



THE UNIVERSITY OF MANCHESTER
DALTON ELLIS EXTERNAL LIGHTING
HERITAGE STATEMENT

A234-HS | REVISION (02) | JULY 2023

REVISIONS

revision	details	prepared by	checked by	date
–	first issue	PF	AW	20/09/2023
01	planning application draft	PF	AW	09/05/2024
2	planning submission	PF	AW	09/10/2024

1.0	INTRODUCTION
1.1	HISTORICAL BACKGROUND
1.2	HISTORIC MAPS
1.3	HISTORIC IMAGES
2.0	SITE & HERITAGE ASSETS
2.1	SITE CONTEXT
2.2	DESIGNATED & NON-DESIGNATED HERITAGE ASSETS
2.3	VICTORIA PARK CONSERVATION AREA
2.4	CONSERVATION AREA CONTEXT PHOTOS
3.0	HERITAGE SIGNIFICANCE
4.0	DEVELOPMENT PROPOSALS
4.1	DESCRIPTION AND SCOPE
4.2	LAYOUT
5.0	HERITAGE IMPACT AND MITIGATION

THIS HERITAGE STATEMENT HAS BEEN PRODUCED TO SUPPORT AN APPLICATION TO MANCHESTER CITY COUNCIL FOR CONSENT TO INSTALL NEW EXTERNAL LIGHTING TO PART OF THE VICTORIA PARK CAMPUS OF THE UNIVERSITY OF MANCHESTER. IT HAS BEEN COMMISSIONED BY THE APPLICANT, THE UNIVERSITY OF MANCHESTER.

The National Planning Policy Framework (NPPF) 2023 states at paragraph 200 that:
“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”

at paragraph 205:
“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).”

and at paragraph 206:
“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

As any proposed external lighting in this location has the potential to affect designated and non-designated heritage assets, the planning application requires submission of this statement of significance of the assets and their setting, along with an assessment of the potential impact of the proposals. This will enable the planning authority to consider whether any impact arising from the development is acceptable.

Earlier proposals for a more extensive lighting scheme on the Dalton Ellis Campus were granted planning consent in October 2019 (ref: 124642/FO/2019). The current application relates to revised proposals for a more limited area of external lighting.

1.0 | INTRODUCTION

1.1 | HISTORICAL BACKGROUND

THE DALTON ELLIS HALLS OF RESIDENCE ARE LOCATED TO THE SOUTH EAST OF THE UNIVERSITY’S OXFORD ROAD CAMPUS, WITHIN THE AREA KNOWN AS VICTORIA PARK.

This area was historically a well to do neighbourhood comprising of large town houses and villas set within spacious plots. The area is just to the north east of Rusholme and the halls are immediately adjacent to Anson Road which is the continuation of the A34 Upper Brook Street arterial route into Manchester City Centre.

Over the years since their construction, the plots have been sold off and some modern blocks constructed within them. The halls of residence comprise of a range of buildings of different ages. It appears that the University of Manchester has bought the older buildings and their plots as they have come to market and combined the plots, and then constructed the newer buildings.

The plots main axis has a south east / north west orientation. At the north western end of this is the Grade II Listed Dalton Hall, which dates back to 1881 and was constructed as residences for members of the Society of Friends to attend Manchester University. This is a large three storey building of brick and sandstone dressings, facing Conyngham Road. Having been purpose built as a hall of residence, this building forms a very unusual part of the urban fabric of the area.

The other listed buildings within the Victoria Park Campus are Eaglesfield and St Anselm, which were family residences before being brought into use as part of the University Halls of Residence. Historically, Eaglesfield’s entrance was from Anson Road, the gates and posts are still in place, although this has fallen into disuse.

The south eastern end is occupied by St Anselm Hall, the main building of which is also Grade II listed.

The Dalton Ellis site also includes a large yellow brick Victorian Gothic house known as Sunnyside. This is not listed but does provide part of the historic context of the area and the halls of residence. Access to Sunnyside was from Conyngham Road, with the original gates and gate posts still in place.

The origins of the area known as Victoria Park lie in 1830's Manchester. At that time, Manchester had yet to become a city, and Rusholme was a standalone township. Richard Love was commissioned to plan a 70-acre private estate and the scheme was officially launched in 1837.

The Victoria Park Trust was formed by residents in 1845. At that time, about a dozen houses had been built, nine of which are standing today. In 1885 Rusholme was incorporated into Manchester County Borough, at this time official recognition of the Trust by the City Council was made.

During the second half of the nineteenth century, the professional classes moved into the area, and a number of houses came to be associated with prominent politicians and artists. Following the recession in the 1920's, a steady deterioration in the quality of the area has occurred with its urbanisation. Changing social and economic circumstances since 1945 have accelerated this change.

TOWNSCAPE

The original houses in Victoria Park are large and are set in spacious grounds. Several of the roads are laid out in gentle curves, whilst others are straight and relatively short. They are nearly all of generous width, some also having grass verges.

Not all the large old houses in Victoria Park have survived, and where they were demolished there now stand either groups of smaller houses or large, institutional buildings including schools, colleges, churches, university halls of residence and blocks of flats.

The gardens of properties are enclosed by walls of stone or brick, most of which are of medium height with or without a hedge behind them giving additional height to the boundary. Other walls are high enough to screen the buildings and grounds entirely from the road. At the entrances to properties, there were originally large gates and gate piers, many of which have been demolished. Generally, generous spaces between buildings have been maintained and a significant number of trees retained.

TREES

An essential part of the character of the Victoria Park was and remains the trees, which play a key part in the character of the conservation area. Many are fully mature and can be seen to create the effect of a woodland setting, despite the large number of buildings in the area.

The trees are sited within the property boundaries rather than in the streets or on the verges. Many of the trees are located just within boundary walls, forming tree lines on both sides of the adjacent roads. This “tree lined avenue” characteristic is supplemented by other trees, set away from the street, creating the overall impression of parkland or woodland.

