

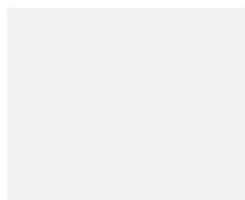
Design & Heritage Statement

St Anselm Hall, University of Manchester Roof Replacement & Remedial Works

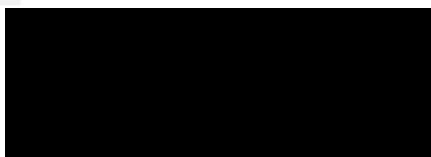
Document Ref: PN9104_St Ansem Hall_Design & Heritage Statement
Revision: 00
Date: March 2026



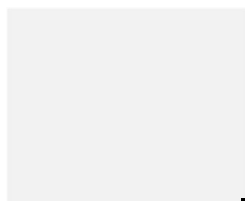
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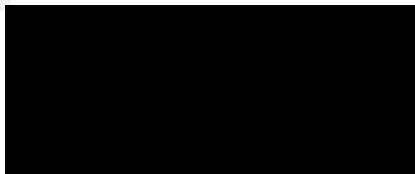
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Design & Heritage Statement

Roof Replacement & Remedial Works

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Document Ref: PN9104_St Ansem Hall_Design & Heritage Statement

Date: March 2026

Revision Control

Revision	Date	Author	Checker	Reviewer	Approver	Changes

This report dated 07 April 2026 has been prepared for The University of Manchester (the "Client") in accordance with the terms and conditions of appointment dated 21 May 2025(the "Appointment") between the Client and **Arcadis Consulting (UK) Limited** ("Arcadis") for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

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1 Introduction

This Design and Heritage Statement has been prepared in support of the proposed roof replacement, external and internal repairs scheme at St Anselm Hall, Manchester on behalf of the University of Manchester (UoM). The property has Grade II statutory designation (list entry no. 1197934) under the Planning (Listed Building and Conservation Areas) Act 1990 as amended for its special architectural or historical interest. St Anselm Hall and associated structures provide term times residence accommodation for UoM students.

The proposed remedial works outlined within this document are required to:

- prevent further direct water ingress into the property which has result in specific areas being closed;
- replace failed roof coverings and associated detailing;
- remedial works to external façade render;
- internal remedial works as a consequence of direct water ingress and associated making good to lining, details and finishes in readiness for re-occupation.

Following the initial site appraisal a series of further investigations and been commissioned and reported; the findings of which are included within the following documentation available upon request:

- Photographic and thermal drone imaging, and
- Structural survey of visible / accessible roof structure (ref: 12350-WML-XX-ZZ-RP-S0001), and
- Fungal decay timber survey (ref: ENQ814346).

In advance of the proposed remedial works package; the UoM has instructed that the building be provided with a temporary scaffold based sheeted roof; details of which are appended to this document and application. This enabling package of works has been procured via the Universities framework contract. The temporary roof structure is scheduled to be completed by March 2026; once completed this will restraint further direct water ingress until the roof covering replacement can be completed.

The temporary roof structure / scaffold provided; details of which have been submitted with the application are contracted to be on hire for a 38-week period through to December 2026.

Due to the statutory designated status of the building; in advance of this application meetings and discussions have been held with representatives from Manchester City Council (MCC) Planning Building Control and Licensing team regarding the temporary roof structure and proposed remedial works; the recommendations from these meetings have informed the design proposals.

Supporting this submission are schedule of works, specification, drawings which will form the basis of the single stage tender documentation and listed building application.

1.1 Background to the Proposed Development

The scope of the proposed works includes the complete roof covering replacement to the 3no. pitched roofs and 2no. flat roofs of St Anselm Hall, including replacement of existing rainwater goods. The direct water ingress causing the internal damage has been identified to be a consequence of failed roofing elements including existing coverings, gutters and associated detailing. The existing pitched roofs are inaccessible, meaning cyclical maintenance and cleaning are challenging and costly. There have been previous isolated maintenance interventions including isolated tiles replacement and temporary flashing repairs at junctions / abutments. Following the initial appraisal and drone imagery it was agreed that the preference would be to include for whole replacement of roof coverings and associated details rather than a comprised partial replacement to ensure long term resilience is provided to the building.

A preliminary appraisal of the existing external render to facades has identified failings including cracks, crazing and de-bonding. Allowances have been included for repairs and replacement of identified defects along with a complete façade appraisal and further remediation once suitable access can be obtained following removal and / or amendment of the temporary roofing scaffold. To accommodate the temporary scaffold roof structure and the implied loadings; direct fixing to the elevations through the existing render facade has been required and agreed with the local authority. Upon completion and removal of the scaffold these fixing points will require remediation; allowances for the repair methodology have been included within the specification which will need to be validated upon removal of the fixings.

The internal remediation of the building is being limited to those areas directly affected by the water ingress; and any subsequent timber decay will include replacement linings, finishes, and fixtures. The proposed internal remedial works includes refurbishment of the existing first floor kitchenette facility.

A fungal timber decay survey has been undertaken which has confirmed presence dry rot (*serpula lacrymans*) to floor joists, ceiling joists, skirting boards, stud walls, lintels, architraves and surrounding masonry. The elimination of the source of moisture feeding the decay will restrain the outbreak but there will be a required to remove decay / affected elements including floor / ceilings joints and joinery.

A targeted preliminary structural survey has been undertaken during the Stage 3 / 4 design development; the survey identified isolated deterioration of some floor / ceiling timbers associated with the fungal dry rot outbreak which will need to be replaced on a like-for-like basis. From the extents of accessible areas visible of the existing timber roof structure during the survey there were no obvious signs of distress or failure. Allowances have been included for further assessment once the existing coverings to all pitches have been removed.

Where direct water ingress has affected internal electrical services (i.e. sockets, switches, cabling etc.) these have been isolated by the Universities maintenance team. All affected provision will be replaced, certified and commission as part of the proposed remediation package. Upgrades and adaptations are required to accommodate the proposed kitchenette facility and have been allowed for.

Due to the statutory designated status of the property, there is a presumption in favour of conserving the asset, external elements including roof coverings, rainwater goods, facades finishes etc. are to be replaced on a like-for-like basis using commensurate materials where required. Internally, unaffected details (i.e. joinery, plaster linings, articulation etc.) will be retained; the extent of removal and replacement will be limited to that required to implement the repairs and restrain further decay. Where replacement is required these are to be proposed to be like-for-like using commensurate materials appropriate for the nature of the building (i.e. lime plaster and breathable paints). There will be a requirement to replicate damaged / defective enriched mouldings and surface articulations (i.e. cornices, ribs etc.); it is unlikely that original castings or designs are available therefore allowances have been included for the preparation of templates and sampling where required for elements.

