



Prepared By



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On Behalf of



St Bede's College,  
Alexandra Park,  
Manchester,  
M16 8HX

## Design, Access and Heritage Statement

To accompany the listed building consent for

### Alterations to Ground Floor Henshaw Building – St Bedes College and Preparatory School

Proposed Ground Floor Alterations to Science Classrooms, Corridor, Office and Toilets

# Introduction

This Design, Access and Heritage Statement has been prepared by PLG Design Ltd on behalf of St. Bede's College and Preparatory School and forms part of the Listed Building Consent for the proposed internal alterations to the Grade 2 listed Henshaw Building

The internal proposals are located on part of the ground floor of the Henshaw Building located blue on the location plan shown below, and faces Mayfield Road.

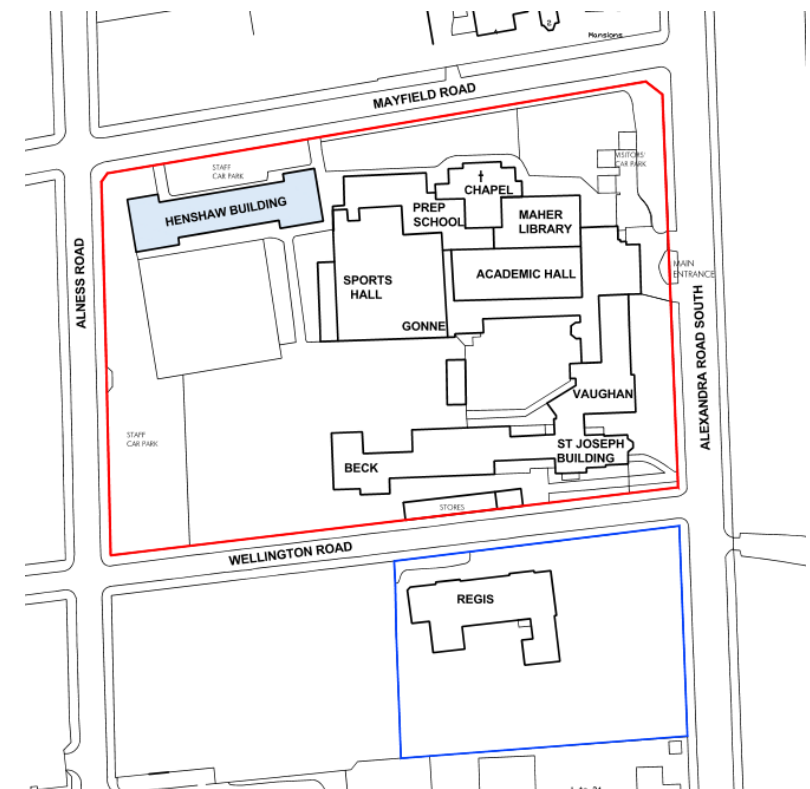
The Statement sets out the historic context, design principles and justification of the proposed work and its impact on the listed building. It is to be read in conjunction with the following documents that have been submitted with the planning application and listed building consent.

The application is be read in conjunction with the following documents

- **Completed Application Forms**
- **Location Plan**
- **PLG Design Drawings PL01 P1, PL02 P1, PL03 P1, PL04 P1 and PL05 P1**
- **Existing Photographic Record**

St Bede's College and Preparatory School have been looking at sensitively refurbishing the Science Block whilst opening up the assumed previous corridor spaces and refreshing /modifications the Pastoral Office, Meeting Area and Toilets.

If approved the works, the College are looking at carry out the work in Summer 2023.



## Site Analysis – Description of Building

St. Bede's College is located within the Whalley Range Conservation Area in Manchester and is a grade II (1994) listed building. The main Vaughan Building which was originally built as the Manchester Aquarium in 1874, is in the Italian Renaissance style, 4 storey high in red brick and terracotta detailing with decorative frieze and cornice and part attic and concealed roof. The single storey porch with decorative panels leads to the main ground floor corridor and the Academic Hall, which are decorated with mosaics and marble.

The College was opened on 10 September 1877 and the College Chapel added in 1898. The Henshaw Building (1932) and the Beck Building (1958) complete the main group of school buildings which bound the playgrounds to the rear between Mayfield and Wellington Roads. The main buildings were all named after respective Bishops of Salford.