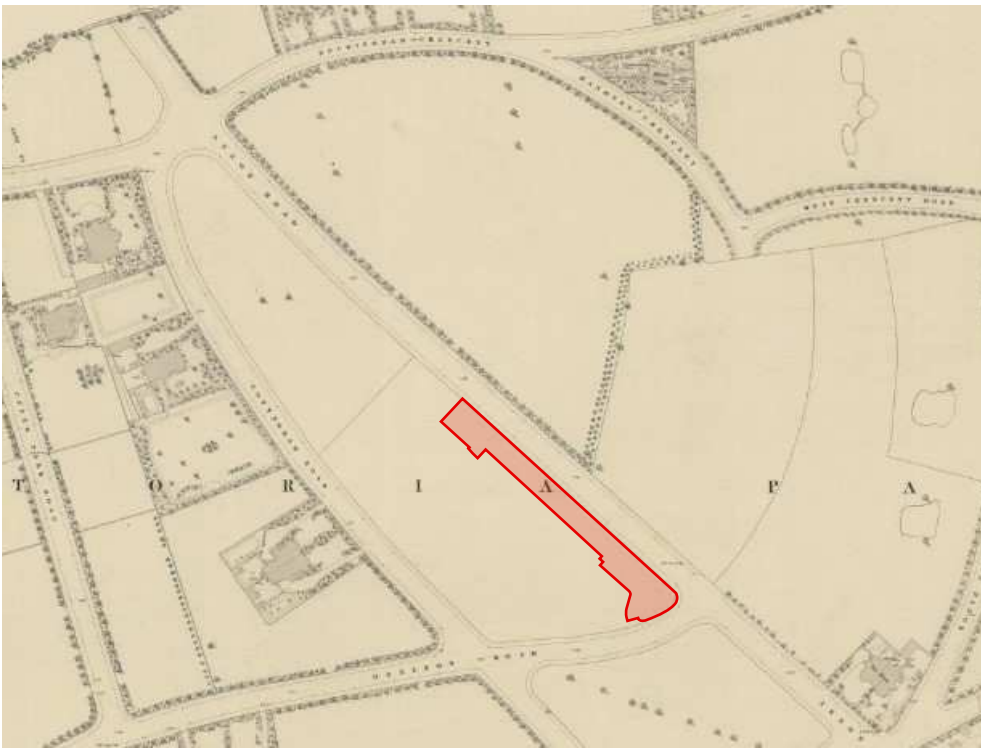
1.0 | INTRODUCTION

1.2 | HISTORIC MAPS

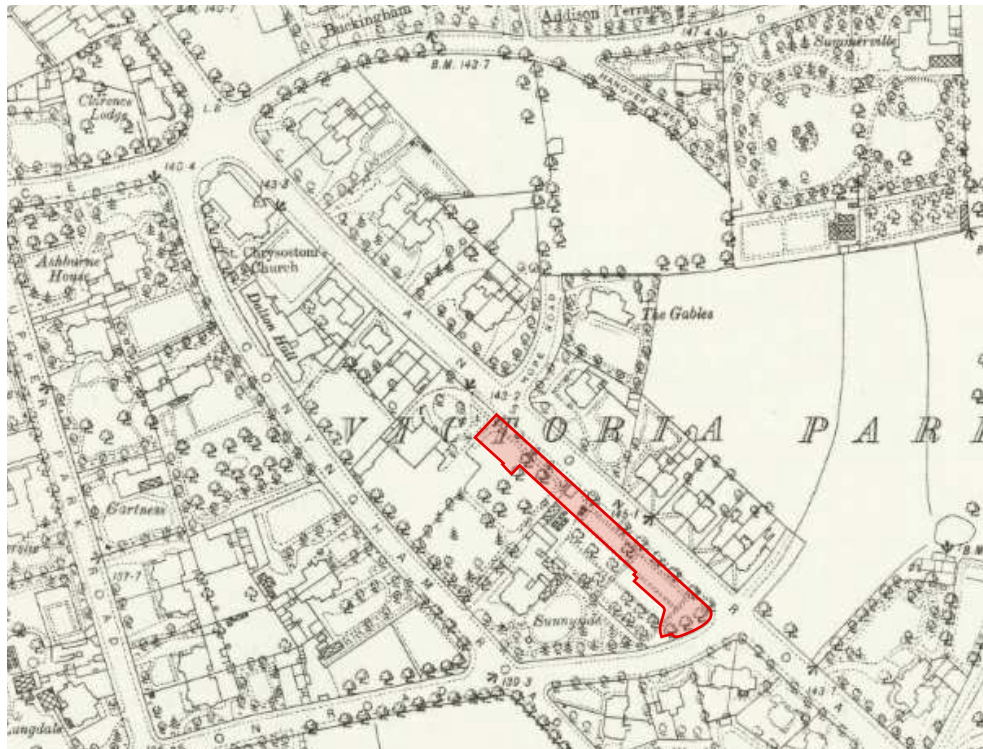
Historic maps chart the development of the site, mostly with large villa houses. By the 1930's Sunnyside had become a nurses' home. This later became part of the enlarged University campus, along with the construction of a number of buildings for student accommodation and dining facilities, replacing a number of the original houses.