The proposed scope of works is deemed required in order to preserve the integrity of the existing building fabric, ensure the building remains watertight and return the internal areas back to suitable habitable residencies accommodation; as well as addressing associated maintenance priorities and life-expired elements. The extent of the internal works is limited to those areas directly affected by the water ingress. The statutory designated heritage asset status of the building has been taken into consideration; and proposals are intended to be sympathetic to the character and heritage of the building and proportionate.

2 Location and Assessment of Site

2.1 Location

St Anselm Hall is located within the Victoria Park suburban area of Manchester approximately 2 miles south of the city centre. The building is part of the University of Manchester campus.

Statutory Address: St Anselm Hall, Kent Road East

District: Manchester (Metropolitan Authority)

Parish: Non-Civil Parish

National Grid Reference: SJ8590595301

2.2 Jurisdiction

St Anselm Hall is located within a Non-Civil Parish, therefore is controlled by the Greater Manchester Combined Authority.

St Anselm Hall is Listed Grade II (list entry no. 1197934) in October 1974 under the Planning (Listed Building and Conservation Areas) Act 1990 as amended for its special architectural or historical interest.

St Anselm Hall is located within the Victoria Park designated Conservation Area under the Planning (Listed Buildings and Conservation Areas) Act 1900 as amended.

2.3 Designation and History

The following description is provided by Historic England for the list entry in relation to St Anselm Hall ([St Anselm Hall, Non Civil Parish - 1197934 | Historic England](#)):

2.3.1 Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1197934

Date first listed: 03-Oct-1974

List Entry Name: St Anselm Hall

Statutory Address: St Anselm Hall, Kent Road East

2.3.2 Summary

Villa, now part of hall of residence. c.1840, altered and greatly enlarged. White-painted stucco on brick, hipped slate roof. Originally L-plan. Two storeys with cellar; 2:2 windows. The facade of the projecting wing to the left is symmetrical, with a high plinth, plain frieze and prominent bracketed cornice, and has a flight of steps up to a square-headed doorway with a raised moulded surround including a frieze with a keyblock, moulded cornice and short blocking course (electric lamp now attached to lintel), and a 4-panel door with rectangular overlight; and two 20-pane sashed windows on each floor, all with raised sills. The set-back range to the right has a shallow rectangular bay window

at ground floor and 2 cross-window casements above. C20 additions to left. Rear and interior not inspected.

2.4 Site and Surrounding Areas

St Anselm Hall is located within a predominately residential area with local amenities businesses located to the south of the site along Dickenson Road.

The property is accessed via Kent Road East; with the principal elevation facing north. The original villa has been extended to the south and west with later 20th century additions.

The Hall is situated with open soft landscaped grounds with large open spaces between builds and high a proportion of trees typical for the townscape within the Conservation Area.

St Anselm Hall and the associated buildings form part of the University of Manchester campus as university residences along with the Canterbury Court residence located to the north of the site also along Kent Road East.

The site is bounded to the east and west by public highways; the A34 Anson Road and Conynham Road respectively. To the south the site adjoins largely local amenity businesses which front onto the A6010 Dickenson Road. The northern boundary fronts onto Kent Road East a single-entry public highway accessed from Conynham Road.

There are other statutory designated heritage assets located to the northwest of the site (see image 1.0 below). These are Eaglesfield (Listed Building; Grade II; List Entry: 1207528) and the Rampant Lion Public House (Listed Building; Grade II; List Entry 1197827). These designated assets are approximately 200m from St Anselm Hall; it is not considered that the proposed works will have an impact on their context or setting.

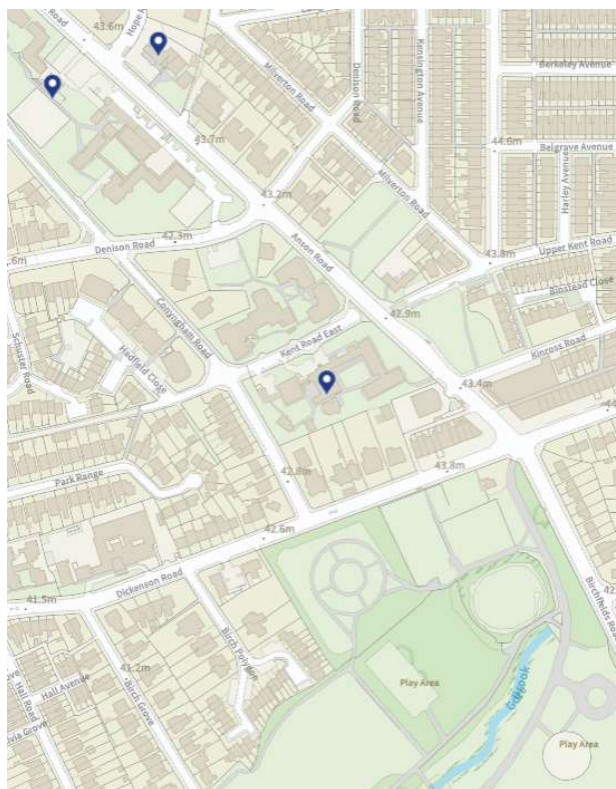


Figure 1 Historic England Map
([Map Search](#) | [Search the List: Map Search](#) | [Historic England](#))

2.4.1 Conservation Area

St Anselm Hall is located within the Victoria Park designated Conservation Area under the Planning (Listed Buildings and Conservation Areas) Act 1900 as amended. The Victoria Park Conservation Area, was designated in March 1972; within the area appraisal it states ([Control of development | Victoria Park Conservation Area | Manchester City Council](#)):

“The quality of the built environment, as well as the setting of buildings, is of a high standard and a similarly high standard will be expected of any scheme which proposes new buildings, extensions or other major developments.”

The boundary of the Victoria Park conservation area is outlined within Figure 2 below; St Anselm Hall is located on the south-east extent of the area as highlighted. The map also identifies the proximity of St Anselm Hall to other statutory designated assets within the area.

