DESIGN, ACCESS & HERITAGE STATEMENT

Fiddes roof replacement, Dalton Ellis Hall, Manchester, M14 5RL

1.0 Introduction

1.1 This statement is part of a planning application for the replacement of the flat roof covering at Fiddes, Dalton Ellis.

1.2 Fiddes is a three-storey brick building with a built up felt flat roof situated within Dalton Ellis Hall on the University of Manchester Victoria Park residential campus. Fiddes was constructed in 1979 and provides residential accommodation for students.

1.3 There are a number of other buildings on the Dalton Ellis site; ranging in construction dates from 1840 to 1981. Dalton Hall, Nield, Sutherland, Graham and Ewings are halls of residences for students. Sunnyside is a reading room and Eaglesfield is currently vacant.

1.3 Fiddes is adjacent to and located within the grounds of the following heritage assets:

1.3.1 Dalton Hall, Hall of Residence. Grade II listing.

1.3.2 Nield Wing, Hall of Residence. Grade II listing.

1.3.3 Eaglesfield, Hall of Residence. Grade II listing.

1.3.4 Sunnyside, Reading Room. Non-Designated Heritage Asset.

1.3.5 Victoria Park Conservation area.

1.4 This statement is to be read in conjunction with the following documents:

1.4.1 Drawing numbers 8949-A101 (Location Plan); A102 (Site Plan), A103 (Existing Drainage), A105 (Existing Elevations), A106 (New upstand detail), A107 (Proposed Elevations).

1.4.2 Appendix 1: Photographs of existing building.

2.1 Proposal

2.11 Planning permission is sought to replace the existing built up felt flat roof waterproofing system with a new built up felt waterproofing system. The existing roof has suffered from longstanding rainwater penetration and is at the end of its serviceable life.

2.12 The proposed works will introduce a new perimeter upstand detail and new rainwater hoppers and downpipes. A mansafe system will be installed with a fixed ladder to allow maintenance access.

2.2 Roof works

2.21 The new roof system will be a 3-layer felt system with PIR tapered insulation.

2.22 The existing roof drainage arrangement is via internal downpipes through the building. The outlets are insufficiently sized and there have been numerous leaks inside the building. The proposal is to replace the existing internal drainage system with an external drainage system via hoppers at roof level and external downpipes.

2.23 As there are concerns with core drilling through the concrete fascia for the external drainage, a new upstand detail will be created around the roof's perimeter. The new upstand will be 150mm in height and a black PVC trim will be fixed to the external side of the upstand. Openings will be formed in the upstand for spitters which will discharge into downpipes. The new downpipes will connect to existing drainage gullies at ground level. The downpipes and hoppers will be black uPVC to match the existing soil vent pipes. This change to the drainage system will be achieved by using tapered insulation.

2.24 Core sampling has shown that there is 50mm insulation within the existing roof construction. The new roof will be fully insulated to comply with Part L requirements, providing an energy efficient and thermally stable internal space. Tapered insulation will be used to provide the drainage falls, and at its highest point the insulation will increase the height of the roof by 170mm. The new insulation height will have minimal aesthetic impact due to the new perimeter upstand.

2.25 There is currently no external access to the roof for maintenance activities such as unblocking the rainwater outlets and leaf clearance. The roof plantroom gives internal access but access to the roof this way is via a ladder through a narrow hatch, so carrying tools or equipment is difficult. It is proposed to install an aluminium fixed access ladder on the west elevation to allow external access to the roof. This elevation has been selected as it is to the side of the building, away from the entrance and the heritage assets on the site, as well as the bedroom windows. The ladder will be installed 4 metres from the ground to prevent any unauthorised access and will be powder coated grey, to match the external ladder on Lawrence Kendal squash court building, which is adjacent to Fiddes.

2.26 It is proposed to install a mansafe system on the roof to allow safe access for clearing the rainwater hoppers and removing leaves etc. The alternative fixed or collapsible edge protection would make it impossible to remove leaves from the hoppers safely and would have a detrimental impact on the aesthetics of the building.

