

DESIGN, ACCESS & HERITAGE STATEMENT

St John's Annexe: The University of Manchester, St Anselm Hall, Victoria Park, Manchester, M14 5BX

1.0 Introduction

- 1.1 This statement is part of an application for listed building consent for the replacement of a timber casement window at St John's Annexe.
- 1.2 St John's Annexe is a one storey building with rendered brick walls, timber windows and an asphalt flat roof. It is attached to the Schuster wing of St Anselm Hall within the Victoria Park campus. St Anselm Hall was constructed in 1840 and is Grade II listed.
- 1.3 St Anselm Hall comprises Summerfield Wing, Manor Wing, Dewar Wing and Schuster Wing (attached to St John's Annexe). St Anselm Hall provides residential accommodation for students. St John's Annexe has an administrative function and provides welfare facilities for staff. Also on the site are the Lodge, constructed in 1960, which provides residential accommodation, and the Chapel which was constructed in 1950.
- 1.4 This statement is to be read in conjunction with the following documents:
 - 1.4.1 Drawing numbers 8800-A101 (Location Plan); A103 (Drawing showing existing and proposed window), A104 (Drawing showing existing and proposed elevation).
 - 1.4.2 Appendix 1: Photographs of existing building.

2.1 Proposal

- 2.11 Listed building consent is sought to replace a timber casement window on the ground floor level of the north elevation at St John's Annexe. The window is rotten to such an extent that it cannot be repaired, hence replacement is required.

2.2 Detail of works

- 2.21 The proposed works will involve removing the existing softwood casement window on the ground floor and replacing it with a new softwood casement window on a like for like basis. The existing window is painted white and the replacement window will be painted white.

3.0 Identifying the Heritage Asset (Source: Historic England)

3.1 ST ANSELM HALL

List entry number: 1197934

PN 8800 ST JOHN'S ANNEXE WINDOW REPLACEMENT, ST ANSELM HALL, VICTORIA PARK, UNIVERSITY OF MANCHESTER.

Grade: II

Date first listed: 3 October 1974

Address: ST ANSELM HALL, KENT ROAD EAST

National Grid Reference: SJ8590595301

Villa, now part of hall of residence. c.1840, altered and greatly enlarged. White-painted stucco on brick, hipped slate roof. Originally L-plan. Two storeys with cellar; 2:2 windows. The facade of the projecting wing to the left is symmetrical, with a high plinth, plain frieze and prominent bracketed cornice, and has a flight of steps up to a square-headed doorway with a raised moulded surround including a frieze with a keyblock, moulded cornice and short blocking course (electric lamp now attached to lintel), and a 4-panel door with rectangular overlight; and two 20-pane sashed windows on each floor, all with raised sills. The set-back range to the right has a shallow rectangular bay window at ground floor and 2 cross-window casements above. C20 additions to left. Rear and interior not inspected.

3.2 VICTORIA PARK CONSERVATION AREA

Victoria Park conservation area, three kilometres to the south of the city centre, was designated in March 1972.

It extends from the backs of properties to the north of Daisy Bank Road and Oxford Place to Kent Road East and West, and Rusholme Grove in the south. The west boundary is Oxney Road and the backs of properties on Wilmslow Road. To the east the boundary is formed by Anson Road, the backs of properties on Langdale Road and Laidon Road, the backs of properties on Daisy Bank Road, Scarsdale Road, the backs of properties on Langdale Road and Anson Road.

A relatively small proportion of houses from the 1830s and 1840s still exist. As in any part of the city, redevelopment takes place and large gardens of old houses are seen by some as lucrative sites for new building. In several cases an old house was preserved and greatly extended, as is the case with Xaverian College where new buildings have been constructed in the grounds over a long period. St Anselm Hall, originally known as Kent House, has also been subjected to periodic extension.

4.0 Heritage Impact and Assessment against National Planning Policy Framework

4.1 195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

As the window is to be replaced on a like for like basis there will be no change to the external appearance of the building.

The proposed work will have no impact on the heritage assets.

4.2 202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The proposed works will have no impact on the heritage asset.

5.0 Design and Access Statement.

5.1 There are no proposals to change the access to, or circulation within, the building.

Jo Wavish
Projects Group
University of Manchester
18.11.24

Appendix 1.

Photographs



Photo 1. North elevation of St John's Annexe. Window to be replaced is the casement window to the right-hand side.



Photo 2. Casement window requiring replacement.