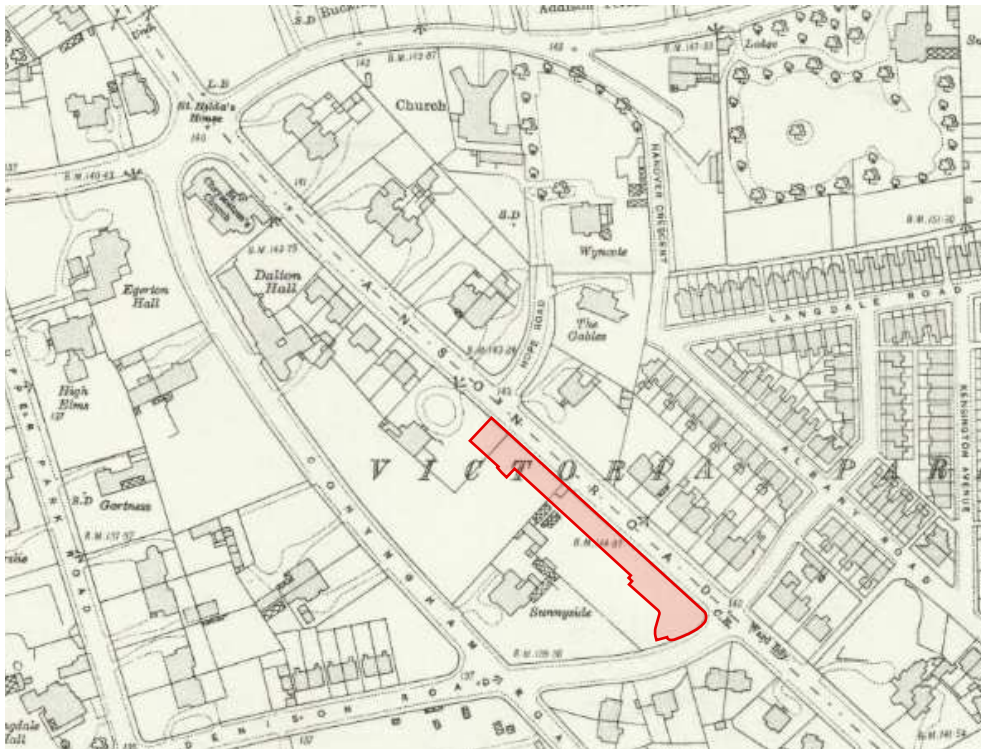
Extract of map - 1840 (not to scale)



Extract of map - 1850 (not to scale)



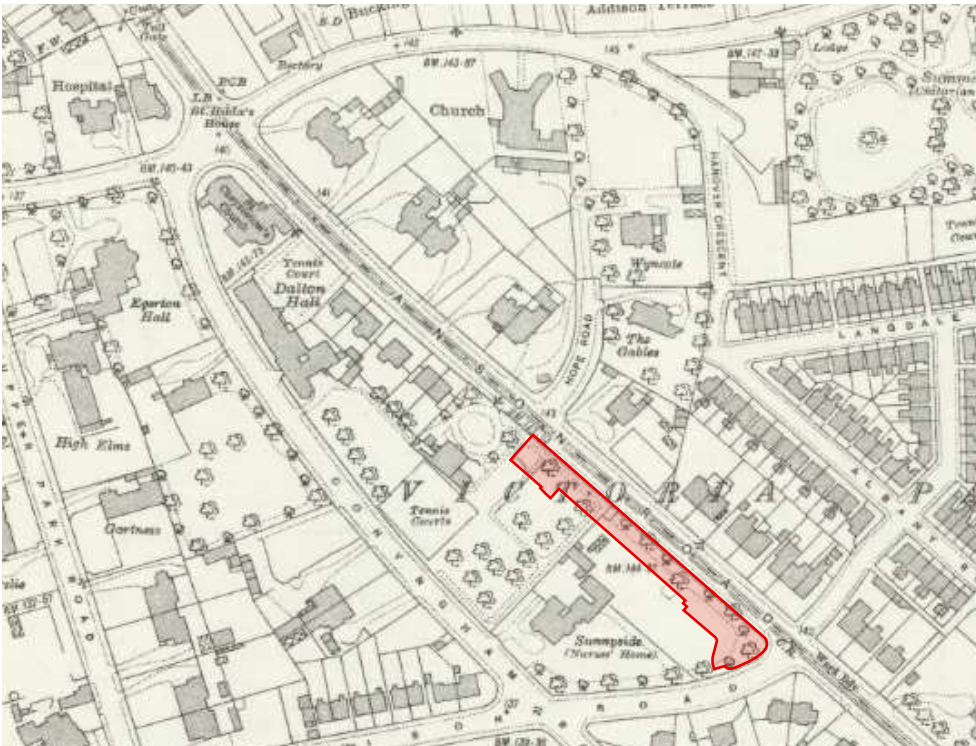
Extract of map - 1893 (not to scale)



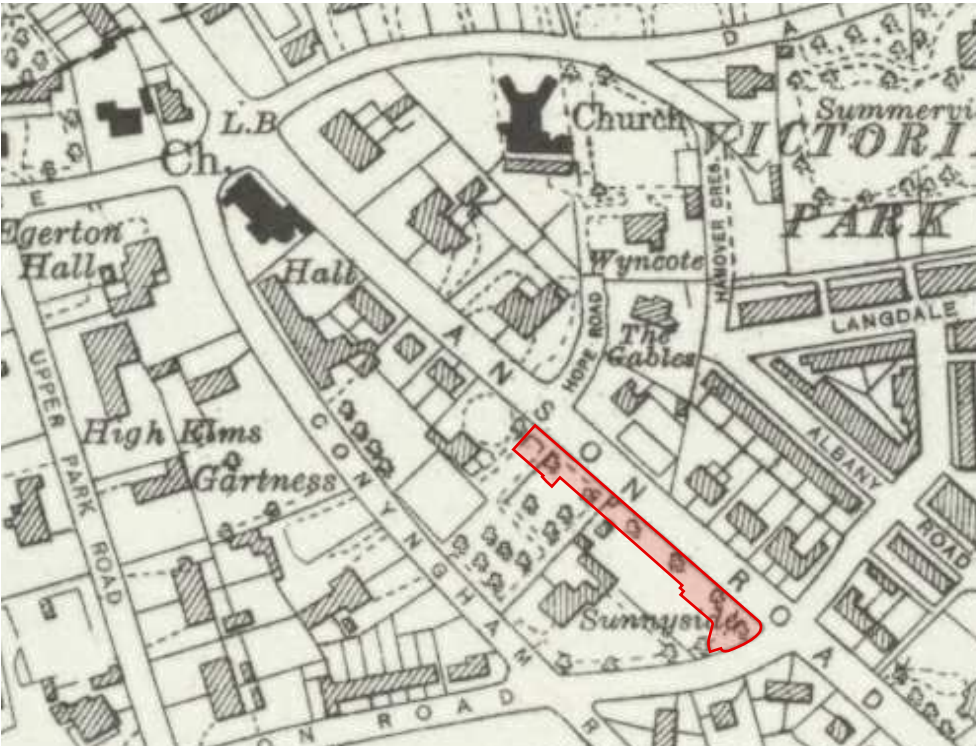
Extract of map - 1922 (not to scale)