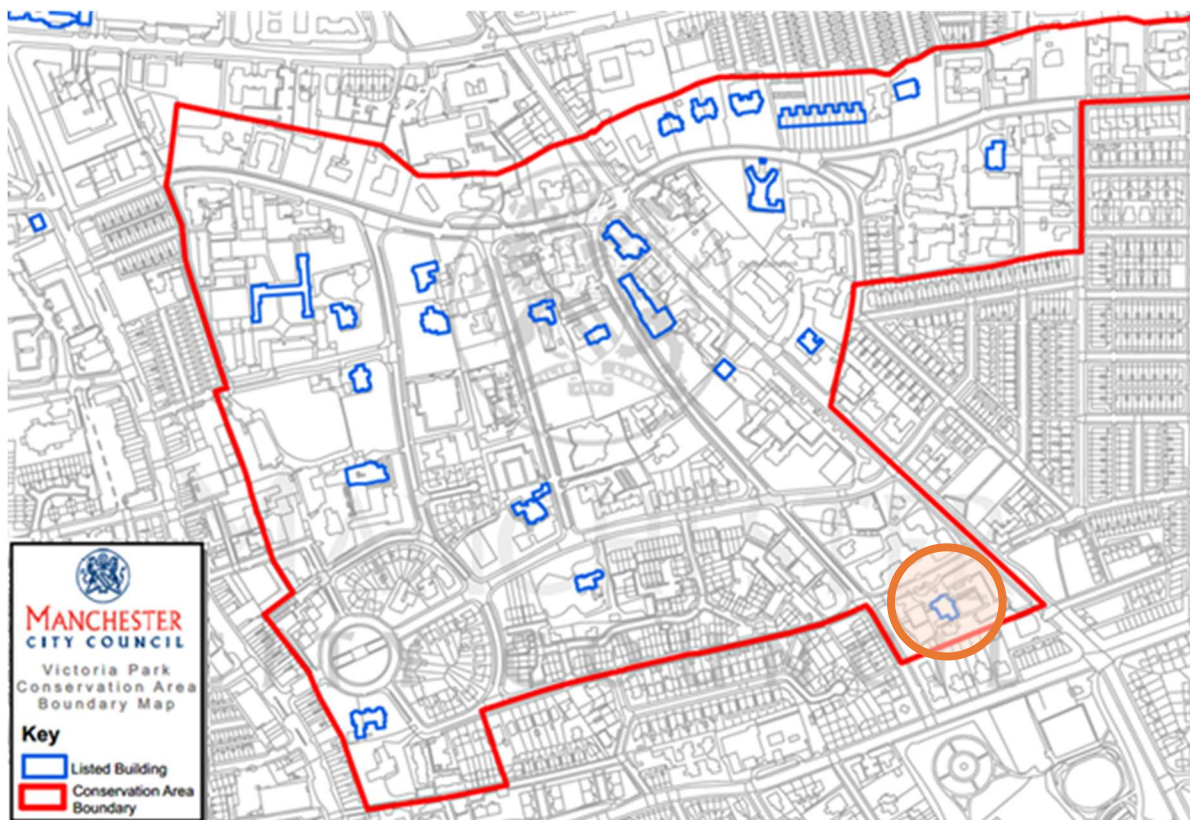


Figure 2 Victoria Park Conservation Area Map
([Conservation Area maps | Manchester City Council](#))

2.4.2 Flood Risk

St Anselm Hall is not located within a Zone 2 or 3 flood risk zone; however, is located with a 'High' risk surface water flood risk area; defined as a flash flood area when rainwater cannot drain away through normal drainage systems. Refer to Figures 2 and 3 below.

The proposed works will not affect how existing surface water is managed or discharged from the building / site and will not introduce any increase in surface water discharge to the existing network.

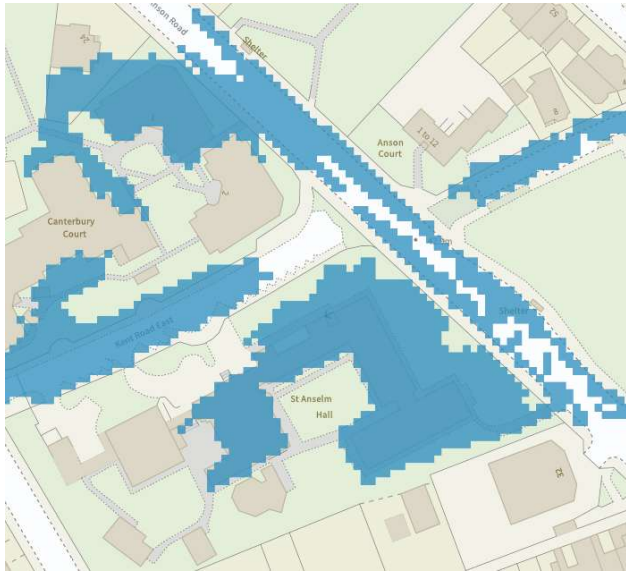


Figure 3 Surface Water Flood Risk Map
([Map – Flood map for planning – GOV.UK](#))



Figure 4 Flood Zone Risk Map
([Map – Flood map for planning – GOV.UK](#))

3 Condition Summary

3.1 Roof Structure / Coverings

The primary route for direct water ingress has been identified as the existing slate tiled roof covering and associated detailing around valleys and rooflights. A photographic drone survey has been undertaken to appraise the existing condition; extracts for the images from the survey are contained within Appendix A.

The existing pitched roofs are generally inaccessible meaning cyclical maintenance and cleaning are challenging and costly. There have been previous isolated maintenance interventions including isolated tiles replacement (lead tangles evident) and temporary flashing repairs at junctions / abutments.

The existing pitched roof coverings identified for replacement are highlighted on drawing no. 9140_004_01. All roofs are slate covered with mortar bedded hip / ridge tiles. Roofs 2 and 3 are regular coursed with Roof 1 a combination of regular coursing and diminishing coursing to two pitches.

An initial inspection of the visible roof structure beneath the pitched roof has been undertaken by a structural engineer; the survey identified isolated deterioration of some floor / ceiling timbers associated with the fungal rot outbreak which will need to be replaced on a like-for-like basis. From the extents of accessible areas visible of the existing timber roof structure during the survey there were no obvious signs of distress or failure. Allowances have been included for further assessment once the existing coverings to all pitches have been removed and will be provided for consideration once available.

As detailed previously a temporary sheeted scaffold roof has been installed to protect the building from further direct water ingress; details of which are accompany this document.

There are two further existing asphalt flat roofs identified for replacement within the scheme highlighted on drawing no. 9140_004_01. There is direct water penetration through Flat Roof 1 to the corresponding suspended ceiling below. The existing roof coverings are beyond their intended design life; there is evidence of blistering and cracking to the asphalt surfaces and compromised upstand details around roof light and parapets. There is also evidence of vegetation growth and isolated previous repairs with mineral felt and liquid applied coatings.

3.2 Roof Detailing

The existing roof coverings are generally finished with tiled capping (hips and ridges) and lead detailing to valleys, gutters, upstand etc.

There is evidence of localised repairs assumed because of slippages or cracking with temporary 'flash band' lead substitute being applied to seal.

There is evidence of temporary repairs to existing lead valleys / gutter using a form of lead sealant / paint. There is also evidence of material / debris build up within valleys / gutters indicating a combination of blocked outlets and or inadequate falls. There is evidence of deterioration to the timber gutter boards and kneelers below projecting eaves gutters indicating suspected weakness or compromises to the lead linings / joints.

The existing 6no. projecting chimney stacks are plain and rendered in an assumed similar material to principal building facades; all chimneys are generally capped with some retaining original pots or later terracotta replacements. The existing render has failed in a number of locations resulting in de-bonding and / or cracking to the existing covering.