The Vaughan Building was originally intended to have two wings, only one of which was built, thereby giving the building an asymmetrical look from Alexandra Park opposite. The four storey gable has brickwork toothed and high level inset fireplaces to take this future addition. An artist's perspective on the cover shows the extent of the original proposed College.

The College Chapel with its design matching the Academic Hall, is a rectangular brick built, single storey building with pairs of round arched windows and rounded niches inset into brickwork which originally contained statuary.

The science department is contained within the 1932 Henshaw Building which is a 3 storey building fronting Mayfield Road, 'H' shaped in plan with 2 end wings and linking stairwells to the main central block.

The 1958 Beck Building is a 3 storey brick building which contains the Refectory, Dining Hall and classrooms on upper levels and was designed by Reynolds and Scott of Manchester. The irregular shaped layout forms the southern wing of the College and is accessed from the main Vaughan Building by a series of contrasting brick arched openings forming a cloistered approach to the Refectory and Dining Hall. There are 7 large panelled windows with round arch heads and inset basketwork panels to these areas, whilst the classroom windows are gauged flat arch.

Recent additions have included The Maher Library (1993) and extension to the Prep School (1995) which were sited either side of the Chapel facing Mayfield Road



## Statement of Significance

A brief outline of the history of the buildings, its importance, how it has evolved and statement of significance.

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Whalley Range was one of the first suburbs created in Manchester providing a “desirable estate for gentlemen and their families”

by Samuel Brooks (1792-1864), who was a local businessman and banker turned developer. Roads were laid out and building plots sold with conditions to ensure that development met Samuel Brooks’ vision.

Alongside this new residential area, parks and open spaces were created to provide leisure and recreation for the people. Alexandra Park was designed by Alexander Hensell and was opened to the public in 1870. Its main purpose was to “deter the working men of Manchester from the alehouses during their day off and to encourage spending time off with their families on moral and physically healthier activities”. The park’s informal pathways linked with the Serpentine Lake and a Lyme Walk and bandstand were designed for promenading. Shortly afterwards the Manchester Aquarium was built in 1874 and sited opposite Alexandra Park. It was the largest inland aquarium of its kind and although it expanded, it proved to be commercially unsuccessful and in 1877 was purchased by the then Bishop Vaughan and converted and extended by Dunn and Hansom, two prominent architects in the North of England into a catholic school. There are aquatic motifs and detailing of fish and other marine animals to the stonework, terracotta and mosaics of the original Aquarium building (now the College’s Academic Hall) which reflect the building’s original use.

The main ground floor corridor is an impressive centrepiece for the school and leads to the Academic Hall and via two linking corridors to the Chapel and Preparatory School.

The building is dominant and contributes positively to the main streetscape, particularly its relationship to the main formal entrance gates to Alexandra Park opposite. The building forms the east boundary to the Whalley Range Conservation Area.

# Historic context and Significance

## Statement of Significance

The main buildings and their setting are a designated heritage asset in accordance with PPS5 – grade 2 listed and conservation area.

### □ Evidential

- Long standing College with a history of expansion and improvement which can be traced through its varied architecture and buildings.
- Many original rooms, circulation areas and spaces are still being used for their original purpose and give evidence to past activity.

### □ Historic

- Important example of an early public leisure building, the Manchester Aquarium, which at the time was one of the largest inland institutions of its kind, and set in one of Manchester's first residential suburbs with evidence of marine life in detailing and mosaics still evident.
- St. Bede's College and its Chapel has a wealth of historic reference and connection over a 136 year period from its initial boarding college, through major conflicts and events in the 20th Century and provides a place and belonging nurtured through its alumni and Old Bedians Association which celebrated its centenary in 1992.

### □ Architectural/ – Aesthetic

- Impressive four storey frontage to Alexandra Road in the Italian Renaissance style with red brick and matching terracotta detailing and decorative single porch entrance with twisted blue columns and 4 decorative artistic panels by George Tinworth (1843-1903), all giving an imposing presence on Alexandra Road.