1.0 | INTRODUCTION

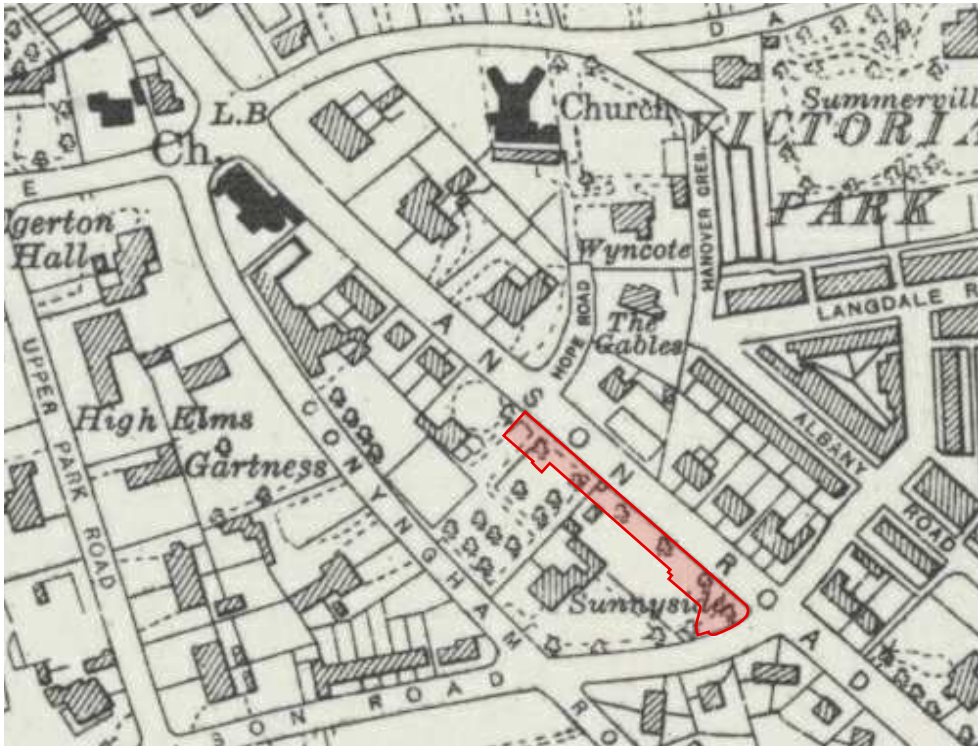
1.2 | HISTORIC MAPS



Extract of map - 1935 (not to scale)



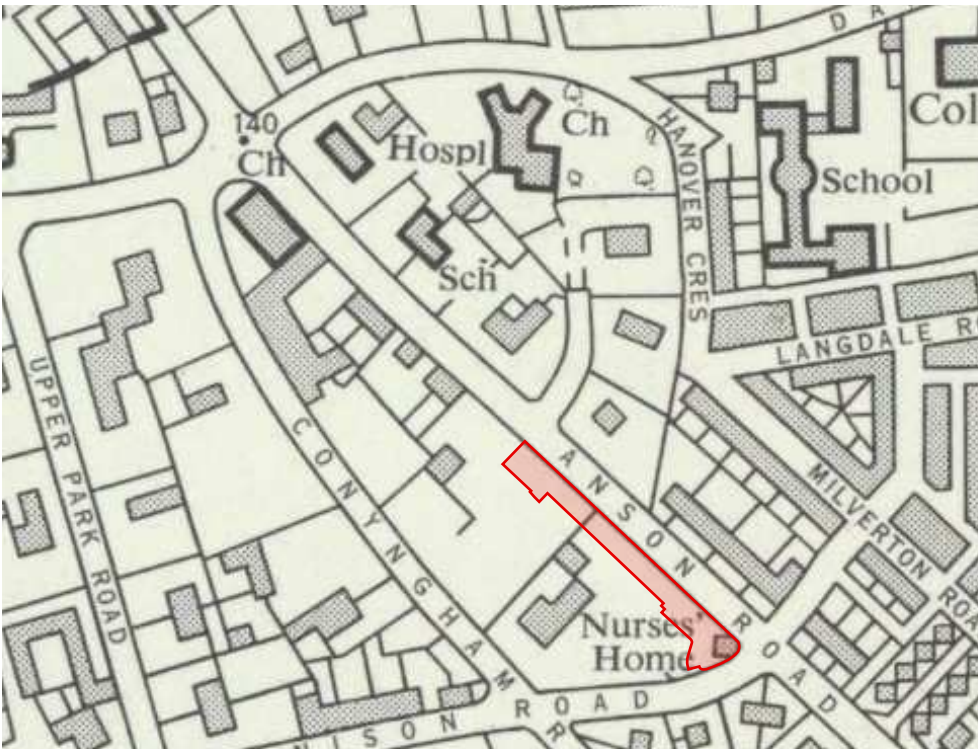
Extract of map - 1938 (not to scale)



Extract of map - 1946 (not to scale)



Extract of map - 1955 (not to scale)



Extract of map - 1968 (not to scale)