3.3 External Elements

There are multiple areas of failed, de-bonded and cracked render to the existing elevations; preliminary observations from ground level have identified numerous locations where remedial measures are proposed as detailed on drawing no. 9140_006_00.

There is evidence of previous remedial measures including sealant applied to cracks and in places replacement render; at this stage it is unknown whether a lime-based render has been utilised for repairs and or replacement. Allowances have been included within the proposed scheme for testing and analysis of the existing render cover. Any materials identified to be inappropriate and / or causing harm to the building will be considered for replacement, subject to that replacement not causing further harm arising from the removal.

A full appraisal of the existing rendered elevations has not been possible following the installation of the temporary sheeted scaffold roof and associated supports / bracing. The defects identified on the accompanying drawings are those that are evident when observed from ground level. Allowances have been included within the proposed scheme to undertake a full facade appraisal including 'tap testing' once the temporary scaffolding has been removed or adapted to allow suitable access; details of the proposed repair methodologies are outlined within the supporting drawings, specification and schedule including injection grouting, crack repairs, replacement dependant on the mechanism of failure and surrounding bonding. Details of the facade assessment will be made available as additional information and submitted to the local authority.

Where there has been a necessity to direct fix to the existing facades to accommodate the temporary sheeted scaffold roof there will be a requirement to make good; all installed and previous anchor points will be removed upon removal of the scaffold ensuring no ferrous material is left within the façade substrate masonry.

3.4 Internal Elements

Internally the direct water ingress and timber decay is localised to the basement, ground and first floor locations as identified on drawing no's. 9140_001_01; 9140_002_01 and 9140_003_01 accompanying this application. The proposed internal remedial works are limited to those areas / rooms directly affected by the water ingress. Where possible the direct water ingress is being managed and collected internally by temporary measures, the installation of the temporary

Generally internal ceiling and wall finishes comprised plastered surfaces; where observed ceilings are generally lathe and plaster and this has been assumed to be consistent throughout where existing plasters have not detached or been removed.

Where there has been direct water ingress existing plaster finishes have failed, cracked, addled and de-bonded. In localised areas the plaster finish has de-bonded and fallen or has been removed for precautionary measures.

To walls and ceilings there are a various timber and plaster moulded articulation including cornices, ribs, picture rails, dado rails and skirting. In locations where there has been direct water ingress and timber decay these features have deterioration. Where proposals require the removal of existing plaster lining these articulations will be appraised prior to any removal and replacement with new. In localised areas where existing lining have detached or been removed some articulation features have been removed. Where replacement is required, these will be based upon mouldings / templates of existing retained elements.

In some rooms as detailed on the accompanying drawings existing lathe and plaster ceilings have been over-boarded due to concerns over the integrity of the existing plaster. In these cases, the existing boarding will be removed and existing ceiling appraised and repaired / replaced as required to reinstate the existing ceiling line.

Throughout floors are generally timber boarded with modern lining laid over (i.e. carpet and vinyl). Some rooms the original boards have been sanded and varnished. Where there has been direct water ingress existing modern floor coverings have deteriorated, in isolated rooms these have been removed. Where there has been a fungal outbreak because of the direct water ingress isolated floorboards are presenting evidence of rot, decay and deterioration.

The installation of the temporary sheeted scaffold roof should limit further timber decay as a result of direct water ingress by eliminating the source of moisture, however the structure at times has been saturated and will require time to 'dry out' to various elements including timber articulation (i.e. skirtings and architraves) and structural elements (i.e. ceiling joist, floor joists, opening lintels) there is evidence of timber decay and loss of section. Further opening-up of the structure and linings is required to determine the full extent of the deterioration; upon removal a full assessment of the extent of the deterioration will be undertaken and confirmed of the elements required for replacement will be evidenced and agreed.

4 Consultations and Policy

4.1 Consultations

The proposed development has been discussed with Planning Officers from the Manchester City Council Planning Building Control and Licensing.

A site meeting / inspection of the existing building was undertaken with Ellie Knowles and Paul Mason from Manchester City Council on Tuesday 20th January 2026.

The purpose of the meeting was to review the installation of temporary external scaffold roof protection to the building to restrain further deterioration of the internal fabric / structure as a result of direct water ingress. A review of project specific remedial works items was also undertaken and recommendations from meeting incorporated into the proposed scheme.

4.2 Planning Policy

The National Planning Policy Framework (NPPF) outlines the national government planning policy for England, including the conservation of all aspects of the historic environment, and supplements the existing legislative framework set out in the various statutory instruments. The NPPF requires a proportionate approach based on understanding the significance of a heritage asset, in line with the general principles of conservation planning.

Section 16 of the NPPF 'Conserving and enhancing the historic environment' is used as the policy basis, along with local development plans, when local authorities are taking decisions on planning matters relating to historic assets. It is intended to allow a unified and strategic approach to managing change in the historic environment regardless of the permission required or type of heritage asset under consideration. The NPPF recognises that the historic environment is an irreplaceable resource, and that it should be conserved in a manner appropriate to their significance.

The NPPF applies to all elements of the historic environment, using the single term 'heritage asset' defined as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions'. Significance is defined as the 'value of heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage assets physical presence, but also from its setting'.

The NPPF does not contain an express presumption in favour of conserving designated heritage assets, it does recognise that there will be situations and circumstances where substantial public benefit may outweigh the harm to and loss of significance caused by a proposed development. However, it states that where loss may occur that 'great weight' should be given to the conservation of heritage assets and that harm / loss should not be permitted without 'clear and convincing justification'.

The importance of understanding the significance of a place sufficiently when assessing the potential impact of a proposals is an aspect of the NPPF that is emphasised and is something that has been considered in the development of these proposals.

4.2.1 Manchester Core Strategy (2012 – 2027)

The Manchester Core Strategy Development Plan Document was adopted on the 11th of July 2012 and is considered the key document in Manchester's Local Development Framework, outlining the vision for the area over a 15-year period.

In line with the Strategy all development in Manchester is expected to follow the following design principles:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Other relevant policies include:

- Policy EN 1 Design Principles and Strategic Character Areas
- Policy EN 3 Heritage

5 Proposed Development

5.1 Proposed Works

Full details of the appearance, layout and methodologies of the proposed development are provided in the following accompanying schedules, specification and drawings as listed below:

- **Drawing No. 9140_001_01** (Basement General Arrangement Plan)
- **Drawing No. 9140_002_01** (Ground Floor General Arrangement Plan)
- **Drawing No. 9140_003_01** (First Floor General Arrangement Plan)
- **Drawing No. 9140_004_01** (Roof Plan)
- **Drawing No. 9140_005_00** (Existing Elevations Pull Test Locations)
- **Drawing No. 9140_006_00** (Existing Elevations Render Defect Locations)
- **Drawing No. 9140_007_00** (Indicative Roof Details)
- **Scafdac Ltd Drawings** (Temporary Roof Drawing Package No's. 5493/1 thru 9)
- **Specification Preambles** (PN9140_Preambles)
- **Schedule of Works** (PN9140_Schedule)

A photographic schedule of the existing facades, roof detailing and internal areas is contained within **Appendix A**.