### □ Communal Value

- Longstanding social and inspirational relevance to Whalley Range community

## Sources

We have considered the following sources in the assessment of these proposals: -

- List Entry Description List Entry No. 1207517
- National Planning Policy Framework PPS5: 'Planning for the Historic Environment' Practice Guide English Heritage.
- Listed Building Applications – 'Is your application valid' by MCC.
- 'Making better applications for Listed Building Consent' Publication 57.
- Whalley Range Conservation Area – History by MCC.
- Aquariums and Public Aquariums in mid Victorian times by Howard Norfolk.
- Copies of original drawings prepared by Hill, Sandy and Norris Architects dated 1922 for Alterations and Addition to St. Bede's College of the Vaughan Building.
- Original drawings and documents prepared by TADW dated 1993 for the Maher Library.
- Planning history of recent developments at St. Bede's College including Extension and Alterations to Preparatory School and various projects between 1990 and present day.
- Existing historic photographs.

In line with the National Planning Policy Framework (NPPF), we confirm that the following have been considered in compliance with the above Framework.

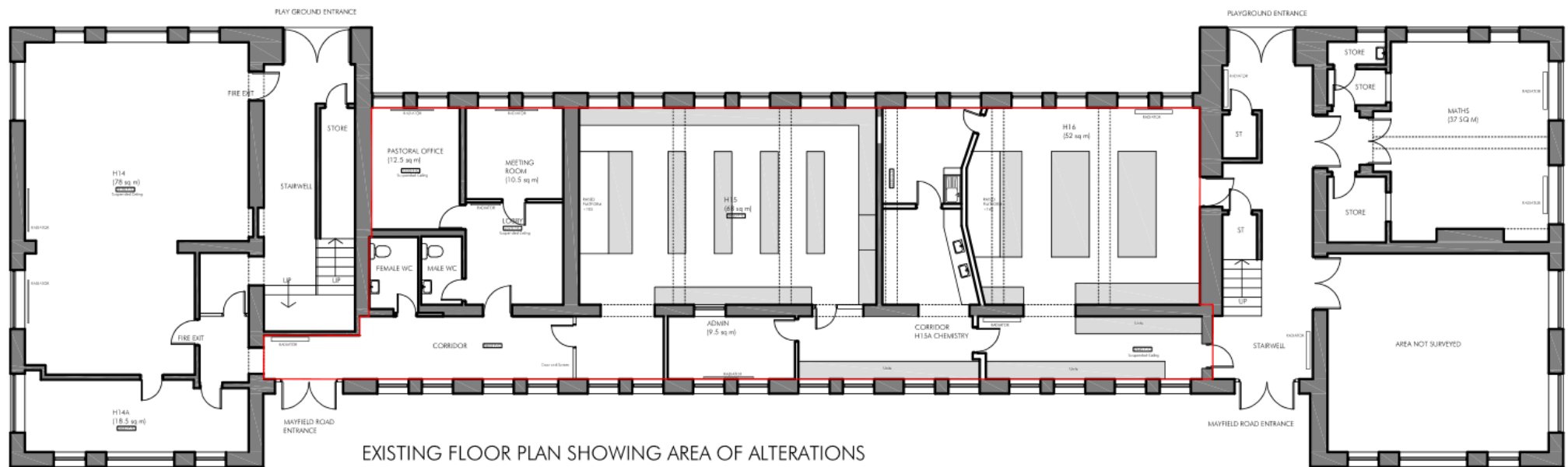
- High quality inclusive design for individual buildings, and interpretation into the natural built and historic environment.
- The need to create, expend or alter schools and engage in pre-planning consultation to identify and resolve key planning issues before applications are submitted.
- The NPPF supersedes Planning Policy Statement 5: Planning for the Historic Environment (PPS5) but the latter remains a ratified and relevant Practice guide in the application of the NPPF