3.0 Identifying the Heritage Assets.

3.1 DALTON HALL, HALL OF RESIDENCE, CONYNGHAM ROAD, UNIVERSITY OF MANCHESTER

List entry number: 1208904

SJ8595 CONYNGHAM ROAD, Rusholme 698-1/22/789 (East side) 03/10/74 Dalton Hall with attached forecourt walls (Formerly Listed as: CONYNGHAM ROAD, Rusholme (East side) Dalton Hall)

GV II

Hall of residence for members of the Society of Friends to attend Manchester University. 1881-2 by G.T.Redmayne. Stock brick wih red brick and sandstone dressings, some red terracotta, slate roofs with red cockscomb ridging tiles. Long range with rear wing towards south end. Three storeys with basement and attics, asymmetrical, with a gabled wing at the north end, a lower 3-window link with 3 gables, and a higher 9-window range with 4 gables, the first 2 linked and the 3rd, which breaks forwards slightly, containing the main entrance. High basement, moulded terracotta sill-bands to all floors, stone gable copings. The entrance, up a flight of steps, has a wide 2-centred arch moulded in 3 orders with a hoodmould, and a richly ornamented triptych of terracotta panels above, including the date 1881, and above this a 3-light brick-mullioned window to each floor, the lower under a segmental relieving arch and the upper in a 2-centred blank arch. To the right of the entrance is a 3-stage transomed stairwindow; otherwise, most other windows are of 3 and 4 lights with brick mullions and segmental relieving arches, those at 1st and 2nd floors of the coupled gable portion set in pilasterd giant blank arches. Attached to the entrance steps are the splayed returned ends of the forecourt wall, which has brick piers at short intervals, linked by twisted iron bars.

3.2 NIELD WING, HALL OF RESIDENCE, CONYNGHAM ROAD, UNIVERSITY OF MANCHESTER

List entry number: 1208904

As above, listed by curtilage to Dalton Hall.

3.3 EAGLESFIELD, 16 ANSON ROAD, UNIVERSITY OF MANCHESTER

List entry number: 1207528

SJ8595 ANSON ROAD, Rusholme 698-1/22/785 (South West side) 03/10/74 No.16 Eaglesfield

II

Villa, now hall of residence. Mid C19. Red brick in Flemish bond with sandstone dressings, hipped slate roof. Square plan. Three storeys and 3 bays, symmetrical; with large rusticated quoins, deep sill-bands to all floors, bracketed eaves. Square flat-roofed porch with corner pilasters, cornice and blocking course, round-headed doorway with pilaster jambs and keyed moulded head, divided panelled doors. Large tripartite windows at ground floor with pilastered architraves and cornices, sashed without glazing bars; 4-pane sashed windows to the upper floors with moulded architraves, those at 1st floor with cornices and those at 2nd floor shorter. Two ridge chimneys. Left return side (garden front) has matching fenestration. Interior not inspected.

3.4 SUNNYSIDE,

Non designated Heritage Asset. Appears on historic maps at the same time as Eaglesfield

3.5 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 Laindon Road, the backs of properties on Daisy Bank Road, Scarsdale Road, the backs of properties on Langdale Road and Anson Road.

Dalton Hall, also designed by Redmayne, was a university hall of residence. It is the only building in the conservation area sited close to the back of pavement, all the others having broad gardens with trees to screen them. Standing next to Dalton Hall is a much more recent building - the Ellis Lloyd Jones hall of residence. Although not in the style of the early Victorian villas, it integrates into its site very well.

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.**

There will be minimal change to the external appearance of Fiddes, which is in the setting of the heritage assets detailed earlier in this statement.

The new roof will have a 150mm upstand around its perimeter, with openings for drainage. A black PVC trim will be fixed to the external side of the upstand.

The proposed new roof covering of 3-layer felt will match the existing roof covering. The existing roof is a flat roof, and the new roof will be a flat roof. The new roof will be 170mm higher than the existing roof but the aesthetic impact of this will be minimised due to the new perimeter upstand.

The existing internal drainage will be relocated to the external elevations and black uPVC hoppers and downpipes will be installed on the north and south elevations to connect with the existing drainage gullies at ground level.

