



THE UNIVERSITY OF MANCHESTER  
**GRAHAM & EWINGS REFURBISHMENT**  
DESIGN, ACCESS & HERITAGE STATEMENT

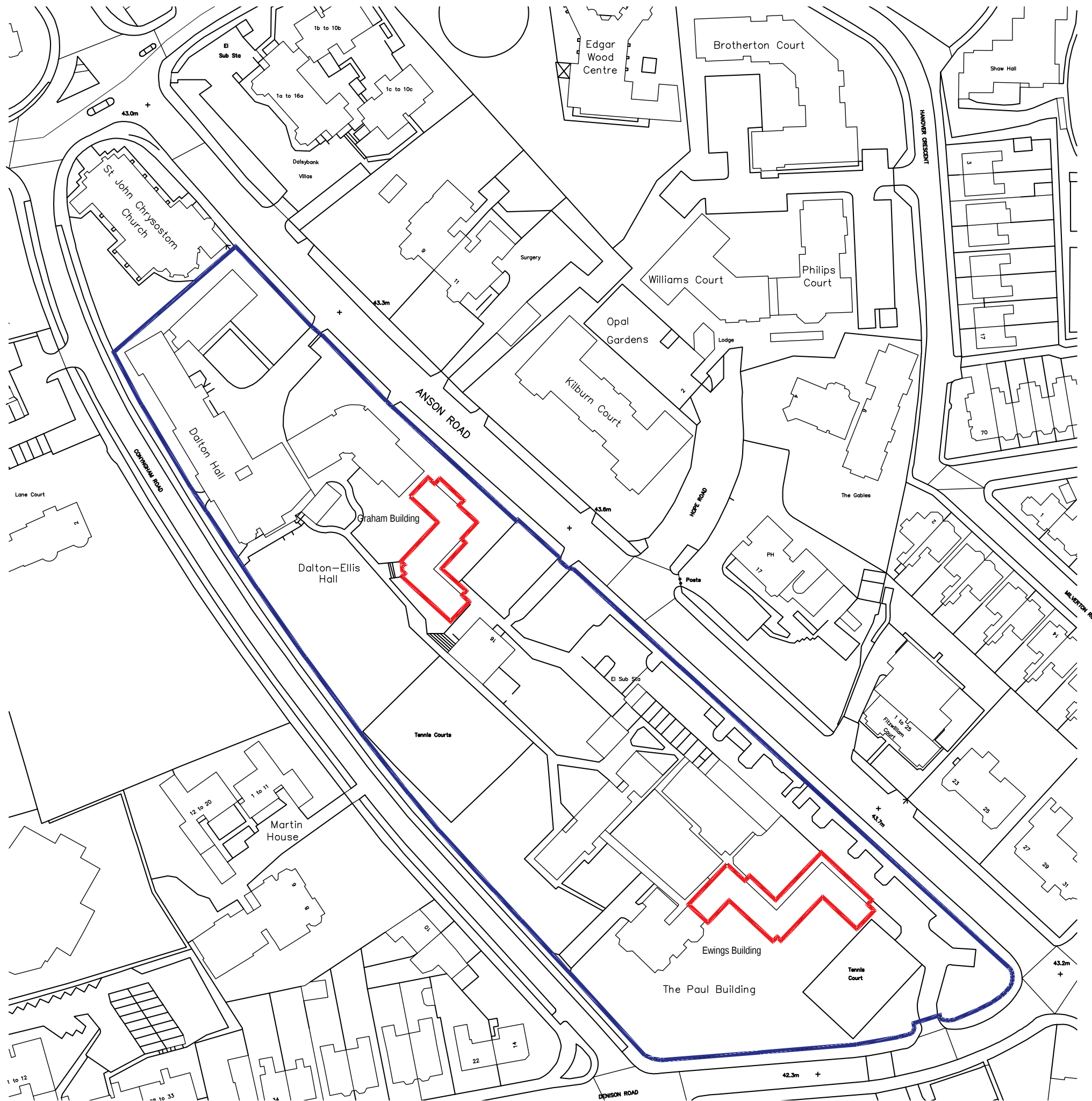
6704 DAHS | REVISION (01) | AUGUST 2022

**WILSON MASON**  
architecture and interior design

## REVISIONS

| revision | details                                                                  | prepared by | checked by | date       |
|----------|--------------------------------------------------------------------------|-------------|------------|------------|
| –        | Supporting information for PLANNING submission                           | SB/PF       | AW         | 20/07/2018 |
| 01       | Updated to reflect amended proposals to support new planning application | PF          | AW         | 26/08/2022 |

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- Application Boundary
- Land In Client Ownership

**THIS DESIGN, ACCESS & HERITAGE STATEMENT HAS BEEN PRODUCED TO SUPPORT AN APPLICATION TO MANCHESTER CITY COUNCIL FOR LISTED BUILDING CONSENT TO ALTER AND EXTEND TWO EXISTING HALLS OF RESIDENCE, WHICH FORM PART OF THE VICTORIA PARK CAMPUS OF THE UNIVERSITY OF MANCHESTER. IT HAS BEEN COMMISSIONED BY THE APPLICANT, THE UNIVERSITY OF MANCHESTER.**

The National Planning Policy Framework (NPPF) 2021 states at paragraph 194 that:  
“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”

at paragraph 199:  
“ When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be).”

and at paragraph 200:  
“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

As any proposed external alterations to the Graham and Ewings buildings has potential to affect designated and non-designated heritage assets, the planning application requires submission of this statement of significance of the assets and their setting, along with an assessment of the potential impact of the proposals. This will enable the planning authority to consider whether any impact arising from the development is acceptable.

Earlier proposals to refurbish the Graham and Ewings Buildings were granted planning consent in October 2018 (ref: 120761/FO/2018). This application relates to revised proposals, which now include extensive retrofitting of the building in line with the University’s adopted zero carbon policy.

# 1.0 | INTRODUCTION

## 1.1 | HISTORICAL BACKGROUND

### THE HALLS ARE LOCATED TO THE SOUTH EAST OF THE OXFORD ROAD CAMPUS, WITHIN THE AREA KNOWN AS VICTORIA PARK.

This area was historically a well to do neighbourhood comprising of large town houses and villas set within spacious plots. The area is just to the north east of Rusholme and the halls are immediately adjacent to Anson Road which is the continuation of the A34 Upper Brook Street arterial route into Manchester City Centre.

Over the years since their construction, the plots have been sold off and modern blocks constructed within them. The halls of residence comprise of a range of buildings of different ages. It appears that the University of Manchester has bought the older buildings and their plots as they have come to market and combined the plots, and then constructed the newer buildings.

The plots main axis has a south east / north west orientation. At the north western end of this is the grade II listed Dalton Ellis main hall building. The south eastern end is occupied by St Anselm hall, the main hall building of which is also Grade II listed.

Dalton Hall, which dates back to 1881, was constructed as residences for members of the Society of Friends to attend Manchester University, The main entrance to this is from Conyngham Road. As it was constructed as a hall of residence, it is a very unusual part of the urban fabric of the area. This is a large three storey building of brick and sandstone dressings, which faces Conyngham Road. It was constructed with a secondary access from Anson Road which is now used as the vehicle access to the halls of residence campus reception.

