

HERITAGE IMPACT STATEMENT

Ashburne Hall (Central Block), Old Hall Lane, Wilmslow Road, Fallowfield, Manchester, M14 6HP

1.0 Introduction

1.1 This statement forms part of a listed building consent application to replace the high-level asphalt flat roof covering and carry out masonry repairs to the brick parapet walls adjacent the flat roof on Ashburne Hall (Central Block).

1.2 Ashburne Hall is a University of Manchester hall of residence for students on the Fallowfield Campus, situated 2 miles (3.2 km) south of the main university campus (the Oxford Road Campus).

1.3 This statement is to be read in conjunction with Drawings PN 8311_102, 102 & 103, which accompany the application. The drawings show the detail and locations of the proposed roof works.

2.0 Proposal

2.1 To remove existing asphalt roof covering (Photos 3-8) and replace with PIR insulation board and mastic asphalt covering, dressed up wall abutments and finished with lead flashing chased into brickwork.

2.2 Carry out minor alterations to existing cast iron rainwater pipes discharging onto flat roof (photos 6 & 7); cast iron pipes to be reduced in length to suit raised flat roof level to accommodate PIR insulation board.

2.3 Take off stone copings to parapet walls (photos 1-8); re-bed in lime mortar on new lead DPC (bitumen paint coated for high bond). Carry out localised repairs / rebuilding of cracked brickwork to parapet walls.

2.4 Replace lead flashings to lantern light. (Photo 5)

2.5 Replace corroded hooped ladders with new lightweight aluminium hooped ladders. (Photos 5 & 6)

2.6 Supply and install freestanding collapsible guardrail system to preserve the aesthetics of the building, located behind the parapet walls to the perimeter to the flat roof.

3.0 Identifying the Heritage Asset (Source: Historic England)

3.1 Ashburne Hall (Lees, Mary Worthington, Ward and Central block), including the Alice Barlow memorial gates and Ashburne Hall Lodge.

List entry number: 1401670

Grade: II

Date first listed: 08 June 2012

Address: Ashburne Hall, Old Hall Lane. Ashburne Hall, Wilmslow Road.

National Grid Reference: SJ8573794382

3.2 Reasons for Designation.

3.2.1 *Ashburne Hall, a hall of residence by Sir Percy Scott Worthington, 1910-1933, including the Alice Barlow memorial gates, 1924, and Ashburne Hall Lodge, 1926, both by Sir (John) Hubert Worthington, are designated at Grade II for the following principal reasons: * Historic interest: as an early example of a purpose-built Hall of Residence and one of the first women's halls of residence in England, it also has*

*interest in the history of women's higher education; * Architectural interest: as high quality examples of the work of both Sir Percy Scott Worthington and Sir (John) Hubert Worthington, two of the most successful architects of this prolific and renowned architectural dynasty; * Group value: the halls, gates and lodge form a functional group, the separate parts of which have been designed to complement each other, as well as the pre-existing Behren's House (c.1830, Grade II); * Historic association: the hall has connections with historic figures of note including Viscount Morley of Blackburn, whose collection of books is housed in the library, and celebrated children's author Alice Uttley.*

3.2.2 Materials: Brick with stone and clay tile detailing and slate roofs.

Exterior:

The accommodation blocks are of two storeys plus attic, in the Arts and Crafts style with Georgian and Tudor motifs. The composition is roughly symmetrical to the east side, with the Ward wing constructed to mirror the Mary Worthington wing either side of the symmetrical Central block. The Lees wing and the southernmost section of Ward wing break the symmetry, although the east section of Lees is similar in style to that of the corresponding section of Ward wing. A subtle variation in the size of gables, chimneys and rooflines means the arrangement is not formal. Thin bricks have been used to face the buildings throughout and the use of brick string courses and tile detailing has been used to all wings in differing effects. Almost all windows are original multi-paned sashes, and almost all half-glazed multi-paned external doors remain in-situ. All flat-headed openings have brick wedge-lintels.