## Design

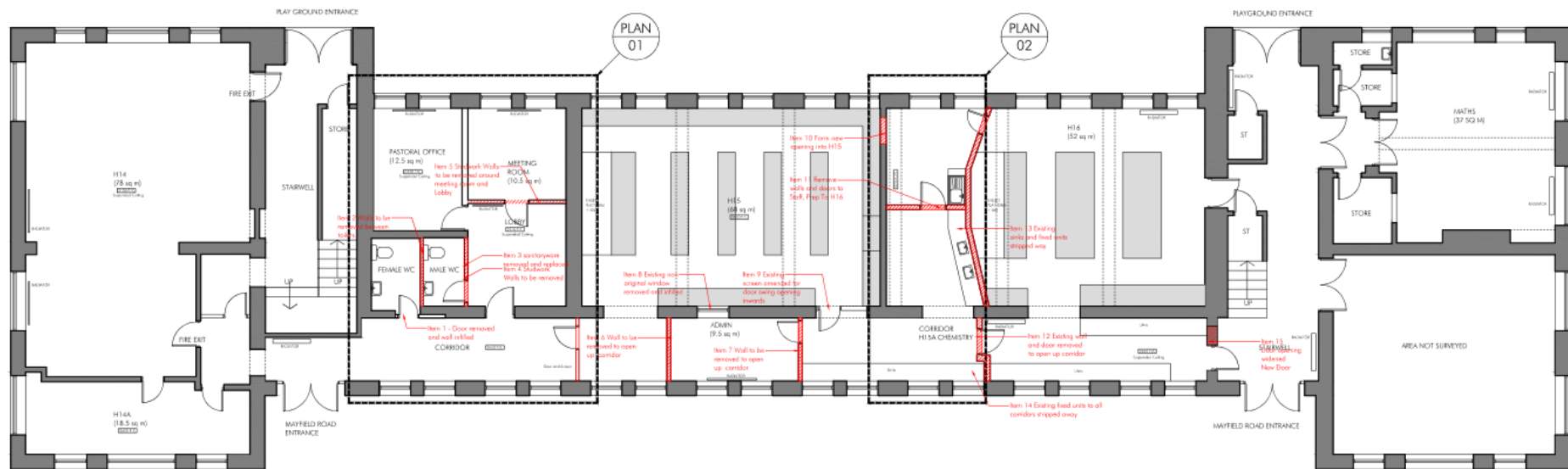
The Proposal is to reintroduce the Ground Floor corridor to the Henshaw Building, which has been screened off and used for Admin and Preparation Areas for a number of years. The College would plans to upgrade classrooms H15 and H16 and reconfigure and upgrade the Prep Area, following removal of storage to the corridor.

The proposals request for the existing Female WC accessed off the corridor and one Male WC from a Lobby are reconfigured as Unisex Staff toilets off The Pastoral Office and Meeting Room.

The existing plan shows the area in red of the ground floor plan works are proposed.

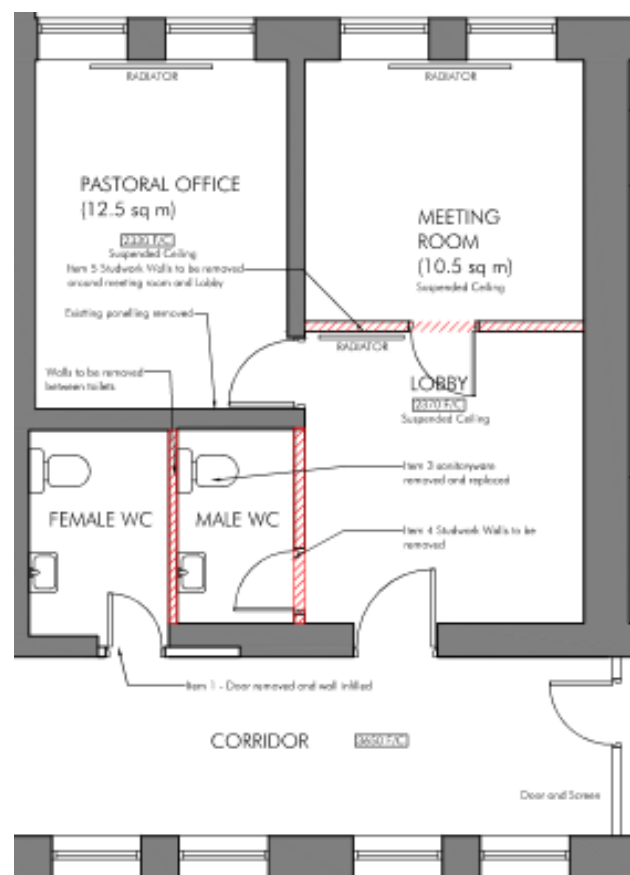


The submitted plans PL02, PL03 and PL04 indicate the proposed work and the main alterations are listed and are summarised in the following pages with impact on the listed building