5.2 Appearance and Materials

The proposed works generally include the following as outlined within the following section; as detailed previously the proposed works are intended to mitigate the on-going deterioration of the existing internal fabric and structure associated with direct water ingress via failure of the existing roof coverings and associated details. The proposal will also protect and extend the operational lifespan of the various elements.

- **Temporary Sheeted Scaffold Roof**
 - As detailed previously within the document, the client has elected to install a temporary sheeted scaffold roof over the existing pitched roof to restrain further deterioration of the internal fabric because of direct water ingress. Details of the installed system accompany this document. Meetings and discussions with the local authority regarding these measures are detailed within section 4. Part of the temporary structure has been self-weighted using a 'Kentledge' design, other areas have required fixings direct to the existing structure to ensure that the applied loadings are safely transmitted. Where fixings have been required direct to the existing structure a methodology for repair has been provided to ensure there is no lasting harm to the structure and that repairs are undertaken with commensurate materials.
- **Replacement Pitched Roof covering**
 - All pitches as detailed on accompanying drawings will be stripped back to the existing timber roof structure (rafters / purlins); existing slates where viable for re-use will be cleaned, stored and retained for re-instatement. A working assumption of 60% retained and 40% new slates will be utilised for the re-covering; thought this would need to be validated upon removal of existing. Where new slates are required, these will be procured to be equivalent to existing in terms of gauge, size, appearance etc. A natural British slate such as Burlington (blue / grey) or Welsh (blue) will be utilised with samples provided and approved. Retained slates will be cleaned, graded and consolidated onto single

complete roof pitches; with a priority being principle and visible elevations. Existing coursing will be replicated where practical.

- All pitches as detailed on accompanying drawings will be re-felted with a breather membrane and associated batten / counter battens prior re-slating.
- All existing ridge and valleys will be re-capped with retained tiles and or supplemented with new where required bedded on a commensurate lime mortar bedding.

- **Replacement Flat Roof Coverings**

- The asphalt flat roof coverings to 2no flat roofs as detailed on the accompanying drawings are to be replaced. The existing covering are to be removed back to the existing vapour control layer, and a new insulated built-up mineral felt system applied including associated upstand details.

- **Chimneys and Rooflights**

- The existing 4no. roof lights are to be replaced with new conservation rooflights matching the existing profile and fenestration. Allowances are included for replacement units, though there is a presumption in favour of retaining should they be in a suitable condition. A full appraisal will be made once suitable access is provided. All replacement will include associated flashings / weathering's in accordance with Lead Sheet Training Academy standards. The proposed rooflights will have thermally enhanced glazing which will improve efficiency whilst maintaining the existing profile.
- The existing 1no. composite barrel rooflight above the library to the asphalt flat roof will be replaced with a new conservation lantern unit or similar fenestration, the proposed replacement will be more aesthetically sympathetic to the architectural styling of the building than the existing composite unit. All replacement will include associated flashings / weathering's in accordance with Lead Sheet Training Academy standards. The proposed rooflight will have thermally enhanced glazing which will improve efficiency whilst maintaining the existing profile.
- The existing 6no. projecting chimney stacks are to be re-flaunched using a lime-based mortar mix and include re-benching of retained chimney pots where appropriate.

- **Replacement Flashing, Gutter and Rainwater Goods**

- Existing weathering, apron flashings, cover flashing, soakers, step flashings, valleys, gutter etc. are to be replaced with new appropriate code lead in accordance with Lead Sheet Training Academy standards. Existing details are to be replicated.
- Existing rainwater goods including downpipes, hoppers, shoes, chutes etc. are to be replaced with commensurate cast iron matching existing configurations and locations.

- **External Render Repairs / Replacement**

- Identified failed / defective render to the four principal elevations will be further appraised once suitable access is afforded. A schedule of defective area including crazing, cracks, de-bonding has been recorded. Affected areas are to be repaired / replaced utilising a lime-based render system including commensurate breathable decoration.
- Allowances have been included for sampling and analysis of the existing render along with sample panels for replacement materials prior to application. Allowances are also included for a full tap test of elevations to identify any further remedial replacement / action required.
- A schedule of repair rates will be included which can be utilised for call off from identified provisional sums should further works be required. Alternative repair methodologies are included (i.e. replacement, grouting, crack filling etc.) dependant on the mechanism of failure where full replacement is not deemed necessary.
- All repair location, types etc. will be documented and recorded.
- Where the temporary roof scaffold has been mechanically fixed to the structure through the render a schedule of repair is included; these will need to be validated once the fixings are removed to appraise any further consequential damage.

- **Internal Repairs and Redecoration**

- To the affected internal rooms as detailed on the accompanying drawings existing floor coverings are to be replaced commensurate with the room type / occupational use (i.e. vinyl, sheet carpet etc.). Existing floorboards are to be retained, only those boards which have failed as a consequence of the water ingress / fungal rot will be replaced on a like-for-like profile basis.
- Existing water ingress / damp affected plaster to walls will be removed as identified on the accompanying drawings and replaced with a lime-based plaster and commensurate breathable decorations. Plaster removal and repairs will be limited to those areas directly affected by the water ingress. Defined areas have been included though these would need to be validated and appraised during the enabling works, should additional areas be required this will be agreed and scheduled based upon agreed benchmarked rates.
- Existing water ingress and damp affected plaster to ceilings will be removed as identified on the accompanying drawings and replaced with a lime-based lath and plaster system and commensurate breathable decorations. Plaster removal and repairs will be limited to those areas directly affected by the water ingress. Defined areas have been included though these would need to be validated and appraised during the enabling works, should additional areas be required this will be agreed and scheduled based upon agreed benchmarked rates. In specific identified rooms where, existing ceilings have been over boarded compromising the ceiling articulation, removal of the over boarding and replacement with new lath and lime plaster ceilings has been allowed for.
- Where existing wall and ceiling articulation (i.e. cornices, friezes, picture / dado rails etc.) have been affected or will be removed, these details will be replaced on a like-for-like basis. Allowances are included for moulds / templates to be taken of existing profiles to allow replica details to be re-instated.
- A cost has been included for the recommended specialist dry rot works. Proposed internal works also include repairs to damaged walls and ceilings, replacement floor coverings. picture rails and cornices where required and redecoration to walls, ceilings and woodwork. Refurbishment has been included for the kitchen, which is considered to be unusable in its current condition, new floor coverings and kitchen units have been included for.
- There is a presumption in favour of retaining existing joinery features (i.e. doors, skirtings, architraves etc.); where possible these will be removed and retained for reinstatement. Where failure has occurred as a consequence of water ingress or fungal rot these will be replaced on a like-for-like basis to match existing profiles.
- Where existing timber structural elements have been or are confirmed to have failed as result of the water ingress / fungal rot including floor / ceilings joists these will be carefully removed and replaced to match existing sections.
- The existing first floor kitchenette will be refurbished to provide commensurate provision as existing including new base / wall units, worktops and appliances (electric cooker, washing machine).

