

HERITAGE STATEMENT

In support of
Window Replacement

At

Sheavyn House
Old Hall Lane
Fallowfield
M14 6HJ

FEBRUARY 2026



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1 Introduction

This Heritage Statement of Sheavyn House has been prepared by Arcadis LLP to support a planning application with regard to the following:

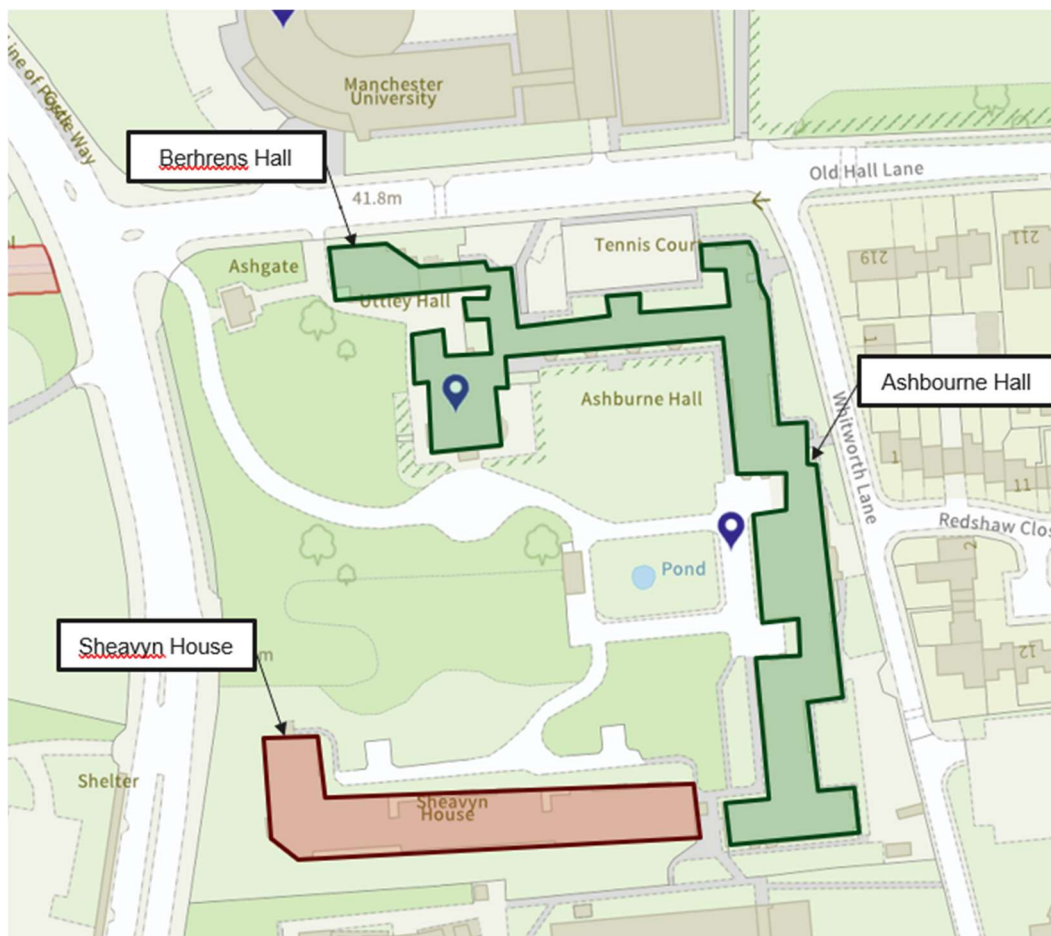
- Replacement of aluminium windows, rooflights and curtain walling.

Although Sheavyn House itself is not classified as designated heritage asset, there are 2 designated heritage asset located in proximity which are the Ashburne Hall and Behrens Hall.

This statement defines the special significance of the heritage asset, as required by National Planning Policy Framework 2012, and provides an assessment of the impact of the proposed works to the adjoining listed buildings, Ashburne Hall and Behrens Hall.

Read in conjunction with D&A Statement.

2 History of Adjoining Designated Heritage Asset



2.1 Ashburne Hall

The following description is provided by Historic England for the list entry in relation to Ashburne Hall (<https://historicengland.org.uk/listing/the-list/list-entry/1401670>):

- *Heritage Category: Listed Building*
- *Grade: II*
- *List Entry Number: 1401670*
- *Date first listed: 08-Jun-2012*
- *List Entry Name: Ashburne Hall (Lees, Mary Worthington, Ward and Central block), including the Alice Barlow memorial gates and Ashburne Hall Lodge*
- *Statutory Address 1: Ashburne Hall, Old Hall Lane*
- *Statutory Address 2: Ashburne Hall, Wilmslow Road*

- *Summary: A purpose built hall of residence by Sir Percy Scott Worthington, 1910-1933, including the Alice Barlow memorial gates, 1924, and Ashburne Hall Lodge, 1926, both by Sir (John) Hubert Worthington.*

Historic England summaries the reason for statutory designation as::

- **Historic Interest:**
An early example of a purpose-built Hall of Residence and one of the first women's halls of residence in England, it also has interest in the history of women's higher education;
- **Architectural Interest:**
as high-quality examples of the work of both Sir Percy Scott Worthington and Sir (John) Hubert Worthington, two of the most successful architects of this prolific and renowned architectural dynasty;
- **Group Value:**
the halls, gates and lodge form a functional group, the separate parts of which have been designed to complement each other, as well as the pre-existing Behren's House (c.1830, Grade II);
- **Historic Association:**
the hall has connections with historic figures of note including Viscount Morley of Blackburn, whose collection of books is housed in the library, and celebrated children's author Alice Uttley.