The other listed buildings within the Victoria Park Campus are Eaglesfield and St Anselm, which were family residences before brought into use as part of the University Halls of Residence. Historically, Eaglesfield’s entrance was from Anson Road, the gates and posts are still in place, although this has fallen into disuse.

The Dalton Ellis site also includes a large yellow brick Victorian Gothic house known as Sunnyside. This is not listed but does provide part of the historic context of the area and the halls of residence. Access to Sunnyside was from Conyngham Road, with the original gates and gate posts still in place.

The origins of the area known as Victoria Park lie in 1830's Manchester. At that time, Manchester had yet to become a city, and Rusholme was a standalone township. Richard Love was commissioned to plan a 70-acre private estate and the scheme was officially launched in 1837.

The Victoria Park Trust was formed by residents in 1845. At that time, about a dozen houses had been built, nine of which are standing today. In 1885 Rusholme was incorporated into Manchester County Borough, at this time official recognition of the Trust by the City Council was made.

During the second half of the nineteenth century, the professional classes moved into the area, and a number of houses came to be associated with prominent politicians and artists. Charles Halle, founder of the Halle Orchestra, and the painter Ford Madox Brown both lived in Addison Terrace. Richard Cobden lived at Crescent Gate and the Pankhurst family lived at No. 4 Buckingham Crescent in the 1890’s.

Since the recession in the 1920's, a steady deterioration in the quality of the area has occurred with its urbanisation. Changing social and economic circumstances since 1945 have accelerated this change.

A relatively small proportion of houses from the 1830's and 1840's still exist. As in any part of the city, redevelopment takes place and large gardens of old houses are seen by some as sites for new buildings. In several cases, an old house was preserved and greatly extended, Kent House, now St Anselm Hall, has been subjected to periodic extension.

Dalton Hall, also designed by G.T. Redmayne, as a university hall of residence. It is the only building in the conservation area sited close to the back of pavement, with all the others having broad gardens with trees to screen them.

The Church of St Chrysostom on Conyngham Road was designed by G. T. Redmayne and was re-constructed after a fire in 1904. It stands on the grounds of an earlier church, begun in the 1840's and never completed.

### TOWNSCAPE

The houses in Victoria Park are large and are set in spacious grounds. Several of the roads are laid out in gentle curves, whilst others are straight and relatively short. They are nearly all of generous width, some also having grass verges.

The existing trees are generally set back within the grounds of each property, rather than being on the roadside on the grass verges.

Not all the large old houses in Victoria Park have survived, and where they were demolished there now stand either groups of smaller houses or large, institutional buildings including schools, colleges, churches, university halls of residence and blocks of flats.

The gardens are enclosed by walls of stone or brick, most of which are of medium height with or without a hedge behind them giving additional height to the boundary. Other walls are high enough to screen the houses and grounds entirely from the road. At the entrances to properties, there were originally large gates and gate piers, many of which have been demolished. Generally, generous spaces between buildings have been maintained and a significant number of trees retained.

The area is characterised by large scale houses in brick, with projecting bays, string courses in a contrasting colour, tall chimneys and vertically-proportioned windows. There are also a number of older, rendered and more modern, partially rendered buildings. Roofs are generally pitched and finished in blue slate.

Some of the historic houses have classical details, projecting portico entrance porches with entablature pediments over the windows and quoins at the corners. Others may have hood moulds over the windows and bracketed eaves cornices.

Dalton Hall has the window surrounds highlighted in a contrasting brick colour whilst the fine arched entrance is decorated with mottos in illuminated lettering.

### TREES

An essential part of the character of the Victoria Park was and remains the trees, which play a key part in the character of the conservation area. Many are fully mature and can be seen to create the effect of a woodland setting, despite the large number of buildings in the area.

The trees are sited within the property boundaries rather than in the streets or on the verges. Many of the trees are located just within boundary walls, forming tree lines on both sides of the adjacent roads. This “tree lined avenue” characteristic is supplemented by other trees, set away from the street, creating the overall impression of parkland or woodland.

A number of trees within the Victoria Park Campus are located in close proximity to buildings, creating significant ongoing maintenance and potential structural issues.

# 1.0 | INTRODUCTION

## 1.2 | HISTORIC MAPS

Historic maps chart the development of the site, mostly with large villa houses. By the 1930's Sunnyside had become a nurses' home. This later became part of the enlarged University campus, along with the construction of a number of buildings for student accommodation and dining facilities, replacing a number of the original houses.

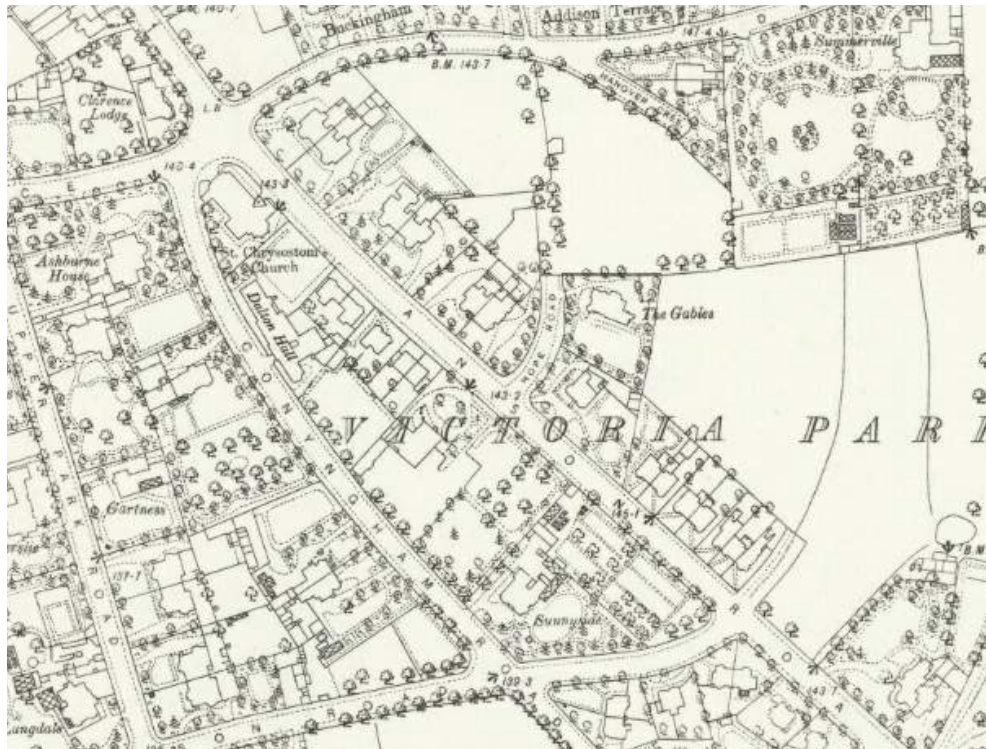
The Graham and Ewings buildings were purpose built as student residence blocks by the University in the early 1980's. At that time the basements of two adjacent historic buildings, Eaglesfield and Sunnyside, were utilised as plantrooms for the new new residential blocks. This led to Graham and Ewings buildings being reliant on these heritage assets, limiting the options for the beneficial use of the latter.