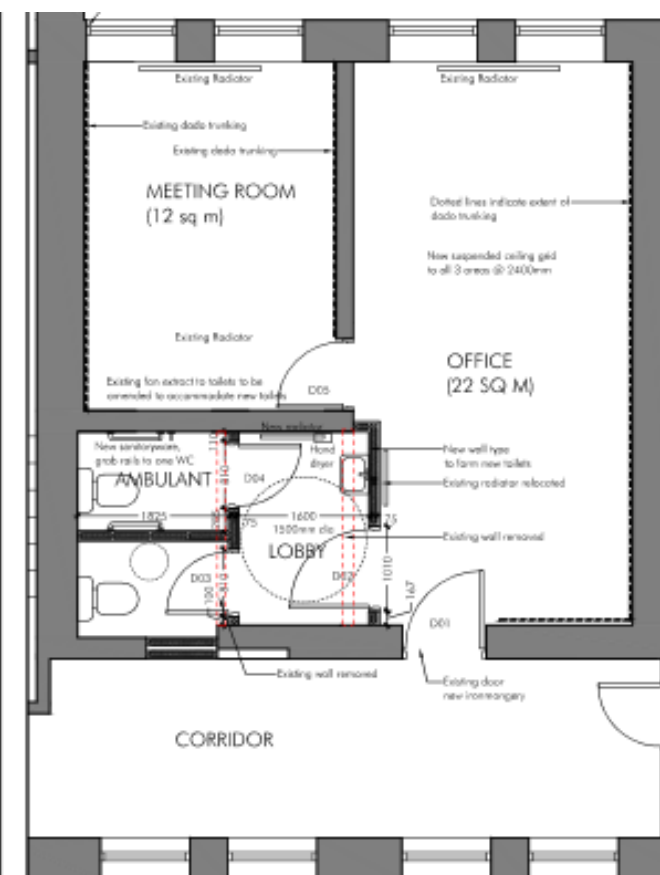


### Item 1 - Door infilled to existing WC

New stud wall to follow line of adjacent assumed infill with original corridor tiling unaffected



EXISTING PLAN 1



PROPOSED PLAN 1

### Items 2, 3 and 4 - Toilets

The College propose removing 2 existing walls forming Female and Male WCs. The walls between the two rooms are constructed from modern blockwork assumed these walls are not original. The wall between Male WC and Lobby is also to be removed. These toilets appear to be a later addition to the building. All sanitaryware (modern addition) is to be replaced with new, and the existing fan extract (through grill to windows are to be reused).

The new toilets are located off staff areas, not the current corridor with a Lobby formed from new studwork walls and 1500mm diameter turning circle in line with The Equality Act / Building Regulations. Two unisex staff toilets, 1 of which is Ambulant WC with grab rails are proposed, in line with the colleges ethos to improve Accessibility for Staff, Pupils and its Visitors.