2.2 Behrens Hall

Heritage Category: Listed Building

Grade: II

List Entry Number: 1246273

Date first listed: 20-Jun-1988

Date of most recent amendment: 06-Jun-1994

List Entry Name: Behrens Hall

Statutory Address 1: BEHRENS HALL, OLD HALL LANE

Summary: Behrens hall, formerly know as The Oaks, large house is now part of university hall of residence. Historic England list the property as Grade 2 with the Ref 1246273 and was first listed on 20-Jun-1988.

The following description is provided by Historic England for the list entry in relation to Behrens Hall (<https://historicengland.org.uk/listing/the-list/list-entry/1246273?section=official-list-entry>):

- **Historic Interest:**

Formerly known as: The Oaks OLD HALL LANE Fallowfield. Large house, now part of university hall of residence. 1835-8, for Robert Ogden, cotton spinner; altered. Originally known as "The Oaks"; presented to the university, partly as gift, by Behrens family 1906-8.

- **Architectural Interest:**

Scored stucco on brick, with sandstone ashlar dressings, hipped slate roof. Deep rectangular plan. Classical style. Two storeys over cellars, 3 bays, symmetrical; with stone plinth, broad pilasters to the outer bays forming segmental-headed blank arches. The ground floor has a large pedimented stone porch (up 7 steps) with 4 Ionic columns raised on a plinth, moulded frieze, and pediment with apex acroterion, protecting a wide square-headed doorway which has double doors, an overlight with fan-pattern tracery, and round-headed side windows with margin panes including roundels; and two windows sashed without glazing bars, with engraved sills. The 1st floor has three 12-pane sashed windows, that in the centre with a corniced architrave. Long return walls with various sashed windows, that to the right with a canted bay window to the ground floor front room. Interior: entrance lobby screen which has double doors and side windows all with round-headed glazing like the side windows to the door; pilastered entrance hall; fine imperial staircase with elaborately decorated cast-iron balusters and wreathed mahogany handrails, illuminated by a glazed dome; panelled mahogany doors and architraves; some moulded plaster friezes and original fireplaces.

- **Group Value:**

The Behren's house form a function group to the pre-existing Ashburne hall and the separate parts including the hall, gates and lodge.

3 The Property

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Sheavyn House is located on the Fallowfield Campus, off Whitworth Lane and made up of Darbshire, Alexander and Stephen Blocks. It is currently a student residence hall providing around 234 bedrooms. Sheavyn House has 4 stories with attics, constructed in brickworks and weathered by timber pitched roof with roof tiles covering.

4 Adjoining Listed Building



Image 1:
Sheavyn House - Southwest facing elevation



Image 2: Sheavyn House - North facing elevation



Image 3: Ashburne Hall – East facing elevation



Image 4: Ashburne Hall – West facing elevation



Image 5 – Behrens Hall – South facing elevation



Image 6 – Behrens Hall – North facing elevation

5 The Proposed Works

It is proposed to refurbish the fenestration of the Sheavyn House as the existing timber window, rooflight and curtain walling shows signs of disrepair and impacting the internal fabric of the building.

Windows

The existing timber windows are in poor condition, generally with rotten and damaged sections to numerous windows. Aside from poor condition, majority of the windows, particularly to bedrooms, have no trickle vents which could be a beneficial addition to improve background ventilation.

It is proposed these windows are to be replaced with new aluminium framed windows, of the same configuration, fenestration and reference colour.

Curtain Walling

There are 5 nos. section of aluminium framed curtain walling to the building. It is proposed these sections are to be replaced with new aluminium framed curtain walling sections of the same

configuration and fenestration. Colour will also be reference to existing window to provide a consistent external appearance.

Rooflights

It is proposed the existing rooflights are to be replaced with new Velux rooflights of the same design, to match with the new aluminium windows and curtain walling.

Schedule of images:

Images	Proposal
	WINDOWS Existing: Single glazed timber window Proposed: Double glazed aluminium windows to match colour, shape and style of existing.
	ROOFLIGHTS Existing: Single glazed timber framed rooflight Proposed: Double glazed VELUX rooflight to match colour, shape and style of existing.



ALUMINIUM CURTAIN WALLING

Existing: Aluminium curtain walling

Proposed: New aluminium curtain walling to match shape and style of existing.

Colour suggest to match with new aluminium windows to provide consistent external appearance.

6 Conclusion

The proposal has been carefully designed to respect the established architectural character of the concerned building and its proximity to designated assets.

The proposed replacement will replicate the existing windows proportions, detailing, opening arrangement and will be finished in a colour that matches with the original appearance whilst maximising the life span of the building. We believe the replacement works would preserve the visual rhythm and scale of the existing elevations and would read as a like-for-like replacement in terms of appearance. The proposed works will not detract from the setting, context or group value of the designated heritage assets in close proximity to Sheavyn House.

In summary, Arcadis recommend acceptance of the proposal.

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