- **Mechanical and Electrical Works**

- All fittings and services affected by the direct water ingress including cabling, sockets, switches, fire alarms etc.) are to be re-instated, testing and commissioned. There are no proposed alterations to layouts or configuration as part of the internal remediation therefore existing fittings will be reinstated to original positions.

- **Further Investigations**

- Allowances have been included for further appraisal of specific elements once suitable access is provided and / or enabling works completed. These include further assessments of previously concealed roof timbers and assessment of existing externally rendered facades.

5.3 Use of Development

The building is currently in residential use as part of the University Residencies Campus; the proposed works will not affect this use.

5.4 Scale of Development

There will be no change to scale of the property; the proposed works are limited to the like-for-like replacement of elements.

6 Significance Impact Assessment

The purpose of this section is to provide an evaluation of the significance of the property to inform remedial works and possible improvements of the building as well as any programmes of conservation that may be required. The evaluation is based on the concepts of value and significance set out in *Historic England's (2008) Conservation Principles, Policies and Guidance*: <http://historicengland.org.uk/advice/constructive-conservation/conservation-principles/>

The specific concepts of value being:

- **Evidential Value:** The potential of a place to yield evidence about past human activity.
- **Historical Value:** The ways in which past people, events and aspects of life can be connected through a place to the present, this tends to be illustrative or associative.
- **Aesthetic Value:** The ways in which people draw sensory and intellectual stimulation from a place.
- **Communal Value:** The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The following ranges are used to assess the scale of significance:

- **High Significance:** Details or aspects that make the greatest contribution to the values of the overall building or site. These elements are fundamental to the quality of the place and to the understanding and appreciation of its importance and therefore it is essential they be retained. Alteration, removal, or demolition of these aspects would severely damage the value of the place and therefore must be avoided.
- **Moderate Significance:** Details or aspects that make a positive contribution to the values of the overall building or site. These elements make a good contribution to the quality of the place and to the understanding and appreciation of its importance and therefore they should usually be retained. There is flexibility to change with alteration of these aspects possible in some circumstances, but their removal or demolition would need firm justification.
- **Low Significance:** Details or aspects that make only a minor contribution to the values of the overall building or site. These elements make a minimal contribution to the quality of the place and to the understanding and appreciation of its importance and therefore it is of some benefit that they be retained. There is increased flexibility to alteration; removal or demolition of these aspects is possible with justification.
- **Neutral Significance:** Details or aspects that make neither a positive nor negative contribution to the values of the overall building or site; generally, these are of no importance. These elements make no contribution to the quality of the place and to the understanding and appreciation of its importance and therefore there is no heritage basis for their retention. There is usually no impact to the alteration, removal, or demolition of these aspects.
- **Negative Significance:** Details or aspects that detract from the values of the overall building or site; these are of no importance. These elements make a detrimental impact to the quality of the place and to the understanding and appreciation of its importance and therefore it is desirable that they be removed. There is usually a beneficial impact to the overall building or site following alteration, removal, or demolition of these aspects.

6.1 Proposed Works

6.1.1 Roof Coverings and Details

Slate Covered Pitched Roofs

High Significance



- Slate covered hipped pitched roof coverings; combination of regular and diminishing coursing.
- The slate roof coverings represent a key architectural styling of the villa and are a prominent visual feature. The proposed replacement is a significant intervention but deemed necessary to maintain the building weathertight and prevent further internal deterioration.
- Due to the significance of the existing roof's aesthetic appearance, there is a presumption in favour of retaining existing slates where viable. Existing slates will be re-instated to principal roof pitches; new / salvaged slates will be sourced to UK quarries to match existing gauge, profile, appearance etc. The existing roof pitches and associated details (i.e. hips, ridges, etc.) will be maintained. The proposed replacement roof coverings with outlined controls will have minimal visual change impact.

Asphalt Covered Flat Roofs

Low Significance



- Asphalt covered flat roofs to later extensions / modifications to the villa.
- The flat roof coverings are a later addition to the property and are not a prominent visual architectural feature. Their purpose is functional.
- The roofs have been subject to previous dissimilar material repairs; their condition is design life expired and their replacement is deemed necessary to maintain the building weathertight and prevent further internal deterioration. The proposed replacement flat roof coverings will have minimal visual change impact.

Rooflights

Moderate Significance



- The existing inline roof lights to the slate covered pitched roofs are single glazed with narrow glazing bars and vertical fenestration. It is unclear if these rooflights are original; however, provide function providing natural light to inner spaces of the property.
- Their existing profile is sympathetic to architectural styling of the roof line / coverings; there is a presumption on favour of retaining should further investigation determine their condition acceptable. It is noted that there are direct water leaks in the vicinity of the roof lights though this may be a consequence of associated detailing. Should replacement be determined then replacement will be with similar fenestrated units matching the existing profile in order not to detract for the existing roof profile.
- The modern barrel rooflight to the low level flat roof is low architectural merit; its is proposed to be replaced with a new conservation style lantern rooflight of similar properties to the inline pitched roof rooflights.

Chimney Stacks

Moderate Significance



- The existing projecting chimney stacks represent moderate value; their function is diminished as numerous fireplaces have been de-commissioned. A number of original chimney pots remain whilst others have been replaced with modern terracotta units or the flues capped.
- The existing stacks are in poor condition with failed render coating; the coatings are proposed to be replaced with a commensurate lime-based render and new flaunching / capping as required.
- The existing pots will be retained in position. The proposed remedial works will have minimal visual change impact.

6.1.2 Facades

Stucco Render

High Significance



- The principal elevations of the villa have an applied stucco painted render; in places there is evidence of 'lining out' indentation.
- The existing render finish is commensurate with the original architectural styling of the building and has high value in terms of its visual appearance.
- There are numerous defects associated with the existing applied render finish to elevations and chimney stacks including crazing, cracking, de-bonding and in isolated areas complete detachment exposing the masonry substrate beneath. There is evidence of previous repairs which may have been undertaken with an inappropriate cementitious render; further analysis is required to validate.
- The existing applied render finish is of high value; therefore, the outline repair is to be undertaken with a sympathetic and measured approach. There is a preference to retain existing render where sound and viable; a full façade survey will be undertaken once suitable access is available. Identified repairs / remedial works will be undertaken with commensurate lime-based system using conservation methodologies (i.e. no power tools etc.). Previous inappropriate repairs will be replaced subject to their removal not causing further harm.
- Upon completion of the repairs the facades will be decorated with a commensurate breathable mineral based paint / wash.
- The existing applied render finish represents a key architectural styling of the villa and is a prominent visual feature. The proposed replacement / remedial works are deemed necessary to maintain the integrity of the building facades; and will have minimal visual change impact.