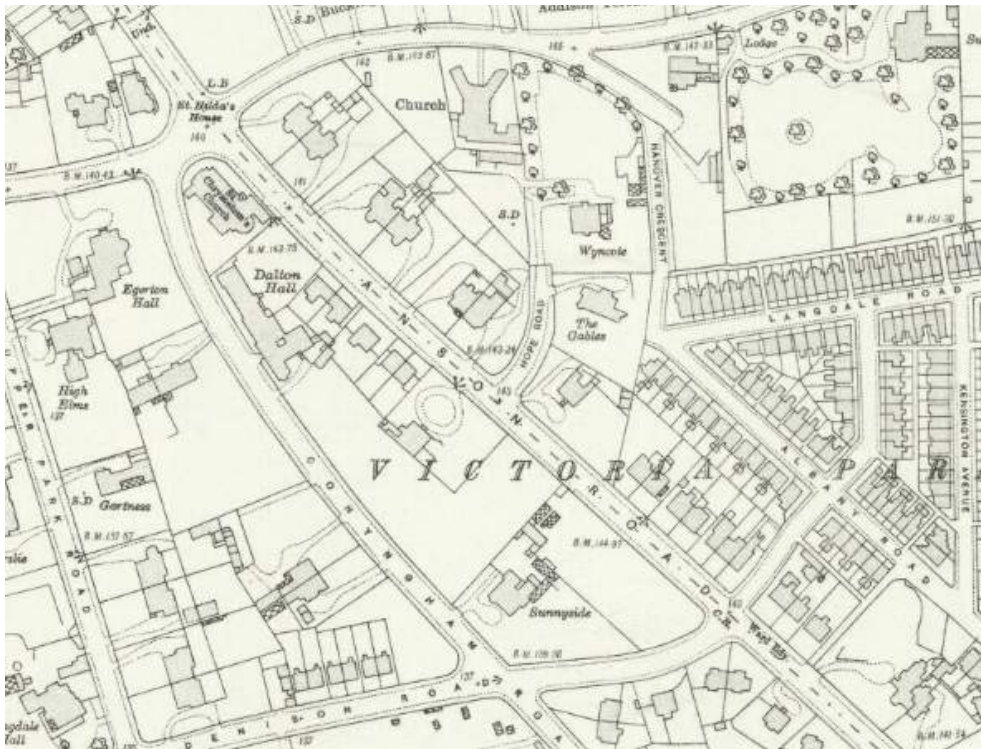
Extract of map - 1840 (not to scale)



Extract of map - 1850 (not to scale)



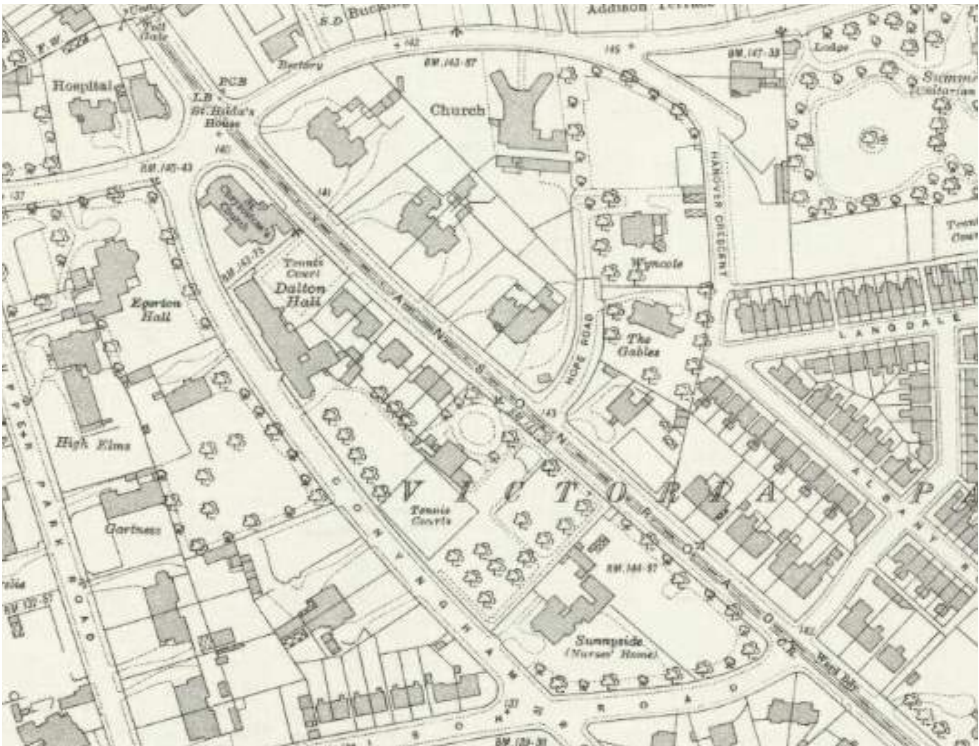
Extract of map - 1893 (not to scale)



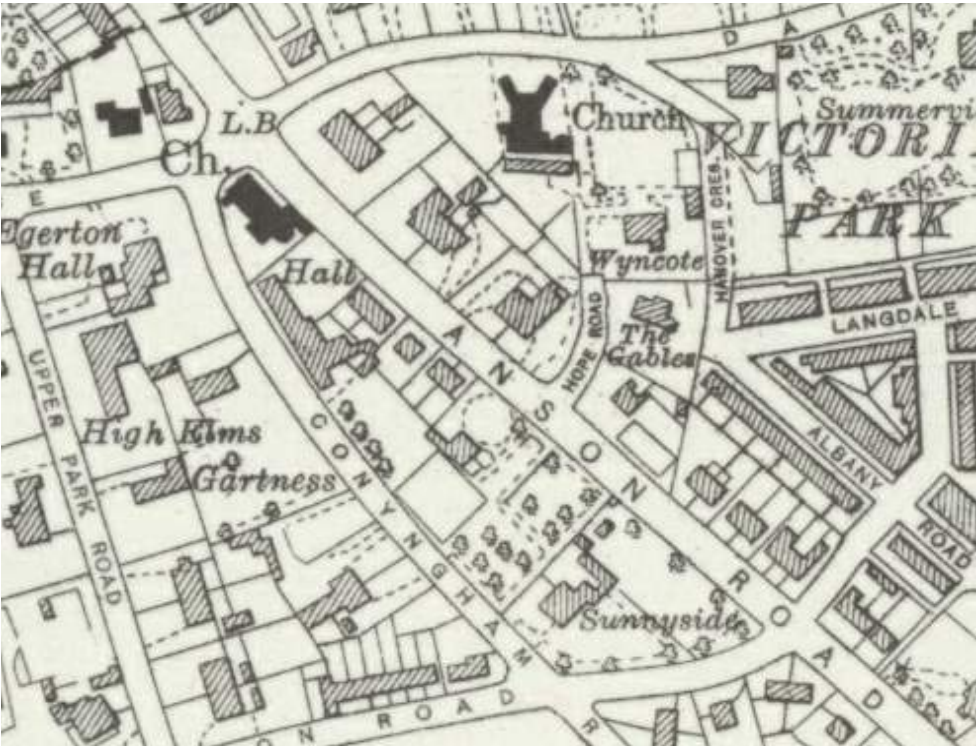
Extract of map - 1922 (not to scale)

