

HERITAGE IMPACT STATEMENT

Hulme Hall, Victoria Park, Manchester, M14 5RR

1.0 Introduction

- 1.1 This statement is part of a planning application for installation of roof edge protection and roof access ladders on Hulme Hall, Halls of Residence, Main Building, the Accommodation block and the Warden Lodge, Victoria Park.
- 1.2 The 'main building' was built circa 1967 and includes a reception area, offices, student bar, main kitchen and student dining room. The 'main building', the Accommodation block and the Warden Lodge are within the Hulme Hall grounds at the University of Manchester Victoria Park residential campus.
- 1.3 The main building, the Accommodation block and the Warden Lodge are adjacent to and located within the grounds of the following heritage assets:
 - 1.3.1 Hulme Hall, Hall of Residence. Grade II listing.
 - 1.3.2 Park House. Grade II listing.
 - 1.3.3 Victoria Park Conservation area.
- 1.4 This statement is to be read in conjunction with the following documents:
 - 1.4.1 Drawing numbers 045AA-8809-A001 (location plan); A002 (site plan); A101 (visual impact of possible external ladders); A102 (visual impact of ladders and handrails); A103 (proposed handrails & ladders); A200 (elevations key); A201; A202; A203; A204; A205; A206; A207; A208 (elevations)

2.0 Proposal

- 2.1 Planning permission is sought to install roof edge protection and access ladders to allow safe access to various flat roof areas for regular maintenance work such as gutter clearing, unblocking internal gutters and rainwater pipes.

3.0 Identifying the Heritage Assets.

3.1 HULME HALL, HALL OF RESIDENCE, UNIVERSITY OF MANCHESTER (ORIGINAL PORTION), OXFORD PLACE

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)

Grade 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 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 hood mould, and a parapet with triangular-headed upstand containing a shield; and a 2-light sashed window at 1st floor with arched lights and hood mould. 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.

3.3 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.

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 Justification.

- 4.1 Due to the position of the roof gutters and outlets, access onto the roofs is required to clean them and also periodically clean the whole roof to remove surface build up that can block the outlets. This work should be carried out at least twice a year. At present due to Health & Safety concerns any roof that has not got edge protection can not be access. For Contractors to access the roofs safely they require temporary

edge protection, put up by contractors who are harnessed up. This is time consuming to plan and expensive. At present contractors are cleaning out outlets and cleaning roofs off MEWPS. This has been less than adequate as not all outlets can be reached and only small sections of roofs cleaned. As soon as there is more rain, debris from the rest of the roof is washed into the outlets. This has resulted in a number of blocked outlets to internal downpipes causing damage internally.

- 4.2 The University are following the HSE Working at height, safe working hierarchy, with its approach to roofs that require access for maintenance. As stated the need to access roofs can not be eliminated so safe access must be provided. This is best achieved with handrails and fixed hooped access ladders.

5.0 Edge Protection.

- 5.1 In line with previous feedback from MCC Planners. Folding edge protection has been considered to reduce visual impact. After consideration this solution is proposed to a number of roofs. However, on the main Dining room roof and the Accommodation block there are a number of physical restrictions that would prevent the handrails folding down. 3 built up boxes on the East side of the roof (that house the tops of the lift and dumb waiters) and on the Accommodation block there are a number of skylights. These cannot be removed. So fixed handrails will need to be installed on these two roofs.

6.0 Vertical Access

- 6.1 There are a number of 2-storey high roofs that need to be accessed:- Roof above the games room, the bar, the dining room, half of the plant room, the staff accommodation and the wardens lodge. – Refer to drawing numbers 045AA-8809-A101.
- 6.2 In order to satisfy the requirements of the Work at Height Regulations 2005, ladders used for access should be secured and specifically designed for roof access. The best solution to this in the hierarchy is to have a permanent fixed ladder with hoops.
- 6.3 In trying to establish the most appropriate position for these ladders. Safe accessibility, ladder fixing points, and visual impact of the permanent fixture have been considered.
- 6.4 The proposal is to install fixed vertical ladders at the rear of the Staff Accommodation and the lower roof of the plant room. These positions avoids impacting on full height glazing, key architectural features and are not on a prominent elevations. - Refer to drawing numbers 045AA-8809-A101.
- 6.5 To minimise the number of ladders required it is proposed that operatives will gain access at the rear of the Staff Accommodation and then traverse the roof areas and utilise smaller fixed hooped roof ladders to access higher areas. Positions of these ladders have been chosen to minimise visual impact from Oxford Place and avoid prominent elevations from ground level. - Refer to drawing numbers 045AA-8809-A101 and A102.

7.0 Assessment of Impact and Mitigation.

- 7.1 The use of a mixture of collapsible and fixed roof edge protection along with a number of fixed ladders have been selected to minimise the visual impact on the 1967 building. They are being installed on and have no impact on the adjacent Grade II listed assets. The proposal is essential to ensure regular maintenance of flat roof areas can be carried out safely. The proposed works are to a 1967 building within the curtilage / adjacent to two Grade II listed buildings.
- 7.2 The guardrails are racked back and due to the height of the roofs, the proximity of the surrounding buildings and trees, handrails will have minimal visual impact. See photos on drawing 045AA-8809-A102.

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