1.0 | INTRODUCTION

1.3 | HISTORIC IMAGES



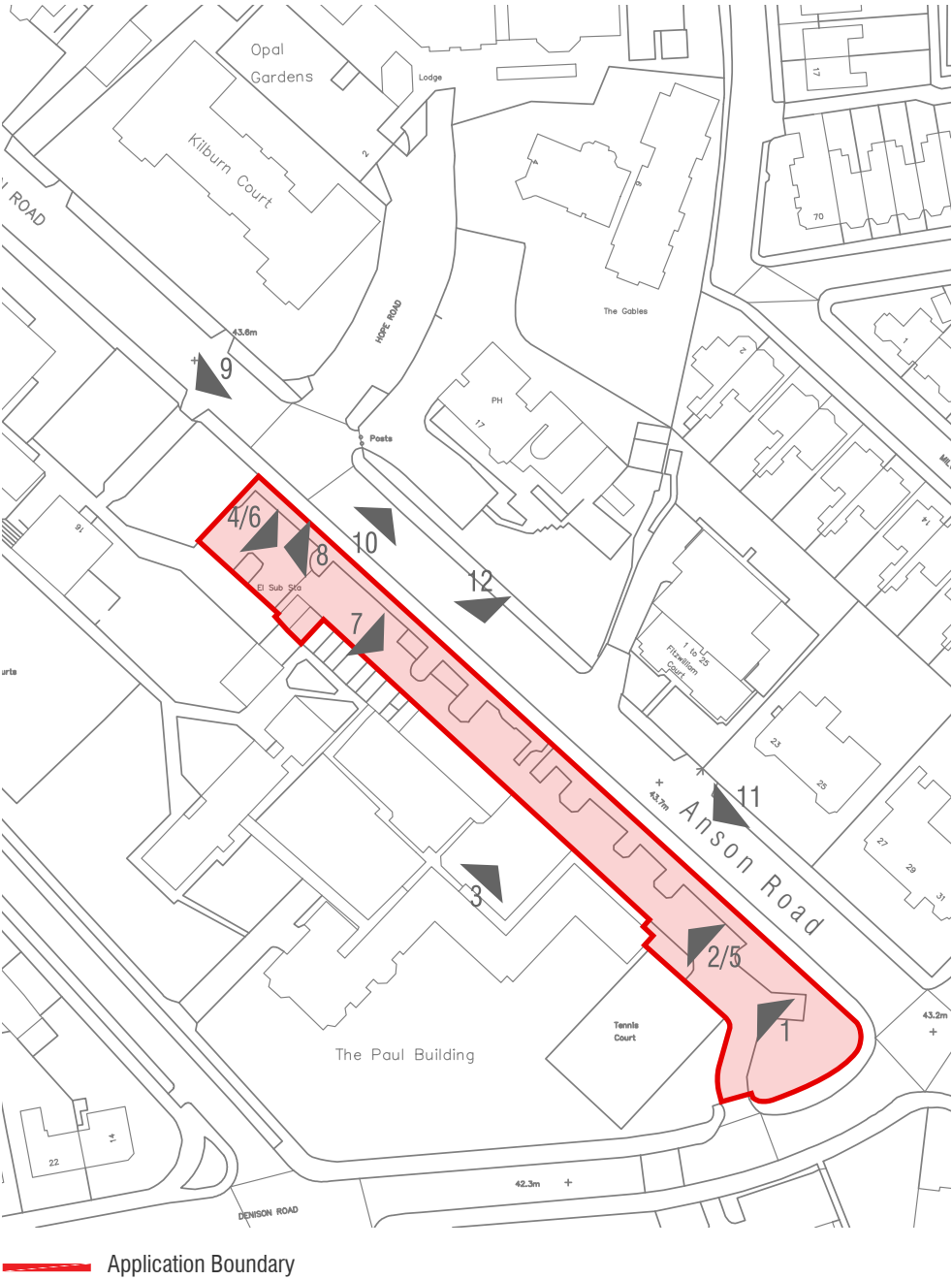
Aerial - 1930



Eaglesfield, from Anson Road (1976)