A fixed ladder with a safety cage will be installed on the west elevation of the building to give maintenance access to the roof from the existing hardstanding.

A mansafe system will be installed on the roof to provide safe maintenance access from the ladder.

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 new roof covering and detailing will add longevity to the building and will improve the thermal comfort whilst contributing to the University of Manchester's carbon reduction targets.

5.0 Design and Access Statement.

5.1 The proposed works are confined to the roof and there are no proposals to change the access to, or circulation within, the building. The fixed ladder on the west elevation will give safe maintenance access to the roof.

Jo Wavish
Projects Group
University of Manchester
07.11.24

Appendix 1.

Photographs



Photo 1. North elevation



Photo 2. South elevation

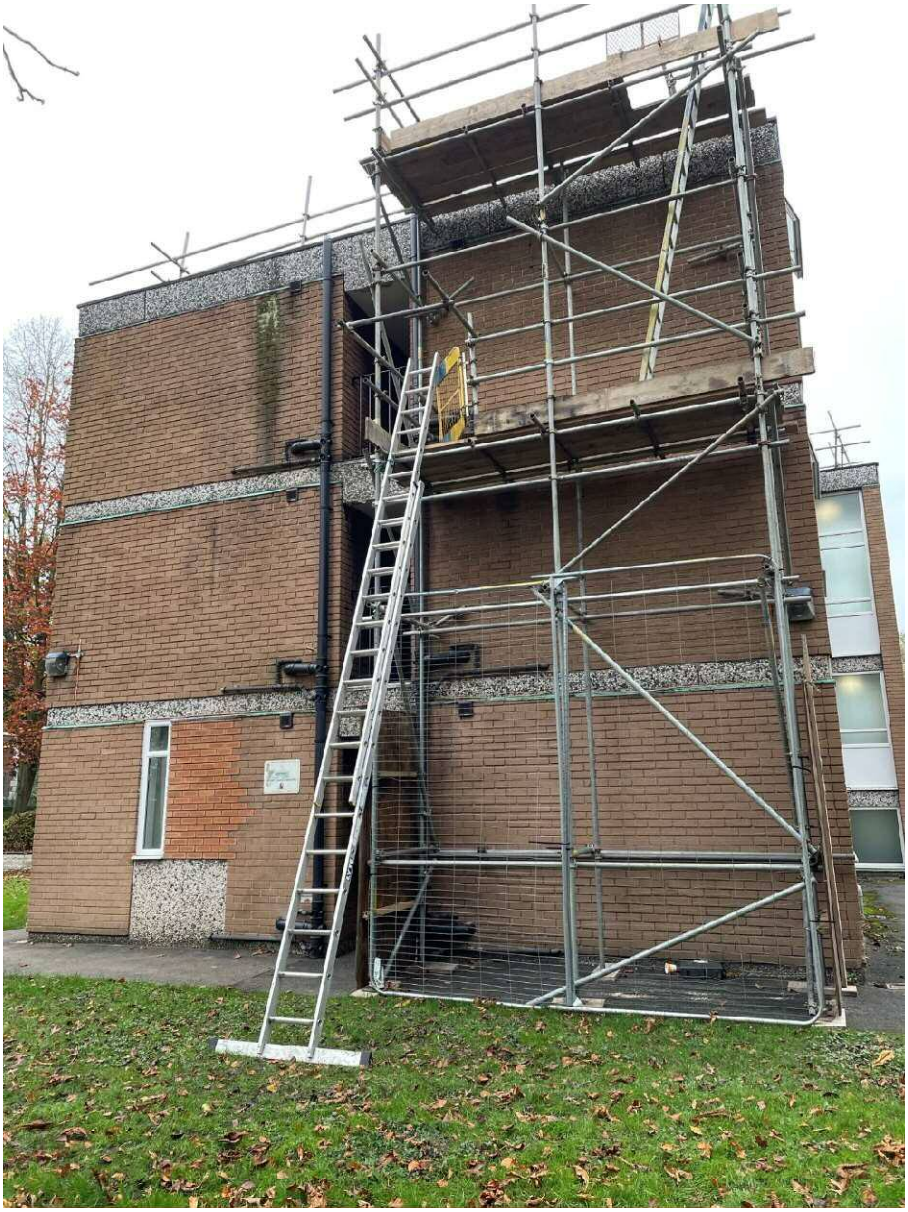


Photo 3. West elevation



Photo 4. East elevation

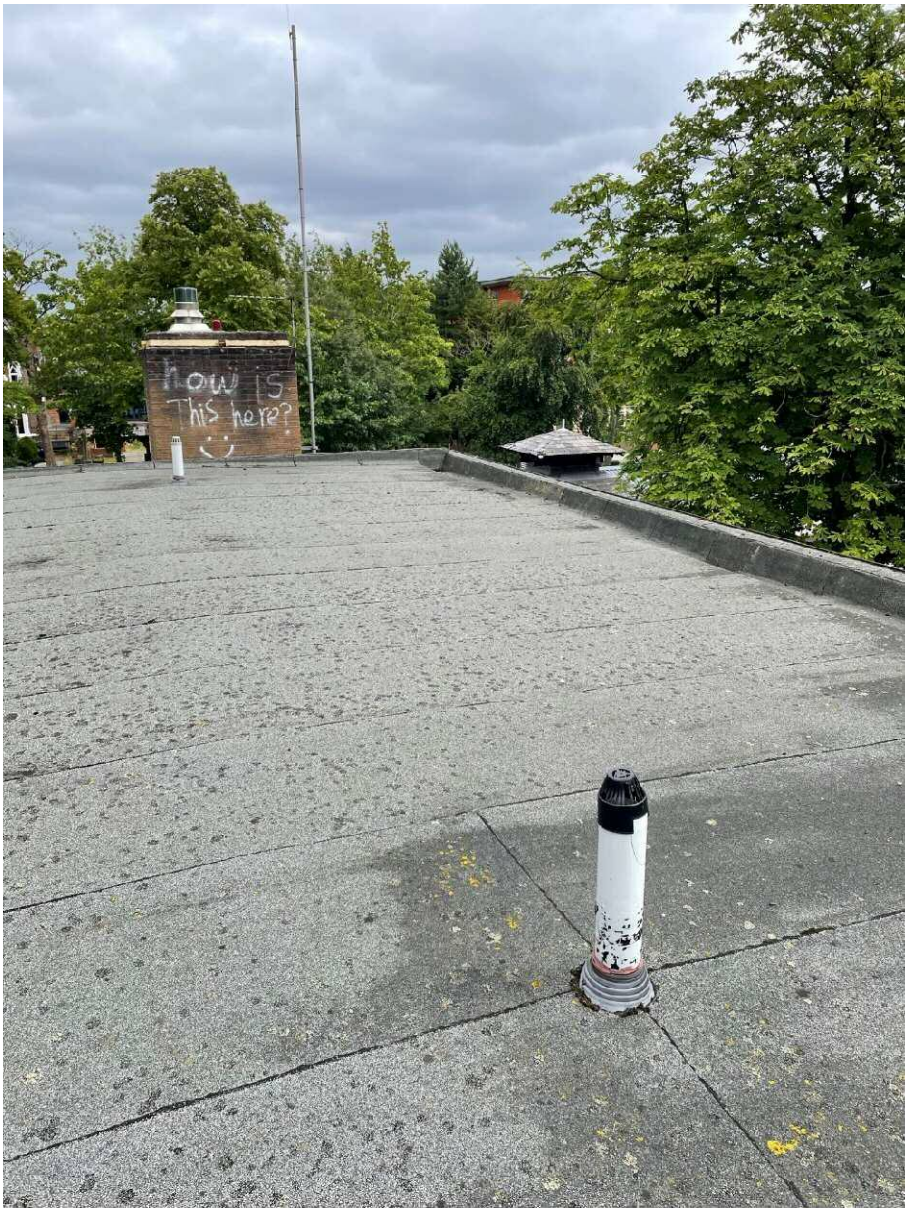


Photo 5. Existing roof covering