### Item 5 – Removal of wall to Meeting Room / Lobby

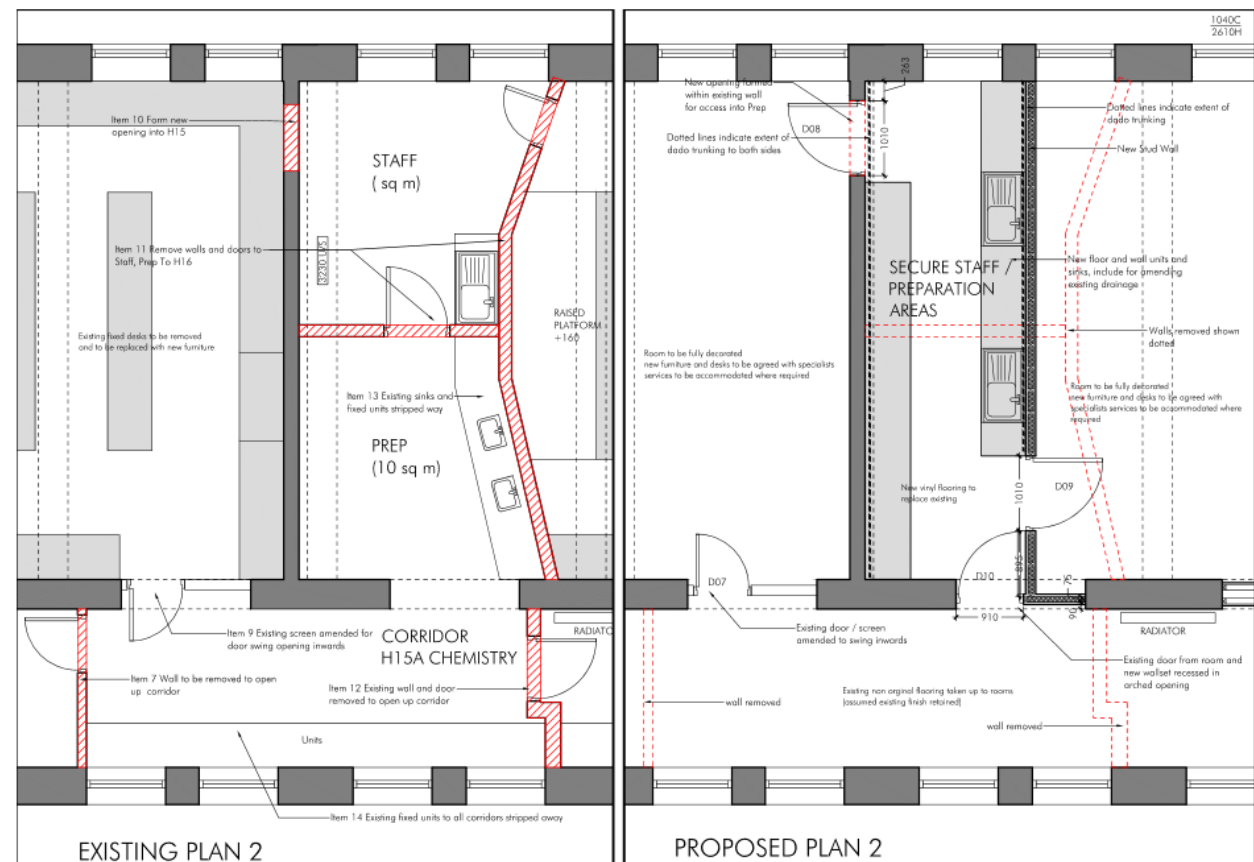
The College is looking to improve the Facilities for Staff, Pupils and Parents visiting the Pastoral Office which needs to be a welcoming and inviting area. The studwork wall assumed non original is to be removed to provide a large office facility (with space one more staff if required) with the existing Office being refreshed to provide a safe and secure meeting area which is vital for the Colleges Pupils and Parents.

The existing suspended ceiling is to be replaced, services including 1 non original radiator are to be amended to suit the newly refurbished area which is to be fully decorated.

### Items 6, 7 and 12 – removal of Stud walls to Corridor – forming Admin Offices, H15A Chemistry and Storage

The College propose to open up the Corridor for Students linking rooms H14, H15 and H1. Students currently access from the 2 different entrances into the Henshaw Building and often have to walk through other areas of prep / storage areas. The proposals mimic the upper floors where the corridor is open via protected doors and escape routes for the Prep Area and rooms H15 and H16.

All non-original features including cupboards, suspended ceilings, services, shelving are to be removed, to expose the original corridor. The original screen / fire door to the mid corridor is to be retained.



### Item 8 – infill window

Existing non original window to be removed and new timber stud infill wall set 100mm in from both sides to maintain opening of previous window.

### Item 9 – Existing door

Existing door to screen to be amended to open in towards room and not into Corridor for fire escape.

### Item 10 – Formation of new door into H15 from Prep Area

With the removal of all fixed storage units to the Corridor, the College has identified that it requires a more secure area away from Pupils to prepare for classes and storage of secure equipment. The proposal is to form a new stud wall to replace the existing splayed wall to form an improved Prep Area with secure access and also escape from the room directly into the classrooms H15 and H16. The proposed new opening is through the wall with a local knock through and new fire door, all skirtings and frames to match existing.

