

DESIGN, ACCESS & HERITAGE STATEMENT

Hulme Hall, Houldsworth, Oxford Place, Manchester, M14 5RR

1.0 Introduction

- 1.1 This statement forms part of an application for listed building consent for the installation of two cross corridor doors on the first floor of Houldsworth Hall, and the treatment with intumescent coating of timber fire resisting doors on the ground and first floors.
- 1.2 Houldsworth Hall of Residence is a brick building with a pitched slate roof situated within Hulme Hall on the University of Manchester's Victoria Park residential campus. Houldsworth Hall is the oldest building at Hulme Hall; designed by Percy Worthington and completed in 1907. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, Houldsworth Hall is Grade II listed.
- 1.3 Houldsworth is adjacent to and located within the grounds of the following heritage assets: Hulme Hall main building and Park House, which are both Grade II listed. The heritage assets at Hulme Hall are as follows:
 - 1.3.1 Hulme Hall main building, Hall of Residence. Grade II listing.
 - 1.3.2 Houldsworth, Hall of Residence. Grade II listing.
 - 1.3.3 Park House, vacant. Grade II listing.
 - 1.3.4 Victoria Park Conservation area.
- 1.4 This statement is to be read in conjunction with the following documents:
 - 1.4.1 Drawing numbers 9354-A100 (Location Plan); A101 (Ground Floor Proposed), A102 (First Floor Proposed), T6163 L32 34 (Proposed cross corridor door), T6163 L32 44 (Proposed cross corridor door), 001 GF marked up drawing (Showing Ground Floor doors to be treated with intumescent coating) and 002 L1 marked up drawing (Showing First Floor doors to be treated with intumescent coating)
 - 1.4.2 Appendix 1: Photographs of existing doors cross corridor doors and the proposed locations for the two new ones, and photograph of a typical timber fire resistant door to be coated with intumescent coating.

2.1 Proposal

- 2.11 Listed building consent is sought to install two cross corridor doors on the first floor of Houldsworth Hall and to apply an intumescent coating to timber fire resisting doors on the ground floor and first floor, as per drawings 9354-A101, 9354-A102, T6163 L32 34, T6163 L32 44, 001 GF marked up drawing and 002 L1 marked up drawing.

This work is part of a project to reduce travel distances and to improve escape routes in the building, as recommended by the building's fire risk assessment.

2.2 Detail of works

- 2.21 Cross corridor doors - the proposed works will involve installing two timber framed glass doors and screens achieving 30-minute fire resistance to the first floor. These doors will match the existing timber framed glass cross corridor doors that were installed in 2016, Listed Building Consent application number 111267/LO/2016/S1.
- 2.22 The first door will be located outside the kitchen (room 1.019) and will provide necessary fire compartmentation between the kitchen and corridor. This door is to be a single glass door in an oak frame with glass panels either side.
- 2.22 The second cross corridor door is to be located midway along the corridor and will reduce the escape route travel distance in the corridor. This door is to be a single glass door in an oak frame with a glass panel to the right-hand side.
- 2.23 Intumescent coating – The original timber doors in the building are in a poor condition. To protect the escape routes within the building, the fire risk assessment has recommended that these doors are repaired to ensure there are no damage or defects that may affect the door's ability to resist the spread of smoke. The fire risk assessment has also recommended that an intumescent coating be applied to the doors to achieve minimum 30 mins fire resistance.
- 2.24 In 2016 Listed Building Consent was granted for the building's timber fire resisting doors to receive Envirograf coating, application number 111267/LO/2016/S1. It is proposed to apply the same coating again, in accordance with the manufacturer's instructions.

3.0 Identifying the Heritage Assets

3.1 HUME HALL, HALL OF RESIDENCE, UNIVERSITY OF MANCHESTER (ORIGINAL PORTION)

List entry number: 1246448

SJ8595 OXFORD PLACE, Rusholme 698-1/22/811 (South side) 03/10/74 Hulme Hall, Hall of Residence, University of Manchester (original portion)

GV II

University hall of residence. c.1910, by Percy Worthington. Brick with sandstone dressings, green slate roofs. Long wings ranged round the north, east and west sides of a quadrangle with a wing extending to the north. Arts and Crafts style. Mostly 2 storeys, with short 3-storey tower at junction of wings. Windows generally 6-light mullion-and-transom casements, those of upper floors in coupled gables; east range with 5-bay arcade of 4-centred arches at ground floor, and to right of this 3 bays of stone 2-storey oriels. Squat tower in south-east corner with embattled stone parapet and octagonal stair-turret to left with patterned lead roof.