6.1.3 Internal Linings

Plastered Wall Linings

Moderate Significance



- The existing walls are generally plastered over a masonry substate.
- Remedial works and replastering will be limited in scope to those areas directly affected by the water ingress and associated decay. Existing sound plaster will be retained.
- Replacement plaster will be a lime-based system to be sympathetic to the original construction finish and allow the building to operate in a holistic environmental manner. The proposed remedial works are deemed necessary due to material defect failure and will have minimal visual change impact.

Lathe & Plaster Ceiling Linings

Moderate Significance



- Generally internal ceilings are lathe and plaster, and this has been assumed to be consistent throughout where existing plasters have not detached or been removed. Lathe and plaster ceilings are typical of the original construction period and are deemed of value for retention.
- Remedial works and replastering will be limited in scope to those areas directly affected by the water ingress and associated decay. Existing sound plaster will be retained. Where the supporting lathe system has been compromised, this will be repaired using traditional heritage methodologies and commensurate materials.
- Replacement plaster will be a lime-based system to be sympathetic to the original construction finish and allow the building to operate in a holistic environmental manner. The proposed remedial works are deemed necessary due to material defect failure and will have minimal visual change impact.

Ceiling Over-boarding



Negative Significance

- Existing ceilings are generally lathe and plaster; in isolated rooms the existing ceiling has been over-boarded as a safety precaution due to concerns over the adhesion of the plaster to existing lathes.
- The over-boarding detracts from the original ceiling line and articulation due to the increased depth. Despite being undertaken for safety purposes it detracts and has a negative impact on the building.
- It is proposed that as part of the remedial works to remove this later additional and remediation the substrate lathe's and plaster as required. Removal of the over-boarding will have a positive impact on reading the room.

Floor Construction



Moderate Significance

- Floors throughout generally comprise boarded timber; in the majority of rooms these have been covered with modern floor coverings (i.e. carpet and vinyl). In isolated rooms the existing boards are exposed with a sanded / varnished finish.
- The existing boards are representative of the original construction and therefore there is a presumption to retain.
- Where existing floors have been compromised by the direct water ingress, replacement will be limited to those boards affected by decay and no longer functionally operational. Replacement boards will be sourced to match the existing profile and of commensurate timber grade. Replacement boards will not be artificially aged or distressed to allow future identification.



Floor Coverings

Neutral Significance

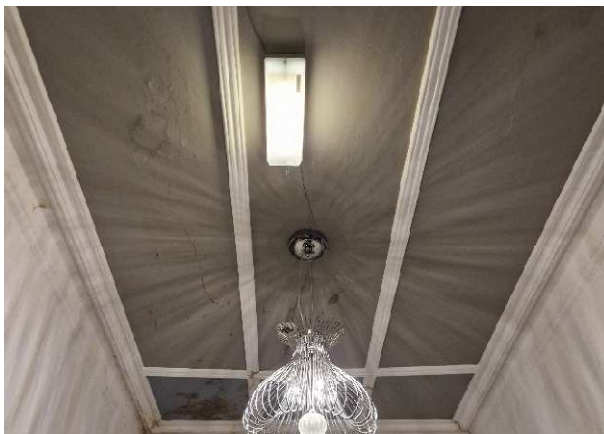


- Floors throughout generally comprise boarded timber; in the majority of rooms these have been covered with modern floor coverings (i.e. carpet and vinyl). Isolated rooms the existing boards are exposed with a sanded / varnished finish.
- The modern floor coverings generally have a sacrificial carrier / adhesive board beneath (i.e. pinboard / chipboard) to avoid fixing directly to the original timber boards.
- These modern floor coverings are a later addition and have a neutral impact; their proposed replacement will be undertaken in a manner that protects the original timber boarding.

6.1.4 Internal Articulation / Features

Wall and Ceiling Articulation (i.e. corners, ribs etc.)

High Significance



- There are various wall and ceiling articulations throughout the property and within the proposed areas of works of varying design.
- These ornamentations are representative of the architectural style and detailing of the period and of high value for retention and preservation.
- Where the articulation is sound and unaffected by the water ingress and associated material failings they are to be retained and preserved in position. Where replacement sections are required, these will be based on templates / mouldings of the original retained sections to ensure authenticity.
- Replacement sections will be procured / fabricated using traditional methods and commensurate materials. Insertion / jointing will be in accordance with traditional methods. It has been noted that on some existing details there is significant build-up of paint finishes compromising the level of detail. Assessments will be made as to the viability of removing excessive coatings.

Joinery Articulation (i.e. skirtings, architraves etc)

High Significance



- There are various joinery articulations throughout the property and within the proposed areas of works of varying design including skirtings, architraves, door sets etc.
- These ornamentations are representative of the architectural style and detailing of the period and of high value for retention and preservation.
- Where the existing joinery is sound and unaffected by the water ingress and associated material failings they are to be retained and preserved in position or careful removed and reinstated to original positions upon completion.
- Where replacement sections are required, these will be based on templates / mouldings of the original retained sections to ensure authenticity.

Kitchenette Facility

Neutral Significance



- The existing modern kitchenette facility comprising base units, wall units, worktop etc. is a later insertion within a previously adapted space.
 - The facility is of neutral value to the property and its replacement of a like for like basis will not impact the reading of the property.
-

6.2 Character Assessment

St Anselm Hall makes a significant contribution to the local character and distinctiveness of the area based upon its architectural styling, and its historical context as a residential accommodation linked to the university.

The proposed interventions will have a visual impact on the existing building fabric as elements are proposed to be replaced, however with the measures outlined previously these should be mitigated. The proposed intervention will have a positive impact on the long-term preservation of the building by mitigating further deterioration of the structure whilst maintain its aesthetic appearance and architectural styling.

6.2.1 Evidential Value

‘Evidential value derives from the potential of a place to yield evidence about past human activity’, with this value being ‘proportionate to its ability to contribute to people’s understanding of the past’ (English Heritage, 2008).

St Anselm Hall provides high evidential evidence of past human, social and educational activity within the local area and continues to provide such functions. Originally as a institution linked to the Church of England religious theology study and later directly as a hall of residence for university students. There is also a moderate to high communal value to residents and observed practices / activities at St Anselm Hall including communal dining, chapel services, ‘cellar club’ and scholarships. The proposed interventions will be undertaken in such a manner as to preserve and maintain the evidential value and aesthetics of the property.

6.2.2 Historical Value

‘Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present’ (English Heritage, 2008).

