



HERITAGE STATEMENT: PARK HALL, THURLOE STREET

INTRODUCTION

This heritage statement is to accompany the planning application for an extension to Park Hall, Thurloe Street, Manchester, M14 5SG.

The objective of the proposed development is to provide a high quality, sustainable extension to an existing PBSA building. It also seeks to contribute to the refurbishment of the existing building, and to offer an enhancement to this part of the Victoria Park conservation area.

The existing building is wholly within the conservation area boundary, but the proposed extension straddles the boundary, but will still present the opportunity to enhance the conservation area.

There are no listed buildings in the immediate vicinity, but the Grade II listed Xaverian College is around 100m away.

PARK HALL

The existing building, Park Hall, is situated on the edge of the Victoria Park conservation area, and consists of a 3 storey masonry building with stone features to the principal elevation to the East. There is also a large basement under part of the existing building.

The North and East elevations are of a high architectural merit, although they are currently in urgent need of significant renovation. The south and west elevations are less architecturally important, and have been added to over time with a single storey extension which sits rather uncomfortably within the context of the well proportioned original building.

The remainder of the site, to the South West, is a hard surfaced area which is currently enclosed by tall metal railings. Vehicular access is provided through a gated entrance from Thurloe Street.

Whilst the drawings which accompany this planning application detail some layout changes to the existing building, these fall under permitted development due to the internal nature of the proposed changes. There are only very minor changes to the

external fabric which are detailed later in this report, and are largely to facilitate the junction with the proposed extension. For the remainder of this report, and throughout the application documentation, the renovation will be referred to as Phase 1, and the extension as Phase 2.

THE EXISTING BUILDING

The external aspects of the existing building will be refurbished under phase 1, with the graffiti being cleaned, brickwork and stonework repaired where necessary and new windows installed. The new windows will be timber effect sliding sash windows, which will replace the existing poor quality uPVC windows. Whilst the original windows would have been of timber construction, the proposed new timber effect sliding sash windows will be a marked improvement over the current windows, and will eliminate any future maintenance required.

2 new windows will be installed to the gable of the existing building which faces the existing flats to the south. These will replace the existing windows which will be covered up by the new extension in phase 2. One of the existing basement windows will also be reinstated under phase 1.

Much of the plethora of surface mounted external waste pipes on the courtyard side will also be removed as part of the refurbishment under phase 1, which will help to neaten up the elevations.

The landscaping around the existing entrance will also be refurbished and will also help to offer a marked improvement to the existing street scene and the conservation area in turn.

THE EXTENSION

Phase 2 of the project will be for the provision of a new extension. The new extension will flank the Southern boundary of the site and provide a courtyard within the site itself.

The extension will consist of 3 stories and will provide a further 31 bed spaces to the development in the form of 6no 5 bed cluster flats, and 1no studio.

The extension will have its own entrance from inside the courtyard, and the new cluster flats will be accessible from a single central staircase.

Care has been taken on the design of the extension to be clearly subservient to the host building. The floor to floor heights are purposely lower than that of the host building which means that a lower ridge height is afforded on the extension.

The extension is linked to the host building with an element that steps back from the elevation, with a flat roof which attaches itself just beneath the eaves of the existing building, so that the roofscape is not broken.

The extension will consist of red bricks to the upper floors to match the host building, with buff coloured blockwork to the ground floor, to give a nod to the decorative buff

stone on the front elevation of the host building. Projecting brickwork details will also help to tie the extension in with the host building.

LISTED BUILDINGS

There are no listed buildings in the immediate vicinity, but the Grade II listed Xaverian College is around 100m away.

Xaverian College, part of, and attached archway Listing NGR: SJ 85350 95433

Formerly known as: No.8 Firwood LOWER PARK ROAD Rusholme. Villa, now part of 6th form college. 1874-5, by Alfred Waterhouse, for T.R.Heatherington; altered. Red brick with blue brick bands (etc), tiled roofs with cockscomb ridges. Roughly rectangular plan (plus later additions to rear). Two-and-a-half storeys plus a tower; with 2 saw-tooth bands between floors, steeply-pitched gabled roofs, (etc). At the right-hand corner, in the angle between the front range and the rear wing, is a rectangular tower which has a gabled wooden porch on its north side, with open sides and fishscale tiled roof, various small windows, a shield in the east side, a stylised Lombard frieze and a steep saddleback roof with cresting to the ridge. To the left of the tower is a diagonally-set gabled bay which has 2 tall sashed windows at ground floor, 2 similar windows and a balcony with wrought-iron railings at 1st floor, and coupled smaller windows above; at the left end of the facade is another gabled bay which has 3 similar windows at ground and 1st floors and coupled windows above, the ground floor windows protected by a tiled pentice roof; and the main range between these bays has a dormer window with half-hipped roof and finial. Most windows have square-paned leaded glazing, some with stained glass. The left return wall (south front) is longer and has similar fenestration including a pentice to the ground-floor, and 2 similar dormers. Attached to the north side is a tall 2-centred archway with steeply pitched gable and ball finial.

Whilst fractured views of Park hall itself might be visible from the Grade II listed Xaverian College, the proposed new extension is not. However, given the refurbishment works to the existing building, it is deemed that the proposed works will enhance the conservation area and therefore the setting of the listed building.

CONCLUSION

The conservation area appraisal identifies that:

Development in one form or another is very likely to take place at some time in the future. The important point is that it must be of very high quality and be in harmony with the character of the conservation area. This does not mean that new buildings must be in the style of older buildings in the conservation area; on the contrary, they should represent the age in which they are built, but there should be common features between new and old, such as massing, height, materials, colour, scale and proportion, which create a sympathy with earlier buildings.

As has been discussed in detail in this document, the proposed new building takes design cues, materiality and proportions from the existing building. It has been carefully designed to be subservient to the original building. The refurbishment and enhancements to the existing building will provide the much needed renovation of a prominent building which is in a poor state of repair.