3.2 HULME HALL, UNIVERSITY OF MANCHESTER

List entry number: 1246448

As above, listed by curtilage to Hume Hall Original Portition.

3.3 PARK HOUSE, 2, LOWER PARK ROAD

List entry number: 1283017

SJ8595 LOWER PARK ROAD, Rusholme 698-1/22/802 (West side) 03/10/74 No.2 Park House

GV II

Villa, now hall of residence. Mid C19. Coursed squared sandstone, slate roof. Double-pile plan. Gothick style. Two storeys and 3 bays, symmetrical, with projecting gabled centre; string course, projected eaves to steeply-pitched roofs. The centre has a projected single-storey bay (probably formerly the porch) which has a 2-light window with traceried overlight in the centre and narrow sashed side-windows all under a hoodmould, and a parapet with triangular-headed upstand containing a shield; and a 2-light sashed window at 1st floor with arched lights and hoodmould. The outer bays have narrow 2-storeyed canted bay windows with 3 arched lights to each floor, the lower cusped. Ridge chimney. Each gable wall has a similar but wider canted bay, with 2-light sashes to the centre; the south side (3 bays in all) has a 2 gables (including this) and a recessed centre, and other sashed windows in similar style including a shallow rectangular 4-light bay window; the north side has various C20 additions. Interior not inspected.

the upper floors with moulded architraves, those at 1st floor with cornices and those at 2nd floor shorter. Two ridge chimneys. Left return side (garden front) has matching fenestration. Interior not inspected.

3.4 VICTORIA PARK CONSERVATION AREA

Victoria Park conservation area, three kilometres to the south of the city centre, was designated in March 1972.

It extends from the backs of properties to the north of Daisy Bank Road and Oxford Place to Kent Road East and West, and Rusholme Grove in the south. The west boundary is Oxney Road and the backs of properties on Wilmslow Road. To the east the boundary is formed by Anson Road, the backs of properties on Langdale Road and Laidon Road, the backs of properties on Daisy Bank Road, Scarsdale Road, the backs of properties on Langdale Road and Anson Road.

Houses on Oxford Place were demolished in 1910 to make way for Hulme Hall, a university hall of residence, which is a large building designed in the Arts and Crafts style and incorporating a quadrangle. Many more high-quality buildings were built on the site in the 1960s and later.

4.0 Heritage Impact and Assessment against National Planning Policy Framework

4.1 195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

There will be no change to the external appearance of the building.

Internally, the new cross corridor doors will match the timber framed glass doors installed in 2016, to ensure aesthetic consistency with work that has already received Listed Building Consent.

The proposed intumescent treatment for the timber fire resisting doors has previously received Listed Building Consent and will have no aesthetic impact as the works involve re-coating a previously coated door with the same intumescent Envirograf coating.

The proposed work will have no impact on the heritage assets.

4.2 202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The proposed works will have no impact on the heritage asset.

5.0 Design and Access Statement.

5.1 The two cross corridor doors are to match existing doors in the building and should have minimal impact on circulation within the building.

Jo Wavish
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University of Manchester
09.03.26

Appendix 1.

Photographs of existing cross corridor doors and proposed locations for new cross corridor doors.



Photo 1. Existing timber framed glass door with glass panel on either side. Door is located to stairway on the first floor of Houldsworth Hall.



Photo 2. Location for proposed new cross corridor door outside the kitchen on the first floor. Door to fit in existing archway and to match door in Photo 1.



Photo 3. Existing timber framed glass door with glass panel on the right-hand side. Door is located to stairway on the first floor of Houldsworth Hall.



Photo 4. Location for proposed new cross corridor door midway along the corridor on the first floor. Door to match door in Photo 3.



Photo 5. Example of timber fire resistant door to be repaired and coated with Envirograf.