2.0 | SITE & HERITAGE ASSETS

2.1 | SITE CONTEXT



1 Looking north-west down access road



3 Looking north-east towards Anson Road



2 Looking north-west with Ewings and Dining Hall on the left



4 Looking south-east down access road

2.0 | SITE & HERITAGE ASSETS

2.1 | SITE CONTEXT



5 Looking north-west down access road at night



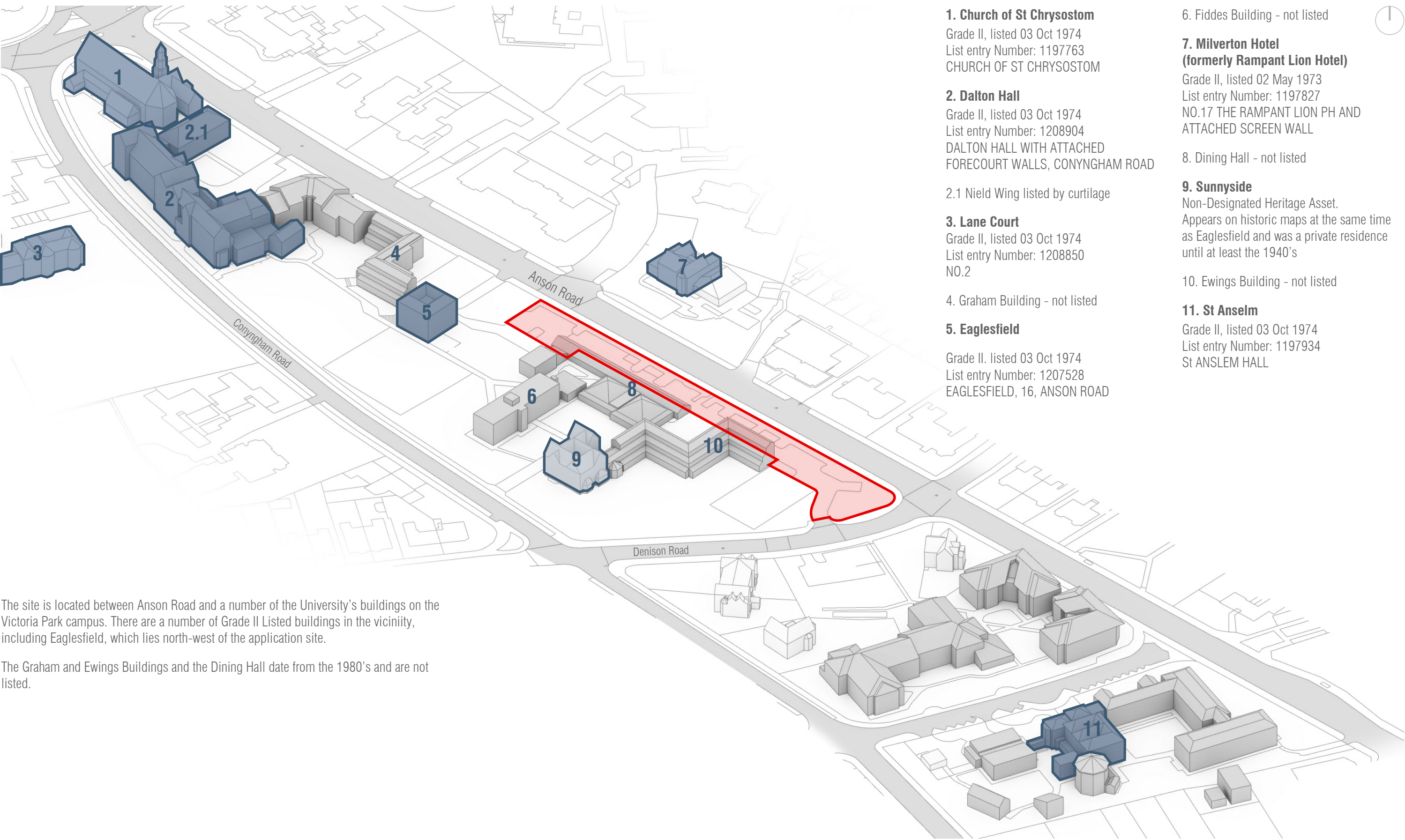
6 Looking south-east down access road at night



7 Looking south-east down access road at night with Dining Hall on right

2.0 | SITE & HERITAGE ASSETS

2.2 | DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS



2.0 | SITE & HERITAGE ASSETS

2.2 | DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS

Of the heritage assets in the vicinity of the application site, there are two listed buildings that are close enough for there to be a potential impact on their settings. These are Eaglesfield and the Milverton Hotel, which sits on the opposite side of Anson Road.

These buildings are illustrated here.



9 Eaglesfield, from Anson Road



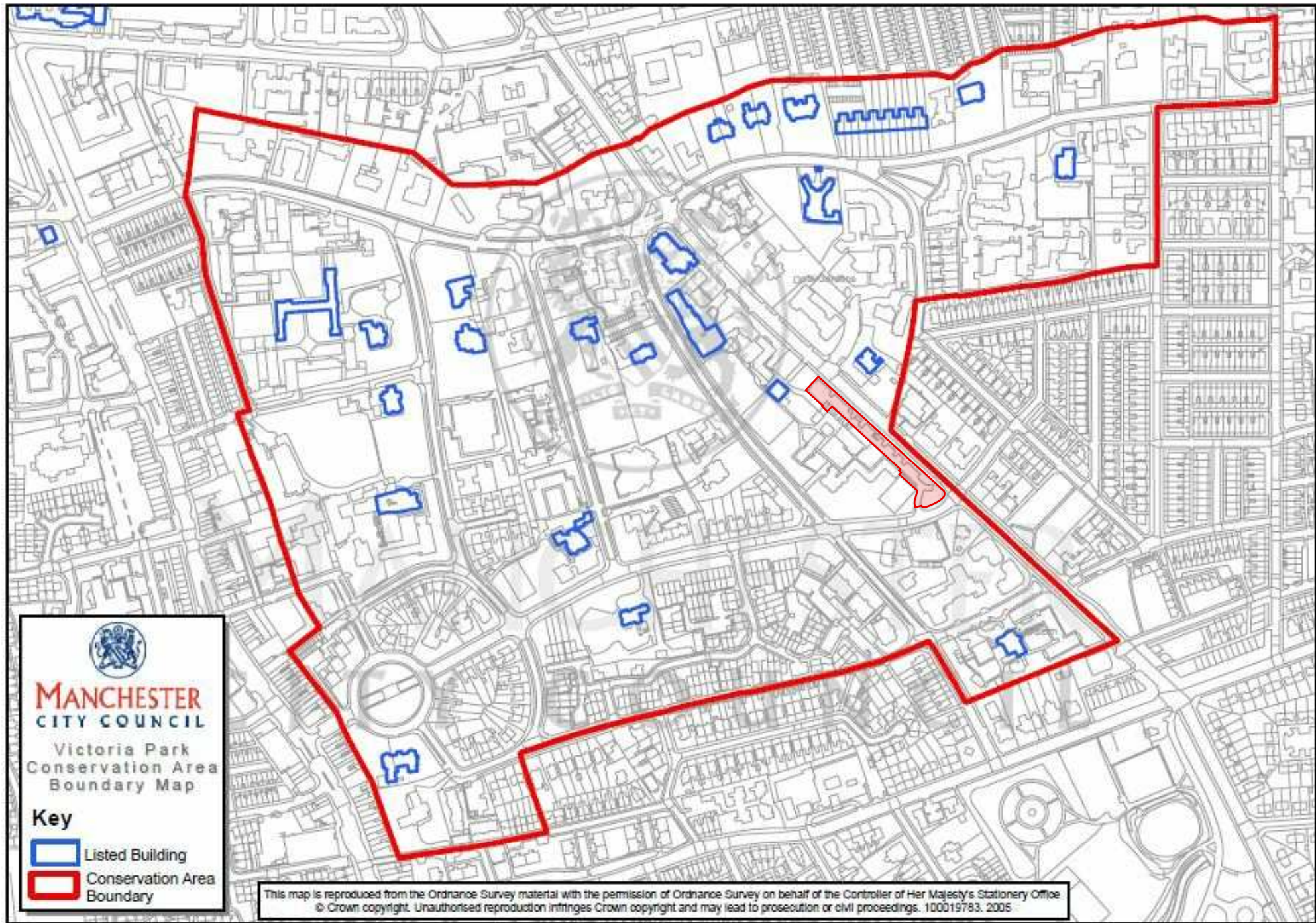
8 Eaglesfield, from within University campus, looking west



10 Milverton Hotel (former Rampant Lion Hotel), from Anson Road

2.0 | SITE & HERITAGE ASSETS

2.3 | VICTORIA PARK CONSERVATION AREA



The application site lies within the Victoria Park Campus of the University of Manchester and within Manchester City Council's Victoria Park Conservation Area.