*Central block: The library and dining hall form the central section of the Central block; this has a double-height second storey with tall windows. The ground floor has rusticated brick bands and rusticated brick wedge lintels to the windows; these details continue to the returns. The central five bays project slightly. Brick quoins have been used to these and the peripheral corners. The roof is hipped and flat in parts, with a projecting hipped roof to the central section. **This section is flanked by two recessed wings with flat roofs and parapets.** The ground floors are pierced by three round-headed entrances with multi-paned double doors and fanlights. The second floors are set back to provide a balcony; these house flat-headed windows (one to the south is blind) and decorative brick roundels. The rear elevation has a curved, full-height entrance bay with parapet to the centre, incorporating a tall round-headed recess with a multi-paned door, tall 16-over-16 window and a date stone reading 'AD 1924' above. Flanking wings have numerous flat-headed windows. Access to the cellar is via stone steps with an attached hoist.*

4.0 Assessment of Impact and Mitigation.

4.1 Roof covering: The existing flat roof covering is asphalt and patch repaired with felt due to roof leaks that have resulted in damage to the internal plastered ceilings with sections on lime plaster detaching from the concrete roof soffit. The proposal is to remove the defective asphalt and overlay with insulation board and polymer modified asphalt, finished with stone chippings and solar reflective paint, colour grey. The addition of insulation board will thermally improve the building, using polymer modified asphalt is in-keeping with the original roof finish. The insulation board will slightly raise the level of the roof, but is concealed behind the parapet wall and will have no impact on the external appearance of the building. The asphalt roof will be finished with stone chippings and solar reflective paint, colour grey, to protect the asphalt roof finish from thermal movement. The roof will only be visible from three overlooking dormer windows to student bedrooms and a kitchen.

Parapet walls: The parapet walls are constructed from brick and capped with stone copings. The parapet walls are in poor condition arising from dampness and thermal movement. It is proposed to repair defective mortar joints using lime mortar, take off and re-bed the stone copings with the addition of lead DPC (bitumen coated for high bond) bedded in lime mortar to protect the parapet walls from rainwater penetration. Beneath the coping underside the coping drip, a lead flashing edge will be exposed but will not look out of place.

Guardrails: The proposed handrails are for edge protection when access is required for maintenance on the flat roof (gutter clearing). The guard rails are collapsible and will only be in the raised position when access is required on the flat roofs (refer to appendix 2). Using a collapsible guardrail system will avoid a permanent negative impact on the appearance of the building.

5.0 Heritage Impact and Assessment against National Planning Policy Framework (NPPF)

5.1 *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.*

The proposed work will have minor negative impact on the heritage asset. There will be minimal change to the external appearance of the building; the new flat roof covering will be obscured by brick parapets walls; the handrails are collapsible and will only be erected when the maintenance work is being carried on the roof (clearing gutters)

5.2 *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 will add longevity to the building and will improve the thermal comfort whilst working towards carbon reduction.

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.

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24.03.23

Appendix 1. Photographs



Photo 1: Rear view showing parapet walls to asphalt flat roofs.



Photo 2: Front elevation showing parapet walls.



Photo 3: View of roofs 1, 2 & 3, showing slate pitched roof and asphalt flat roofs with patch repairs.



Photo 4: View of roofs 5, 6 & 7. Showing slate pitched roof and asphalt flat roofs with patch repairs.



Photo 5: View of roof 4 showing glass lantern light over stairwell.



Photo 6: View of roofs 2 & 3 towards roof 4 parapets and hooped ladder. Note RWPs discharging onto flat, altered to suit raised flat roof level.



Photo 7: View of roof 5 towards roof 4 parapet and hooped ladder. Note RWPs discharging onto flat, altered to suit raised flat roof level.



Photo 8: View of roof 9.

Appendix 2.

Collapsible guard rail system.

The Safety Solution for Folding Free Standing Roof Edge Protection



- FOLDING COLLECTIVE PROTECTION SYSTEM
- COMPLIES TO EN 13374 & BS 13700
- RECYCLED PVC FEET DO NOT PENETRATE THE ROOF MEMBRANE
- AVAILABLE IN GALVANISED STEEL OR WITH ALUMINIUM TOP AND MID RAILS