The wall can be infilled at a later date and therefore is reversible and limited impact of Listed Building

### Item 11- Removal of stud wall and door

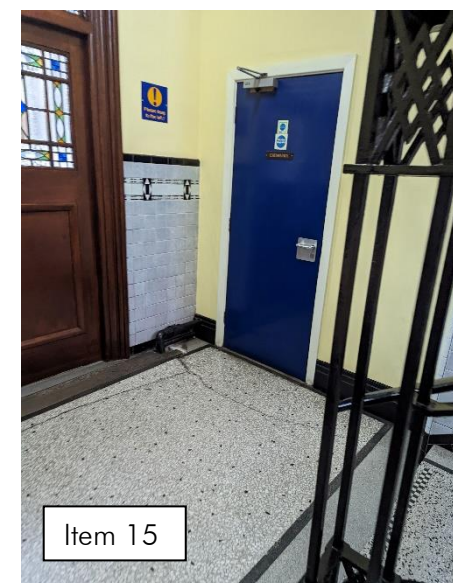
The assumed non original stud wall and door is to be removed, with the door relocated into Prep Area from the Corridor.

### Items 13 and 14 – Existing sinks and cupboards

These non-original units and sinks are to be removed generally and replaced with new. Existing drainage locations are to be used for the new sinks.

### Item 15 – Corridor doorway.

The existing fire door is solid and has a reduced width for fire escape. A new wider opening is proposed and new glazed door and half to the opening in line with building regulations is proposed.



### Additional Design Comments

A number of archways to the corridor are to be infilled with walls and doors as noted on the proposed plans. The new infills are to be set within the middle of the walls to ensure the historic fabric arches features are maintained from both sides. Original doors have been infilled similarly to other corridors.

New doors are generally to be timber stained finish with ironmongery finish to match existing.

Existing non original flooring is to be taken up (where possible and existing retained below) to ensure timber flooring and terrazzo flooring exposed, vinyl flooring with be replaced to the toilet areas and carpet on the meeting areas.

Suspended ceilings are to be removed to corridors but replaced to Pastoral Office, Toilets and Prep Areas.

Any redundant services are to be replaced, and amended locally to suit. New low energy lighting is to be fitted in line with the Colleges ethos to reduce energy consumption where they can.

The existing science desks, fixed units and ventilation equipment where redundant to rooms H15 and H16 are to be removed and replaced with new fixed furniture by a specialist in line with the new curriculum and updated teaching to provide more practical teaching within the college. Accessible desks are to be introduced inline with the Equality Act.

All walls, floors and fixed items are to be made good and redecorated – where applicable contrast colours and finishes are to be introduced again in line with The Equality Act.



## Design – Proposed Changes and Listed Building Consent

The main intervention is the assumed re opening up of corridor, as per the existing floors. The existing splitting up of the corridor is not familiar with the layout of the buildings upper floors.

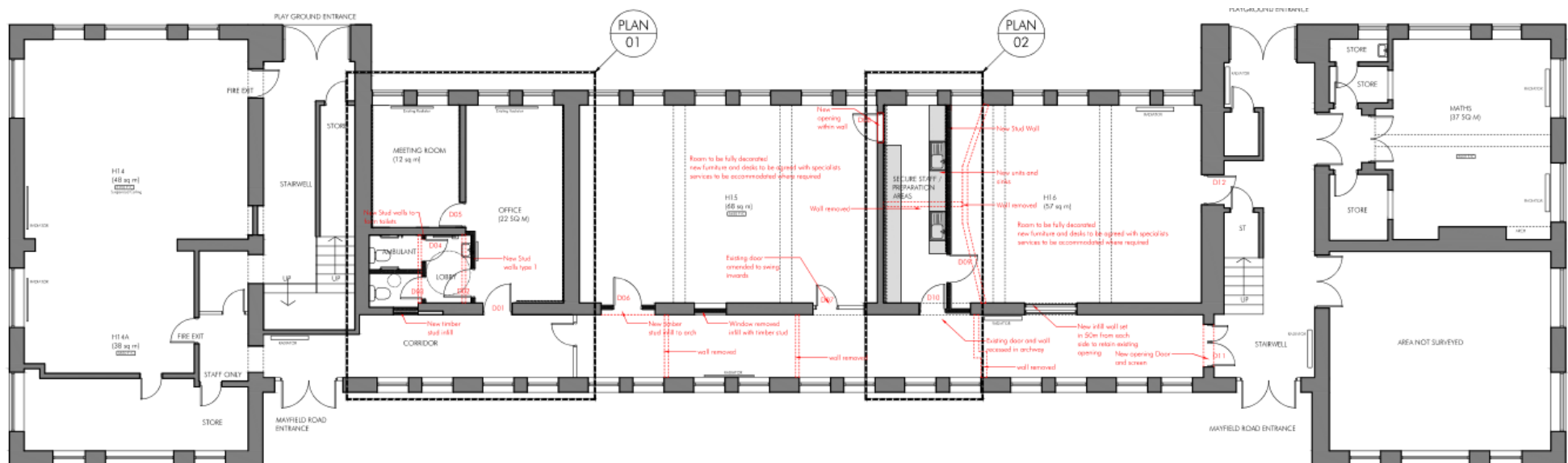
Non original lower ceilings and finishes which have been introduced are to be reversed where possible.