1.0 | INTRODUCTION

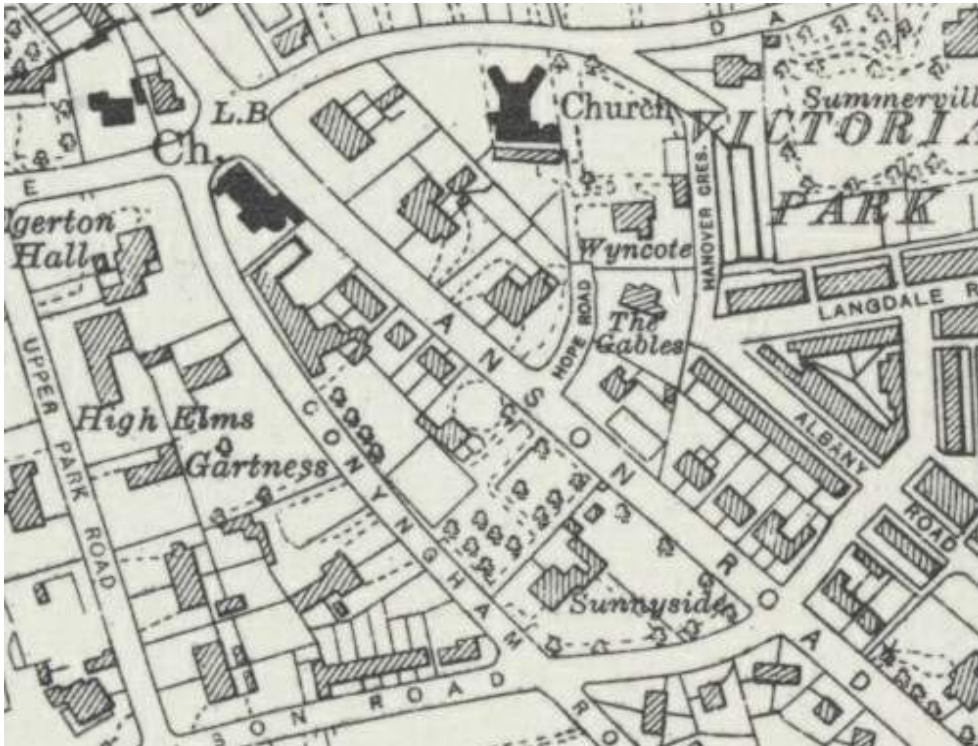
1.2 | HISTORIC MAPS



Extract of map - 1935 (not to scale)



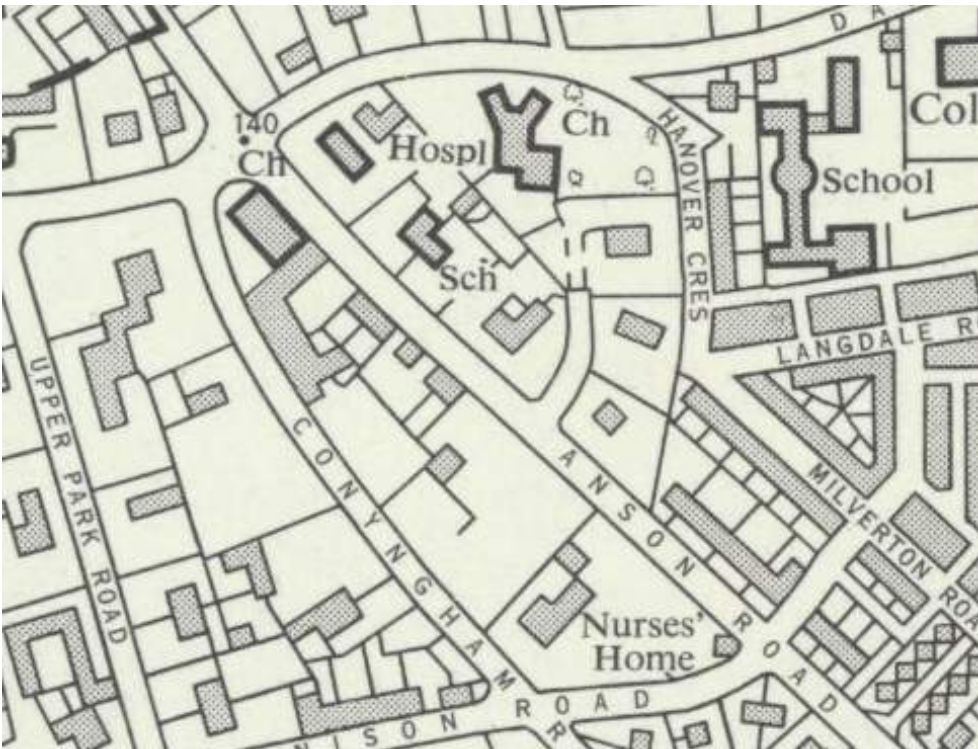
Extract of map - 1938 (not to scale)



Extract of map - 1946 (not to scale)



Extract of map - 1955 (not to scale)



Extract of map - 1968 (not to scale)

1.0 | INTRODUCTION

1.3 | HISTORIC IMAGES



Aerial - 1930



Eaglesfield, from Anson Road (1976)



The 'Lingards', from Anson Road (1976) - demolished, now the site of Sutherland Building