The 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.

2.0 | SITE & HERITAGE ASSETS

2.4 | CONSERVATION AREA CONTEXT



11 Looking west from Anson Road towards Ewings building, with Dining Hall on right



12 Looking south along Anson Road

3.0 | HERITAGE SIGNIFICANCE

THE PROPOSALS RELATING TO THIS REPORT DO NOT INVOLVE WORKS TO ANY LISTED BUILDING OR NON-DESIGNATED HERITAGE ASSET. CONSIDERATION IS GIVEN HERE TO THE CONSERVATION AREA AND THE SETTINGS OF HERITAGE ASSETS WHICH MIGHT HAVE THE POTENTIAL TO BE IMPACTED.

There are three heritage buildings that need to be considered here. Eaglesfield, lying immediately to the north-west of the application site is Grade II Listed, as is the former Rampant Lion Hotel, on the opposite side of Anson Road to the north-east. Sunnyside is a Non-Designated Heritage asset, located to the west of the application site and adjoined to the later and recently refurbished Ewings building. There is a degree of inter-visibility between each of these buildings (and their settings) and the application site.

EVIDENTIAL VALUE

Eaglesfield once stood among generous gardens, well separated from its nearest neighbours, as can be seen in the historic photos included within this report. Graham building now lies very close to the north-west elevation of Eaglesfield and there are fenced recreational courts adjacent to the south-west of the building. Car parking areas to the south east and associated landscaping have also encroached into the building’s original grounds. Some surviving mature trees and the Anson Road boundary wall containing the original entrance gateway are the only remaining evidence of the character of the original grounds to the villa residence. The setting to Eaglesfield is therefore of very limited evidential value.

The Milverton Hotel (formerly the Rampant Lion Hotel) is still well separated from neighbouring properties. However it has been extensively extended to the south east side and the former villa residence’s gardens are now largely laid out as a carparking, terraces and C20 landscaping, associated with the current restaurant and hotel use. The setting of the Milverton Hotel therefore retains little evidential value.

Sunnyside was built as a private residence and was later a nurses’ residence, before becoming part of the University campus and then being adjoined the Ewings building in the 1980’s. Much of the character of the original residential garden setting has been lost, although a significant number of mature trees remain.

Mature trees along the Anson Road frontage and elsewhere within the campus are of significance as evidence of the original Victoria Park masterplan, which featured tree-lined streets.

HISTORIC VALUE

Dalton Hall was founded by the Quakers in 1876 and was named after John Dalton, a scientist and Quaker in the city. It was established as accommodation for students from a Quaker background attending Owens College, the forerunner of The University of Manchester. The hall moved to the building currently used as Dalton-Ellis's Main Hall in 1881. In 1892 the large Victorian house now known as Eaglesfield was bought by the University to increase the hall's capacity. The main building, designed by G T Redmayne, was the first purpose-built hall of residence in England.

The historic significance of the heritage assets that are being considered here, together with their settings, lies in the contribution they make to the wider historic villa residence context.

AESTHETIC VALUE

Eaglesfield retains much of its original external form and some of its original setting to its Anson Road frontage. Together, these constitute an attractive asset of some architectural significance. The aesthetic significance of the settings of the other heritage assets under consideration here has largely been compromised by extensive alteration and the introduction of replacement or infilling buildings. The large number of trees present within the application site and the surrounding Conservation Area makes a significant contribution to the aesthetic appeal of the setting.

SOCIAL /COMMUNAL VALUE

Dalton Hall, purpose-built as a hall of residence, can be said to have some social and communal significance, at least within the context of being part of a college and, later, the University. The hall of residence’s setting will have contributed something to this, particularly if outdoor recreational facilities were provided. The setting of the former Rampant Lion Hotel has social and communal significance. The settings of former private residences Eaglesfield and Sunnyside may have also acquired a small degree of social and communal significance since becoming part of the hall of residence campus.

4.0 | DEVELOPMENT PROPOSALS

4.1 | DESCRIPTION AND SCOPE

PROPOSALS

The purpose of the proposals is to increase external lighting levels during hours of darkness to improve safety and security within the site. The proposed works are intended to improve the student experience, making the setting safer and more attractive and enjoyable, whilst preserving the character of the Victoria Park Conservation Area and the settings of nearby heritage assets.

New lighting columns are to be installed to illuminate the roadway, parking areas and pathways, positioned away from any buildings. The proposed installation does not involve any works to or within listed buildings and the majority of the work will be external, within the roadway and adjacent landscaped areas. The new lighting will be connected to the existing electrical supply within the garage block adjacent to north end of the roadway.

Initial proposals would have resulted in the loss of one mature Category B tree and four smaller Category C trees. To avoid the loss of any trees and minimise the impact of the excavations on root systems, the proposals have been amended.

LUMINAIRES

The proposed luminaire is the Thorlux Starbeam Eco LED floodlight, manufactured from die cast aluminium, with polyester powder coated RAL9006 silver finish. A mixture of roadway and area type luminaires, which have high efficiency acrylic LED lenses with different optical distribution characteristics, will be mounted on 5m high columns.