The historical value of St Anselm Hall is high given the ability of buildings and places to link to former ways of life, and the contribution they make to the wider historical context and setting of an area. The hall was formally a private residence, then a communal residence for theological study associated with the Church of England and later and continued use as a hall of residence for university students. The current building and its later additions are a continuation of previous residencies associated in the area linked to the university. The proposed interventions will be undertaken in such a manner as to preserve the historical value of the property.

6.2.3 Aesthetic Value

‘Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place’ (English Heritage, 2008).

The high aesthetic value of St Anselm Hall is derived from its formal architectural styling typical of the ‘polite / high-style’ from the period of its original construction as a formal villa residence in the mid-19th century. The Hall has been extended at various points within the 20th century, notably the additional residential wings and chapel; however, the ‘villa’ has retained its prominent setting as the principal entrance to the residences. The proposed interventions will be undertaken in such a manner as to preserve the aesthetic qualities of the property as they will be neutral and will replicate the existing in material and configuration.

6.2.4 Communal Value

“Communal values ‘derive from people’s identification with the place’ (English Heritage, 2008)”

St Anselm Hall and associated grounds provide moderate collective social value for the student residents in occupation; the building and grounds provide private educational residence for students attending the university. The proposed interventions will have no impact on its communal value.

6.2.5 Setting

The curtilage of the property including gardens and associated outbuildings will not be affected by the proposed works.

Appendix A

A: Photographic Schedule



Photo 01 – Existing Front Elevation



Photo 02 – Typical Side Elevation



Photo 03 – Aerial Roof View



Photo 04 – Temporary Scaffold Roof to Rear Elevations

Appendix A



Photo 05 – Typical Section of Failed Render

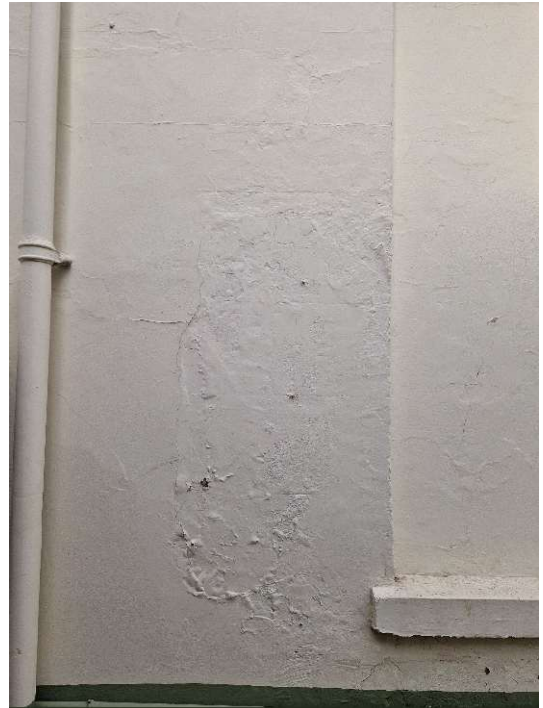


Photo 06 – Typical Section of Failed Render



Photo 07 – Typical Cracking to External Render



Photo 08 – Typical Scaffold Fixing

Appendix A



Photo 09 – Kentledge Scaffold to Rear Elevation



Photo 10 – Temporary Roof Scaffold to Side Elevation



Photo 11 – Existing Roof Details



Photo 12 – Existing Gutter Details

Appendix A



Photo 13 – Existing Flat Roof Covering (FR1)

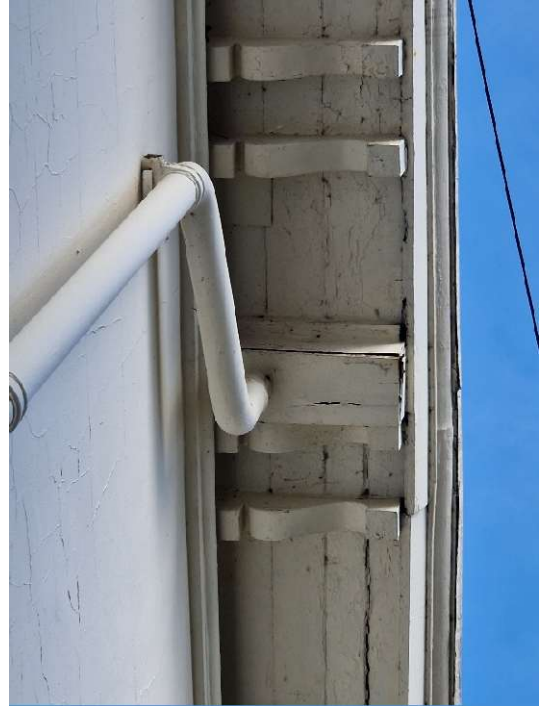


Photo 14 – Existing Projecting Eaves



Photo 15 – Dry Rot Outbreak (Grond Floor)



Photo 16 – Dry Rot Outbreak (Grond Floor)

Appendix A



Photo 17 – Failed Plaster due to Water Ingress (First Floor)



Photo 18 – Failed Plaster due to Water Ingress (First Floor)



Photo 19 – Failed Internal Linings due to Water Ingress (First Floor)



Photo 20 – Failed Internal Linings due to Water Ingress (First Floor)

Appendix A



Photo 21 – Existing Kitchenette (First Floor)



Photo 22 – Existing Kitchenette (First Floor)



Photo 23 – Failed Internal Linings due to Water Ingress (First Floor)



Photo 24 – Overboard to Lathe & Plaster Ceiling (Ground Floor)

Appendix A



Photo 25 – Typical Ceiling Articulation

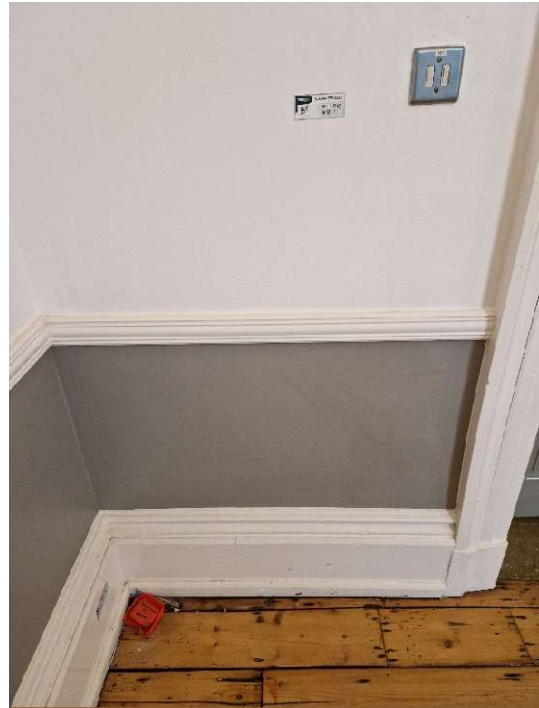


Photo 26 – Typical Wall Articulation



Photo 27 – Failed Ceiling Lining (Basement)



Photo 28 – Existing Rooflight (Ground Floor)

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