1.0 | DEVELOPMENT PROPOSALS

1.4 | PHOTO SURVEY - REMEDIAL WORKS REQUIRED



Examples of failed windows



Examples of failed windows



Lack of Natural light to occupants and student bedrooms



Lack of Natural light to occupants



Lack of glazing not in keeping with the open character of the conservation area



Examples of failed windows

1.0 | DEVELOPMENT PROPOSALS

1.4 | PHOTO SURVEY - REMEDIAL WORKS REQUIRED



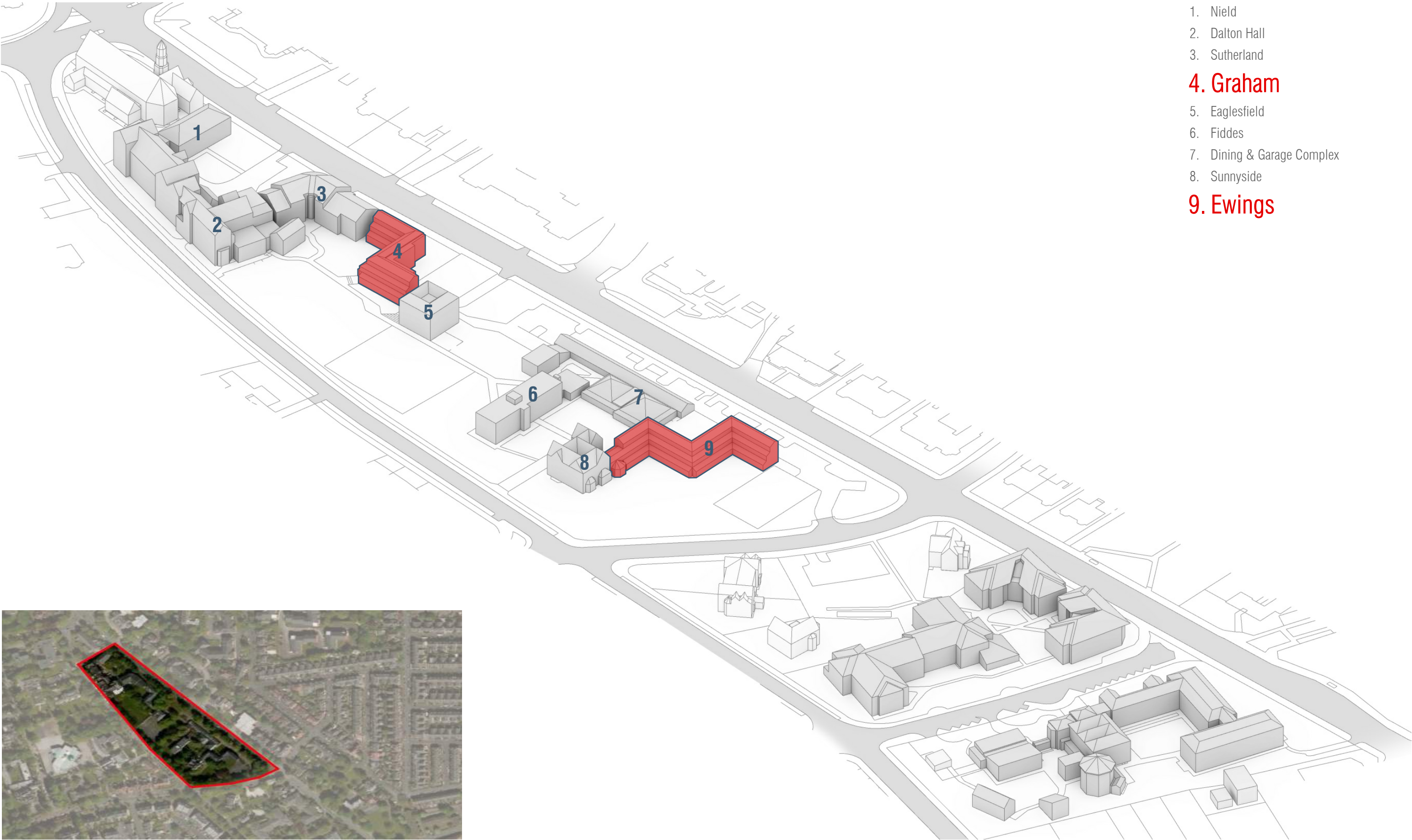
Maintenance and safe access issues



Current and potential future structural considerations

2.0 | SITE & HERITAGE ASSETS

2.1 | LOCATION OF BUILDINGS



2.0 | SITE & HERITAGE ASSETS

2.2 | PHOTOGRAPHS - GRAHAM BUILDING



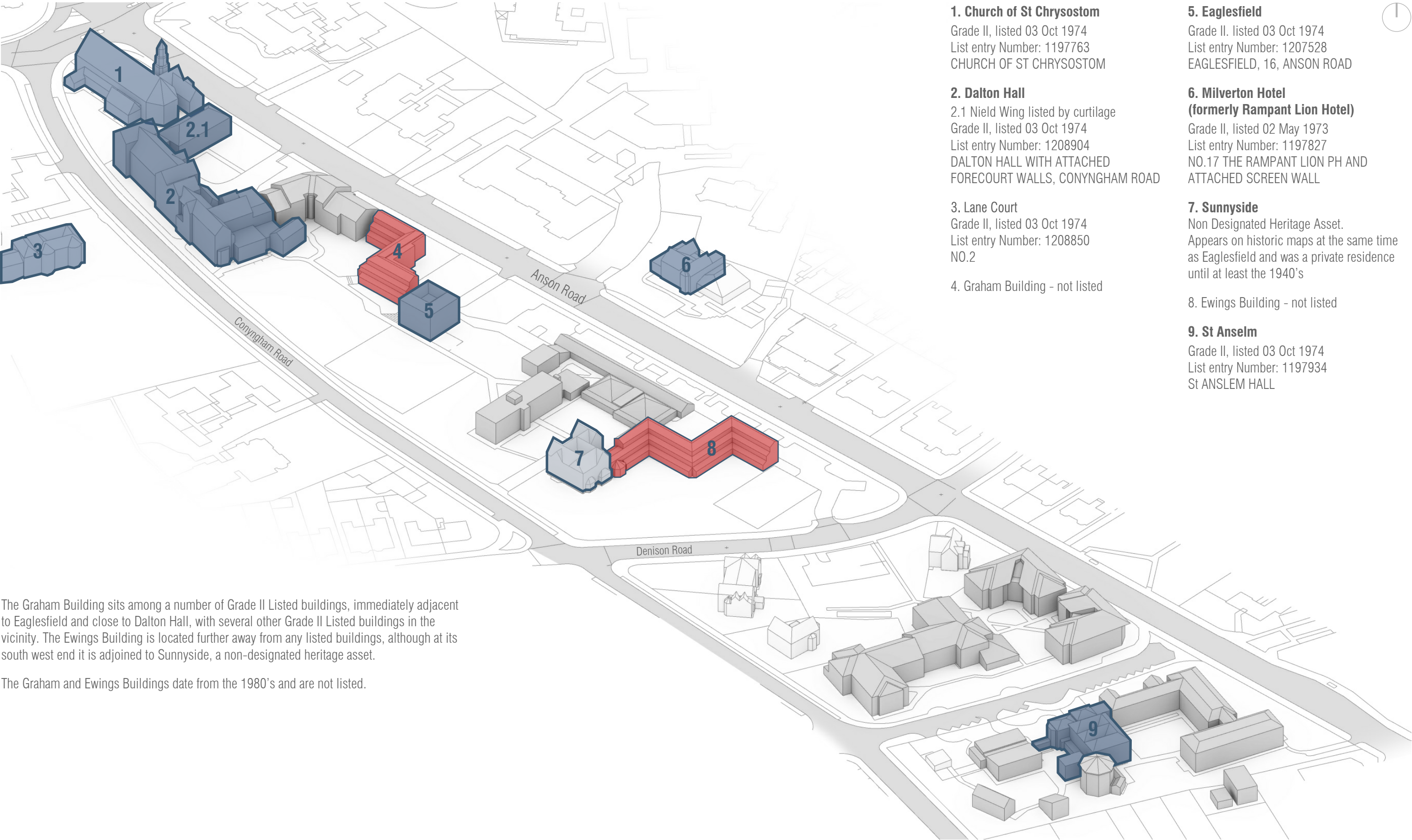
## 2.0 | SITE & HERITAGE ASSETS

### 2.3 | PHOTOGRAPHS - EWINGS BUILDING



2.0 | SITE & HERITAGE ASSETS

2.4 | DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS



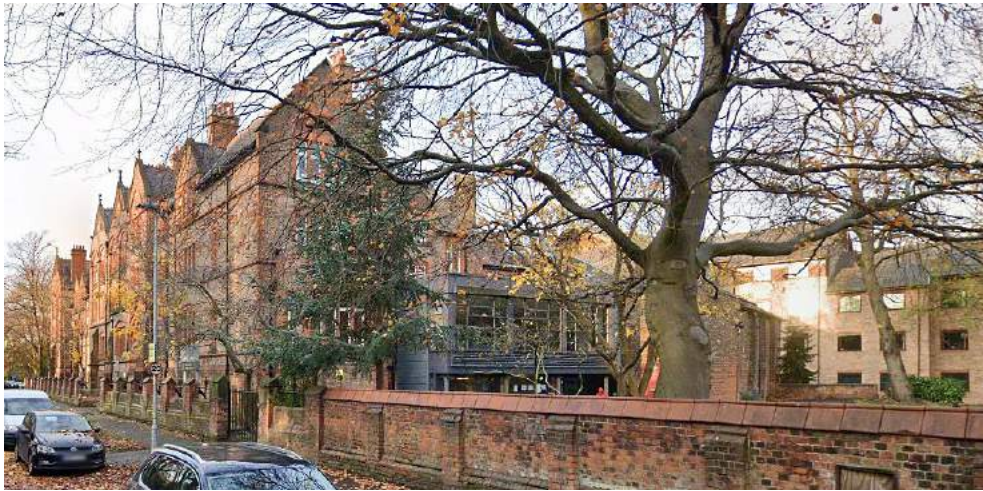
2.0 | SITE & HERITAGE ASSETS

2.4 | DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS

Of the heritage assets in the vicinity of the site, there are four listed buildings that are close enough to Graham Building for there to be a potential impact on their settings. These are Dalton Hall, Lane Court, Eaglesfield and the Milverton Hotel.

