone rubble, with red sandstone dressings and steeply-pitched slate roof. Rectangular plan on east-west axis with north-east wing. Gothic style. A high single-storey 5-bayhall with lower gabled wings at both ends; the buttressed hall range has low eaves and tall transomed windows rising into gabled half-dormers; the gables of the wings have coupled cross-windows. The east front of the east wing (to Wilmslow Road) has (inter alia) a gabled porch with 2-centred arched doorway moulded in 4 orders, and a small 2-light window above, flanked by octagonal pilasters; and to the right of this, including a 3-bay set-back wing, mullioned windows of 4, 2, 3,3 and 3 trefoil-headed lights. Interior altered. Forms group with Church of the Holy Innocents and St James (q.v.), which it matches in style and materials.

Listing NGR: SJ8555494048

The building which is subject of our proposal is a two storey building at the rear of the public house, with an elevation facing onto Landcross Road, which is part single storey.

The building seems to have been a classroom extension to the original school, constructed with one elevation (south) faced in stone in order that the view of the building from within the Church grounds would be consistent with the stone Church and the stone School. All other elevations, effectively hidden from the view of someone standing on the Wilbraham Road side of the Church, are in brick, with some minimal stone dressing to the windows. The single storey part of the building, hidden from the view by the remainder of the building, is also in brick.

The subject building is not mentioned in the listing particulars.

The building has been extended to the west, with a single storey extension which has been built in more recent times.

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The interior of the building is utilitarian in finish and in character. The interior of the building contains stud partitions and relatively modern bathroom fittings, appropriate to its former use as boarding accommodation. No plaster mouldings or any elements of interest remain. Doors have been generally removed or renewed as modern flush doors.

2.00 Current Condition

The original building has not been used for several years and the fabric is showing considerable wear and tear. The single storey building is still being used in part by the pub staff. The external walls of the building are subject to large scale graffiti which changes at regular intervals. The brickwork has been painted in a piecemeal fashion.

3.00 Appraisal

3.01 Architectural interest:
As an example of late 19th century construction the building offers little by way of architectural detail. The windows are currently boarded over, externally. Stone mullions remain but the windows themselves are partly broken. In the original build period the elevations of the building were treated in a utilitarian way, typical of the period, and apart from the stone façade the building features some basic stonework and no architectural detail.

3.02 Evidential interest:
As a piece of evidence, the building is a physical reminder of the way in which the Victorian architect looked to protect one field of view only, being content to reduce build costs and to provide only a utilitarian aspect to those sides of the building less likely to be seen by the Church goers, and parents of the school children.

3.03 Aesthetic interest:
The split faced sandstone used on the elevation is common to the other buildings on the site and to many Victorian buildings in the Manchester area. In its group context the building is seen to be a constituent part of the Victorian development, although there is perhaps less evidence of specific artistic interest.

3.04 Communal interest:
The building is primarily of value in the street scene, where it can be readily viewed by all.

3.05 Historical interest :
There is no known association with figures or events of historical interest.

4.00 Assessment of significance

4.01 The building is primarily of group value. The Landcross Road façade is not of special architectural or historical interest but it does form a significant part of the street scene, being a contrasting element to the housing on the other side of the road.

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5.00 The proposed works

5.01 The setting of the Listed Buildings on Wilmslow Road and Wilbraham Road are not affected by the proposed works, as the building is not being extended or altered in size. The works relate only to the building façade. The building itself does not exert a strong influence on its surroundings.

5.02 No existing trees are affected by the proposals.

5.03 The proposal is to renew the existing window frames and to double glaze the windows. New windows to the ground storey are to be hardwood timber, painted. The brickwork elevations of the more recent, single storey element will be covered by proprietary insulating panels which will be rendered in a colour render, the colour being chosen to discourage any further graffiti. A new entrance door will be formed on Landcross Road.

Other areas of existing brickwork will be cleaned and made good. The stone faced façade will not be overclad and will be retained as seen.

5,04 The existing plaster is much affected by damp, and this will be removed in order to allow for replastering, and on one elevation to allow for the addition of thermal insulation. New skirtings and door frames and doors will be installed.

5.04 The car park will be marked out to delineate the car spaces allocated to the new Studios.

5.05 The building is presently an eyesore. The change of use offers the opportunity to bring a redundant building back into occupation, with people living in the building. Occupation will in turn discourage vandalism and graffiti, and encourage continuing maintenance and repair.

K. Jones
25 Nov 13
(Revised 25 March 14)

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Top left and clockwise :

The stone faced elevation

The west elevation seen from the car park with single storey building

View from Landcross Road showing the original two storey building and the single storey element

Similar view looking west

The later single storey building with the original building behind