Below: proposed Thorlux Starbeam Eco LED floodlight

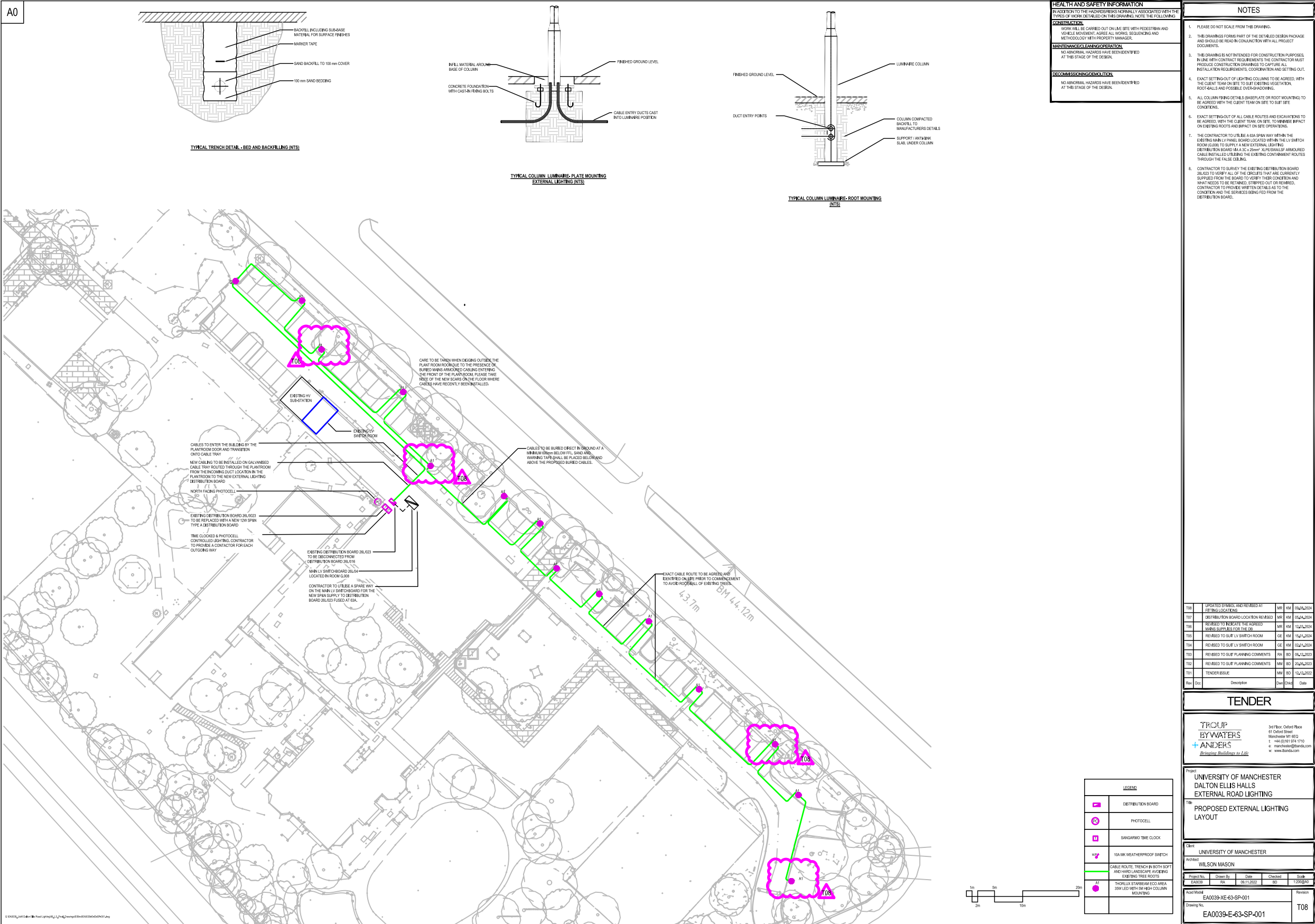
Right: case study of an installation using the proposed column-mounted luminaires



4.0 | DEVELOPMENT PROPOSALS

4.2 | LAYOUT

Proposed layout plan (NTS)



5.0 | HERITAGE IMPACT AND MITIGATION

HERITAGE IMPACT

The impact of the proposals on heritage assets and the Conservation Area have been assessed and minimised. The proposals have been developed to be sensitive to nearby heritage assets, with lighting columns of a simple, unobtrusive design to avoid a negative impact. Old, redundant lighting columns will be removed. Overall, this will achieve an improvement in appearance.

The potential impact of the proposed lighting columns on the existing trees has been considered and the findings are set out in the tree survey report submitted with this application. The report concludes that it is not necessary to remove any trees in order to accommodate the lighting columns. Advice is included on measures to avoid tree route damage.

There will be a considerable upgrade in the external appearance and quality of the external environment in this part of the Conservation Area during the hours of darkness. Any overall impact on the Conservation Area or the setting of the Listed or Non-Designated Heritage Assets is considered to be minor and neutral or slightly positive.

MITIGATION

No mitigation measures are proposed as there are no trees to be removed. A landscaping scheme for new tree planting has been prepared and is submitted with this application. This includes four new trees along the Anson Road frontage, to enhance the appearance and biodiversity of the site.

Ground works are to be carried out sensitively to minimize the impact on root protection areas (RPAs) of trees.

CONCLUSION

It is considered that the works proposed will not have a detrimental impact on any heritage asset. In line with the NPPF and Part 2 of the Town and Country Planning Act 1990 (Listed Buildings and Conservation Areas), the works proposed will not lead to any substantial harm to the conservation area and, on the contrary, will contribute positively to preserving or enhancing its character.

WILSON MASON
architecture and interior design

Upland House
Spring Lane
Samlesbury
PR5 0UX

01772 877455
preston@wilsonmason.co.uk

8 New Concordia Wharf
Mill Street
London
SE1 2BB

0207 637 1501
london@wilsonmason.co.uk

www.wilsonmason.co.uk