

DESIGN, ACCESS & HERITAGE STATEMENT

Lawrence Kendal squash court, 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 above Lawrence Kendal squash court.
- 1.2 Lawrence Kendal squash court is connected to the Dalton Ellis dining hall and garage complex. The squash court was constructed in 1980 and the Dalton Ellis dining hall and garage complex was constructed in 1981. The squash court is a two-storey brick building with a built up felt flat roof situated within the Dalton Ellis site, on the University of Manchester Victoria Park residential campus. The squash court is part of the sports facility for the Victoria Park student residents.
- 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, Fiddes and Ewings are halls of residences for students. Sunnyside is a reading room and Eaglesfield is currently vacant.
- 1.3 Lawrence Kendal squash court 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 8629-A101 (Location Plan); A102 (Site Plan), A103 (Existing Plan), A104 (Existing Elevations), A201 (Proposed Plan), A202 (Proposed Elevations with guardrails down), A203 (Proposed Elevations with guardrails up).
 - 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 with a new built up felt flat roof. The existing roof has suffered from longstanding rainwater penetration and the squash court has consequently been out of use for some time.

- 2.12 The proposed works will alter the parapet detail and introduce a new rainwater hopper and downpipe. Edge protection will be installed with a fixed ladder to allow maintenance access.

2.2 Roof works

- 2.21 The new roof will be built up felt with PIR insulation.
- 2.22 The existing roof upstand is provided by lead flashing chased into the parapet wall. The new roof will have a felt upstand dressed up and over the parapet, terminating into a black GRP trim around the perimeter of the roof. This detail is evident on Fiddes Hall of Residence roof, which is adjacent to the squash court building.
- 2.23 Core sampling has shown that there is minimal 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. The new insulation will increase the height of the roof by 135mm but there will be no aesthetic impact as the new roof will be below the height of the parapet wall.
- 2.24 The existing roof drainage arrangement has an internal downpipe which exits via the wall on the south elevation into an external downpipe. For the new roof the location of the existing drainage channel will be retained and the rainwater will discharge directly into a rainwater hopper at roof level connecting into a downpipe. The existing downpipe is black PVC, the new downpipe and hopper will be black cast iron.
- 2.25 There is currently no internal or external access to the roof, or edge protection around its perimeter, making maintenance activities difficult, such as unblocking the internal gutter and rainwater outlet, 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 very likely to have contributed to the roof's water ingress issues.
- 2.26 It is proposed to install a galvanised steel collapsible guardrail, 1100mm in height. The guardrail will be powder coated grey and installed at an 8-degree angle towards the centre of the roof.
- 2.27 To allow safe access to the roof for essential maintenance an aluminium fixed access ladder with a safety cage will be installed. The ladder will be installed on the south elevation where there is existing hardstanding, 4 metres from the ground to prevent any unauthorised access. A gate will be installed at the top of the ladder to give access from the ladder to the roof. The ladder, safety cage and gate will be powder coated grey.

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 with 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 pilastered 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 Lawrence Kendal court, 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. This detail will match the existing detail on Fiddes, which is the hall of residence adjacent to the squash court.

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 135mm higher than the existing roof but will still be below the level of the roof parapet.

The existing black PVC downpipe will be replaced with a new black cast iron downpipe which will extend to roof level to connect with a new black cast iron rainwater hopper.

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

Edge protection will be installed to the roof to provide safe maintenance access. The edge protection will be angled inwards and collapsible to minimise aesthetic impact.

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 south elevation will give safe maintenance access to the roof.

Jo Wavish
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University of Manchester
04.05.23

Appendix 1.

Photographs



Photo 1. South elevation



Photo 2. North elevation



Photo 3. West elevation



Photo 4. Existing roof covering, showing lead flashing upstand detail and parapet wall.



Photo 5. Fiddes roof perimeter detail, hall of residence adjacent to Lawrence Kendal squash court.