Ewings Building is attached to Sunnyside, so has the potential to affect the setting of this non-designated heritage asset.

These buildings are illustrated here. It is noted that they vary in style and materiality. In particular, Lane Court has a rendered wall finish, in contrast to the others, which are brick.



Dalton Hall, Conyngham Road



Eaglesfield, Anson Road



Lane Court, Conyngham Road



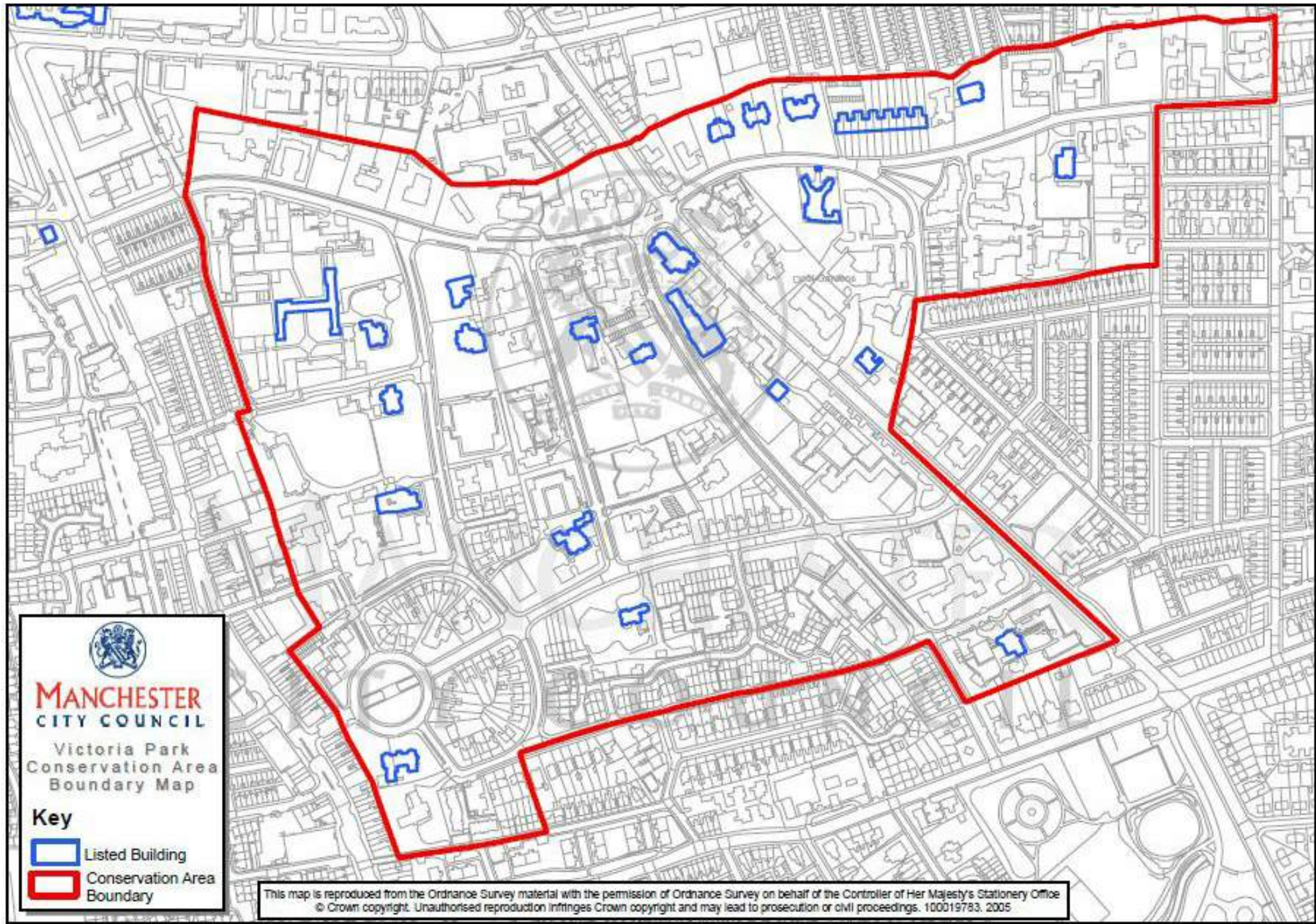
Milverton Hotel (formerly Rampant Lion Hotel), Anson Road



Sunnyside, Denison Road /Conyngham Road

2.0 | SITE & HERITAGE ASSETS

2.5 | VICTORIA PARK CONSERVATION AREA



Both Graham and Ewings buildings lie within the Victoria Park Campus of the University of Manchester, within Manchester City Council's Victoria Park Conservation Area. The Ewings Building is located close to its Anson Road boundary.

The 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 Laidon Road, the backs of properties on Daisy Bank Road, Scarsdale Road, the backs of properties on Langdale Road and Anson Road.

## 2.0 | SITE & HERITAGE ASSETS

### 2.6 | CONTEXT PHOTOS - GRAHAM BUILDING



Looking south down Conyngham Road



Pedestrian entrance from Conyngham Road



Looking east towards Graham Building, behind trees



Looking north, showing Dalton Hall, Sutherland Building + Graham Building on right



Looking north along Anson Rd, showing Eaglesfield + Graham Building beyond, behind trees



Looking north, showing Sutherland Building + Graham Building to left, behind trees

2.0 | SITE & HERITAGE ASSETS

2.7 | CONTEXT PHOTOS - EWINGS BUILDING



Looking north towards Dining Hall,



Looking north along Anson Road, with Ewings Building on left



Looking south towards Ewings Building



Looking south along Anson Road, with Dining Hall on right + Ewings Building beyond



Looking north at junction of Ewings Building and Sunnyside



Looking east

2.0 | SITE & HERITAGE ASSETS

2.8 | WIDER CONSERVATION AREA CONTEXT

Although buildings within the conservation area are predominantly brick, in addition to listed Lane Court (illustrated in section 2.4), there are a number of prominent buildings that have rendered wall finishes. Some of these other examples are illustrated here.



6 Conyngham Road (unlisted)



Daisy Bank Road (listed and unlisted)



Hadfield Close /Conyngham Road (unlisted)



23 Denison Road /9 Conyngham Road (unlisted)

# 3.0 | SIGNIFICANCE

## THE PROPOSALS RELATING TO THIS REPORT DO NOT INVOLVE WORKS TO ANY DESIGNATED OR NON-DESIGNATED HISTORICAL ASSET. CONSIDERATION IS THEREFORE GIVEN ONLY TO THE SETTINGS OF THOSE HISTORICAL ASSETS IN THE VICINITY WHICH HAVE THE POTENTIAL TO BE IMPACTED.

### EVIDENTIAL VALUE

The Dalton Hall listing includes the boundary wall along Conyngham Road, which appears little altered from the original and forms an important part of the setting of the building. To the rear of the building, the setting of the building has undergone very significant change over the years, with successive extensions, the demolition of earlier houses, construction of a new building, vehicular access and parking. The main evidential significance of the setting of Dalton Hall is therefore to the Conyngham Road frontage.

Lane Court was converted to office use and then, more recently, to apartments. As a result, with extensions and the formation of carparking areas, when viewed from Conyngham Road, the garden of the original house retains little of its domestic, villa residence character, apart from some surviving mature trees. The setting to Lane Court is therefore of limited evidential value.

Eaglesfield once stood among generous gardens, well separated from its nearest neighbours. To the north west, the Graham Building now lies in very close proximity to the listed building and there are fenced recreational courts adjacent to the south west of the building. Later University buildings, car parking areas and landscaping have also encroached into the building's original grounds to the south east. Some surviving mature trees, the boundary wall and the original entrance gateway from Anson Road are the only remaining evidence of the character of the original grounds to the villa residence. The setting to Eaglesfield is therefore of very limited evidential value.

The Rampant Lion Hotel is still well separated from neighbouring properties. It has been extensively extended to the south east side and the former villa residence's gardens are now largely laid out as a carparking, terraces and C20 Italian themed landscaping, associated with the current restaurant and hotel use. The setting of the Rampant Lion Hotel therefore retains little evidential value.

Sunnyside maintains some of its character as a villa residence set in large gardens, which extend up to Denison Road and Conyngham Road to the south and south west. This is however significantly compromised by the high chain-link fencing with concrete posts, set just within the low boundary walls. To the north east, the Ewings building now adjoins Sunny Side, there is a vehicular access, carparking, a fenced recreational court and a range of other modern buildings in close proximity to the north west, straddling what was once the boundary between the grounds of Sunny Side and Eaglesfield. The setting to Sunny Side is therefore of limited evidential value.

### HISTORIC VALUE

Dalton Hall was founded by the Quakers in 1876 and was named after John Dalton, a scientist and Quaker in the city. It was established as accommodation for students from a

Quaker background attending Owens College, the forerunner of The University of Manchester. The hall moved to the building currently used as Dalton-Ellis's Main Hall in 1881. In 1892 the large Victorian house now known as Eaglesfield was bought to increase the hall's capacity. The building, designed by G T Redmayne, was the first purpose-built hall of residence in England.

The other heritage assets under consideration here and their settings have historic significance only as part of the wider villa residence context.

### AESTHETIC VALUE

Dalton Hall retains its original setting to its Conyngham Road frontage, which forms an attractive asset of some architectural significance. The aesthetic significance of the settings of the other heritage assets under consideration here has largely been compromised by extensive alteration and the introduction of replacement or infilling buildings. The large number of trees present makes a very significant contribution to the aesthetic appeal of the campus as a whole.

### SOCIAL /COMMUNAL VALUE

Dalton Hall, purpose-built as a hall of residence, can be said to have some social and communal significance, at least within the context of being part of a college and, later, the University. The building's setting will have contributed something to this, particularly if recreational facilities were provided, although this would not apply to the Conyngham Road frontage (the only area retaining its original form), due to the close proximity of the building to the road. Likewise, the settings of private residences Eaglesfield and Sunny Side, which were later converted to University use, may have a level of social and communal significance. The settings of the other heritage assets discussed here have little or no social and communal significance due to their private ownership.

# 4.0 | DEVELOPMENT PROPOSALS

## 4.1 | DESCRIPTION AND SCOPE

**THE GRAHAM & EWINGS BUILDINGS WERE CONSTRUCTED AS, AND ARE CURRENTLY USED FOR STUDENT ACCOMMODATION. IT HAS BEEN IDENTIFIED THAT THE THERMAL PERFORMANCE OF THE BUILDINGS IS POOR, ELEMENTS OF THE BUILDING FABRIC HAVE FAILED AND THE INTERIOR ENVIRONMENT NO LONGER MEETS STUDENT NEEDS.**

The buildings are in need of extensive refurbishment to extend the life of the buildings, including enhancement of their performance in line with current best practice and contemporary user expectations.

This statement relates to works proposed to the Graham & Ewings buildings and associated external spaces only.

### PROPOSED WORKS OVERVIEW

The works related to this planning application include:

- Retrofit of the buildings to greatly enhance thermal performance and reduce energy use
- Improvement of kitchen, bathroom and bedroom facilities to better meet students' needs
- Replacement of failed windows and doors
- Replacement of asbestos cement roofing slates
- Replacement of failed fascias, soffits and rainwater goods
- Extension of each building to provide new plantrooms, communications equipment spaces and bedrooms
- External landscape improvements, including the removal of a number of trees in close proximity to the buildings
- External landscape improvement works and removal of trees in close proximity to the buildings

These works are deemed necessary to improve the appeal, performance and ongoing maintenance of the buildings, whilst recognising the important role the buildings have in contributing to the context and character of the conservation area and the settings of a number of heritage assets.

The proposed works will retain the current use of the Graham & Ewings buildings as student accommodation. The works therefore are proposed with the intention of creating an improved and more inviting internal and external environment.

Refreshing and upgrading the external appearance of the buildings whilst improving their thermal performance will act as evidence of the University's investment in and commitment to a zero carbon strategy.

The existing plant and services installations to Graham and Ewings buildings are at the end of their design life and do not meet with current best practice or University requirements, so are in need of replacement.

The provision of new plantrooms, to replace the existing sub-standard plant spaces in the basements of adjacent Eaglesfield and Sunnyside, will remove the reliance of Graham and Ewings buildings on space within these heritage assets. This will have the benefit of facilitating the more beneficial use of these heritage assets in the future.

It is the intention that the proposed and necessary works will greatly improve the student experience, making the setting more attractive and enjoyable, whilst preserving and enhancing the conservation area in the historic environment of Victoria Park.

Sustainability will be dramatically improved through the reduction of energy in use, targeting LETI Exemplar standards to align with the University's zero carbon aspirations. Improvements to the building facade include the provision of external wall insulation (EWI) where rooms within the building are too small to accommodate the required level of insulation internally. Elsewhere, existing brick and slate-hung facades are largely retained. More energy efficient windows and doors are to be installed and a thermal improvement of the roof will be achieved whilst the slates are being replaced.

The replacement windows are designed to enhance the performance of the buildings, with a higher glazing percentage providing more natural light and improved ventilation for the occupants. Redundant. glazed timber canopies will be removed and a number of trees moved away from the buildings, allowing more natural light to enter the buildings and facilitating proper maintenance of both the trees and the building. This will help to preserve the character of the area in the long term.

The works described in the planning application and this supporting statement are to be delivered at the same time as internal refurbishment works (which are not subject to planning approval). The proposals address issues that have been identified as part of the University of Manchester's ongoing long-term maintenance programme.

The proposal is to remove a line of Category B trees that are in very close proximity to the Graham building which have been identified as a potential concern by a structural engineer for risk of structural damage and the potential for further future impacts.

The trees proposed for removal are also known to inhibit ongoing maintenance to the external facades, where access issues and foliage to the roofs have contributed to the failure of guttering. These trees also severely restrict the availability of natural light to the occupants of the buildings.

The proposal recognises the importance and character of the external setting and seeks to replant trees in the same vicinity but designed and installed to protect the buildings and its future maintenance while enhancing the character of the conservation area.

# 4.0 | DEVELOPMENT PROPOSALS

## 4.2 | USE /AMOUNT /LAYOUT /SCALE /LANDSCAPING /ACCESS

### USE

Graham and Ewings Buildings form part of the University’s residential Victoria Park Campus. The existing use of the buildings is student accommodation and the proposals do not involve any change of use.

There are no unique facilities within the buildings, with this site being just one of a large number of accommodation facilities available to students attending the University. There are accessible communal facilities contained within other buildings on the University's Victoria Park Campus.

### AMOUNT

Improvement and enlargement of the existing minimal kitchen facilities requires the conversion of some bedroom spaces. In total, seven existing bedrooms will be converted to kitchens. To help compensate for this loss of bedroom accommodation, there are four new bedrooms proposed within the extensions to the buildings. Overall, there will therefore be a loss of three bedrooms.

The gross internal floor area of the existing buildings is 2,244m² in total. The proposed three-storey extension will create an additional 45m² of floor space in each building, giving a total of 90m² additional gross internal area, 65m² of which is plantroom space.

### LAYOUT

The extension to each of the buildings is centrally located to provide efficient distribution of services from the new plantrooms and is set back from the roadside frontage. Apart from these extensions and a degree of internal reconfiguration, the layout is unchanged.

### SCALE

The proposed extensions are modest in scale and read as being subservient to their host buildings.

### LANDSCAPING

Minor changes are proposed to the existing landscaping to support the proposed building improvements. Existing brick paving around the Graham and Ewings Buildings is to be replaced. Due to their proximity to the buildings, a number of existing trees are to be removed and replaced with new tree planting. This will address structural, maintenance and safety issues. Details are included on the submitted plans and tree survey documentation.

### ACCESS

Due to the constraints of the existing buildings, with narrow corridors and small rooms, it has not been possible to improve existing access.

## 4.0 | DEVELOPMENT PROPOSALS

### 4.3 | 3D IMAGES



Ewings Building – aerial view looking south

## 4.0 | DEVELOPMENT PROPOSALS

### 4.3 | 3D IMAGES



Ewings Building – looking west from Anson Road frontage, with Graham Building in background

## 4.0 | DEVELOPMENT PROPOSALS

### 4.3 | 3D IMAGES



Ewings Building – looking east from rear of Sunnyside

## 4.0 | DEVELOPMENT PROPOSALS

### 4.3 | 3D IMAGES



Ewings Building – looking south from Anson Road frontage

## 4.0 | DEVELOPMENT PROPOSALS

### 4.3 | 3D IMAGES



Graham Building - looking west from Anson Road frontage

## 4.0 | DEVELOPMENT PROPOSALS

### 4.3 | 3D IMAGES



Graham Building - aerial view looking east

## 4.0 | DEVELOPMENT PROPOSALS

### 4.3 | 3D IMAGES



Graham Building - looking east

# 5.0 | HERITAGE IMPACT OF PROPOSALS

## THE IMPACT OF THE PROPOSALS HAS BEEN ASSESSED, AS FOLLOWS.

The proposals have been developed to be sensitive to the nearby heritage assets and to the conservation area, with a view to protecting or enhancing their setting and character. There will be a considerable upgrade in the external appearance and quality of the buildings.

The most significant change to the external appearance of the buildings will be the addition of rendered external wall insulation (EWI) to the NW/SW elevations of Ewings building and the NE/SE elevations of Graham building. This will be visible from Anson Road, along with the three storey extensions housing new plantrooms and bedrooms. The use of render is a modern take on the existing rendered buildings within the Conservation Area.

Replacement of the existing dark brown stained timber windows and infill panels with powder coated aluminium frames will create greater unity with the materials of listed Dalton Hall, where extensive areas of grey fenestration and cladding already exist on the entrance extension.

Existing roof coverings are to be replaced using fibre-cement slates similar in appearance to those existing. Rainwater goods, fascias and soffits will be replaced in powder coated aluminium.

The proposals also include landscaping works to remove problematic trees, set deep within the site, which are too close to the buildings to be sustained. It is proposed to replace them to a new alignment, offset further from the buildings.

The proposals will have some impact on the conservation area when viewed from Anson Road. There will also be some impact on adjacent heritage assets - non-designated Sunnyside, listed Eaglesfield and, nearby, listed Dalton Hall. As existing, both Graham and Ewings buildings are already very different in character to these heritage buildings and others in the vicinity. It is considered that, taken as a whole, the impact of the changes proposed will be positive.

The introduction of colour and changes to the profile of the elevations facing Anson Road will create contrast and interest, addressing the somewhat dour appearance of the existing brick facades. The presence of new bedrooms at first floor level of the extensions and the creation of sheltered external seating areas will help improve security by providing natural surveillance on these otherwise largely blind elevations.

The building's essential character, with horizontal bands of continuous fenestration and infill panels beneath deeply overhanging pitched roofs on the bedroom elevations, will be maintained.

The relocation of the line of trees away from Graham building will have a neutral or slightly positive impact on the conservation area and nearby listed buildings. Given their location, the changes to the trees will be barely noticeable from outside the Campus, whilst from within it views of Eaglesfield will be opened up from the walkway linking Dalton Hall to the rest of the Campus.

## CONCLUSION

It is considered that the works proposed will not have a detrimental impact on any heritage asset. In line with the NPPF and Part 2 of the Town and Country Planning Act 1990 (Listed Buildings and Conservation Areas), it is concluded that the works proposed will not lead to any substantial harm to the conservation area and, on the contrary, will contribute to preserving or enhancing its character.

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