Existing openings infilled are retained by setting out walls and door openings within the depth of the walls and formed with studwork and can be removed at a later date so impact is low and also reversible.

The two structural openings to form doorways D08 and D12 are local and do not affect the room proportions or use, and improve fire escapes from Prep Room and Corridor and both can be reversed if required at a later date.

A photographic record of all areas by the application is attached with the application

The impact on the listed building is low.



## Access

The proposals are to comply with the following:-

- ◇ Building Regulations Approved Document M
- ◇ BS 8300
- ◇ The finishes will have contrast colours, in line with the Equality Act
- ◇ Accessible ambulant toilet facilities
- ◇ Accessible desks introduced.

Please refer to drawings submitted with the application for the actual layout and design.

The proposals aim to achieve this by successfully coordinating the materials, and to not detract from the existing features of the building.

## Listed Building Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1207517

Date first listed: 03-Oct-1974

Statutory Address: ST BEDES COLLEGE, ALEXANDER ROAD SOUTH

MANCHESTER

SJ89NW ALEXANDRA ROAD SOUTH, Whalley Range 698-1/4/826 (West side) 03/10/74 St Bede's College (Formerly Listed as: ALEXANDRA PARK St Bede's College)

Roman Catholic college, now school. 1877, by Dunn and Hansom (unfinished). Red brick with matching terracotta dressings (roof concealed). L-shaped plan (incomplete T-plan) formed by main range parallel to road, with rear wing. Italian Renaissance style. Four storeys and attic, 11 bays (2:6:3, probably intended to be 2:6:3:6:2), the 2-bay south end breaking forwards and a single-storey 3-bay porch projecting at the north end; with moulded terracotta bands to all floors, frieze enriched with scrolls, prominent modillioned cornice, and pierced parapet punctuated by short piers with segmental pediments. The windows have enriched terracotta architraves, those at ground floor with pediments containing busts (all different), and those at 1st and 2nd floors vertically linked, with decorated panels between the floors and pediments at 2nd floor; the 3rd floor has small square windows and the 2-bay south end has an attic. The single-storey porch has a 3-bay arcade of round-headed arches, the outer containing segmental-pedimented windows flanked by piers with coloured relief majolica panels, and that in the centre a doorway with elaborate enrichment including twisted columns of deep blue glazed tiling, segmental pediment, and frieze lettered "VENITE FILII AUDITE ME Ps.33"; frieze over outer arches lettered "BONITATEM ET DISCIPLINAM" "ET SCIENTIAM DOCE ME Ps.118"; balustraded parapet; shield with bees, and various free-range terracotta bees on other parts of wall. Interior: entrance hall with 3-bay arcades of Corinthian columns (front) and pilasters (rear), the latter glazed and opening onto a hall or former chapel which has 12-bay aisle arcades of very narrow round-headed arches; wide axial corridor.

Listing NGR: SJ832829502

The contents of this record have been generated from a legacy data system.

Legacy System number: 387877

Legacy System: LB

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest