

DESIGN, ACCESS & HERITAGE STATEMENT

Plymouth, Hulme Hall, Manchester, M14 5RR

1.0 Introduction

- 1.1 This statement is part of a planning application for the replacement of the flat roof covering at Plymouth, Hulme Hall.
- 1.2 Plymouth is a two-storey brick building with a built up felt flat roof situated within Hulme Hall on the University of Manchester Victoria Park residential campus. Plymouth was constructed in 1966 and provides residential accommodation for students.
- 1.3 There are a number of other buildings on the Hulme Hall site, ranging in construction dates from 1910 to 1990. Greenwood, Birley, Burkhart, Oaklands, Christie, Houldsworth, Hulme Hall Main Building, Park House and the Chapel. Greenwood, Birley, Burkhart, Oaklands, Christie and Houldsworth are halls of residences for students. Hulme Hall Main Building is the dining area, kitchen and bar, and houses the admin services. Park House and the Chapel are currently vacant.
- 1.3 Plymouth is adjacent to and located within the grounds of the following heritage assets: Hulme Hall's main building, Houldsworth and Park House which are all Grade II listed.
 - 1.3.1 Hulme Hall main building, Hall of Residence. Grade II listing.
 - 1.3.2 Houldsworth, Hall of Residence. Grade II listing.
 - 1.3.3 Park House, vacant. Grade II listing.
 - 1.3.4 Victoria Park Conservation area.
- 1.4 This statement is to be read in conjunction with the following documents:
 - 1.4.1 Drawing numbers 8721-A101 (Location Plan); A103 (Existing drainage), A105 (Existing Elevations), A106 (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 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 upstand is provided by felt dressed into the parapet wall. The new roof will have a felt upstand dressed up and over the parapet coping, terminating into a black GRP trim around the perimeter of the roof.
- 2.23 The existing roof drainage arrangement is via internal downpipes through the building. The outlets are insufficiently sized and there have been water leaks from the internal drainage. The proposal is to replace the existing drainage system with hoppers at roof level connecting into downpipes. The new downpipes will connect to existing drainage gullies at ground level. The downpipes and hoppers will be black uPVC. 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. There will be no aesthetic impact as the new roof will be below the height of the parapet wall.
- 2.25 There is currently no internal or external access to the roof for maintenance activities such as unblocking the rainwater outlets and leaf clearance. There are a number of trees around the building and leaf fall onto the roof combined with the problematic maintenance access is likely to have contributed to the roof's water ingress issues. It is proposed to install a mansafe system on the roof to allow access to clear the rainwater hoppers and to remove leaves etc.
- 2.26 Safe access onto the roof will be via an aluminium fixed access ladder with a safety cage on the west elevation. 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.

3.0 Identifying the Heritage Assets.

3.1 HUME HALL, HALL OF RESIDENCE, UNIVERSITY OF MANCHESTER (ORIGINAL PORTION)

List entry number: 1246448

SJ8595 OXFORD PLACE, Rusholme 698-1/22/811 (South side) 03/10/74 Hulme Hall, Hall of Residence, University of Manchester (original portion)

GV II

University hall of residence. c.1910, by Percy Worthington. Brick with sandstone dressings, green slate roofs. Long wings ranged round the north, east and west sides of a quadrangle

with a wing extending to the north. Arts and Crafts style. Mostly 2 storeys, with short 3-storey tower at junction of wings. Windows generally 6-light mullion-and-transom casements, those of upper floors in coupled gables; east range with 5-bay arcade of 4-centred arches at ground floor, and to right of this 3 bays of stone 2-storey oriels. Squat tower in south-east corner with embattled stone parapet and octagonal stair-turret to left with patterned lead roof.

3.2 HULME HALL, UNIVERSITY OF MANCHESTER

List entry number: 1246448

As above, listed by curtilage to Hume Hall Original Portiton.

3.3 PARK HOUSE, 2, LOWER PARK ROAD

List entry number: 1283017

SJ8595 LOWER PARK ROAD, Rusholme 698-1/22/802 (West side) 03/10/74 No.2 Park House

GV II

Villa, now hall of residence. Mid C19. Coursed squared sandstone, slate roof. Double-pile plan. Gothick style. Two storeys and 3 bays, symmetrical, with projecting gabled centre; string course, projected eaves to steeply-pitched roofs. The centre has a projected single-storey bay (probably formerly the porch) which has a 2-light window with traceried overlight in the centre and narrow sashed side-windows all under a hoodmould, and a parapet with triangular-headed upstand containing a shield; and a 2-light sashed window at 1st floor with arched lights and hoodmould. The outer bays have narrow 2-storeyed canted bay windows with 3 arched lights to each floor, the lower cusped. Ridge chimney. Each gable wall has a similar but wider canted bay, with 2-light sashes to the centre; the south side (3 bays in all) has a 2 gables (including this) and a recessed centre, and other sashed windows in similar style including a shallow rectangular 4-light bay window; the north side has various C20 additions. Interior not inspected.

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 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.

Houses on Oxford Place were demolished in 1910 to make way for Hulme Hall, a university hall of residence, which is a large building designed in the Arts and Crafts style and incorporating a quadrangle. Many more high-quality buildings were built on the site in the 1960s and later.

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 Plymouth, which is in the setting of the heritage assets detailed earlier in this statement.

The new roof will have a felt upstand detail dressed over the parapet wall, terminating into a black GRP trim.

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 will still be below the level of the existing roof parapet.

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 and mansafe system will give safe maintenance access to the roof.

Jo Wavish
Projects Group
University of Manchester
15.10.24

Appendix 1.

Photographs



Photo 1. North elevation



Photo 2. South elevation



Photo 3. West elevation

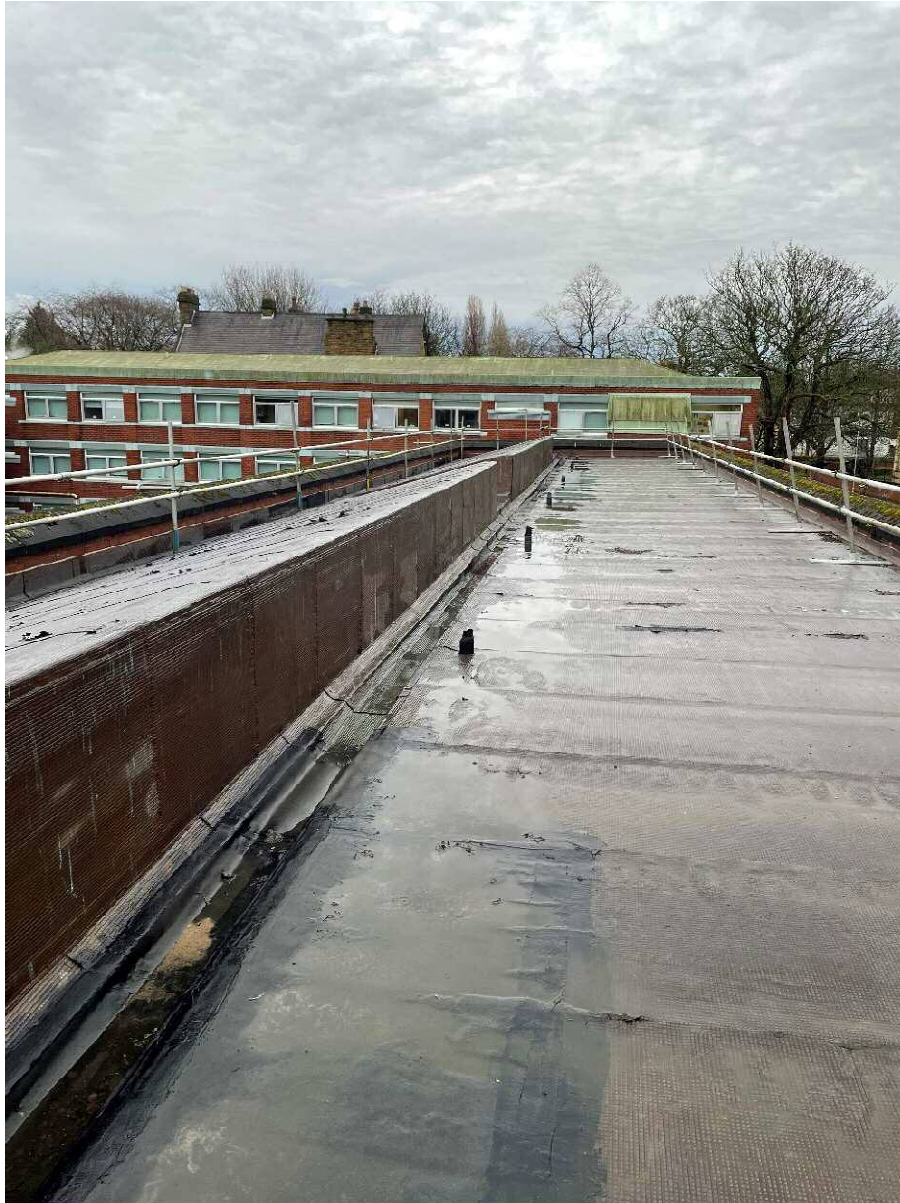


Photo 4. Existing felt roof covering