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USHAW COLLEGE, COUNTY DURHAM
BOUNDARY WALL at JUNIOR HOUSE with ST ALOYSIUS CHAPEL

DESIGN AND ACCESS STATEMENT

To support Full Planning and Listed Building Consent for the temporary removal of a section of boundary wall and installation of a temporary gate to enable access to the Junior House site.

REVISION -

REFERENCE: 313_A St Aloysius Chapel – Works to enable emergency stabilisation works of the chapel building

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This document supports the application for planning permission and listed building consent for the temporary removal of a partial section of the boundary wall of Ushaw College and installation of a temporary gate to enable the access of construction traffic to the Junior House site to allow the urgent stabilisation of the grade II* listed St Aloysius Chapel.

Please refer to supporting documentation for full description of the proposals.



1.0 Overview

The Junior House and St Aloysius Chapel suffered devastating fire damage in July 2023 and now urgent stabilisation is required to ensure access to the building is possible and safe in order to continue the survey of the condition of the buildings, extent of the damage and subsequent repair strategy.

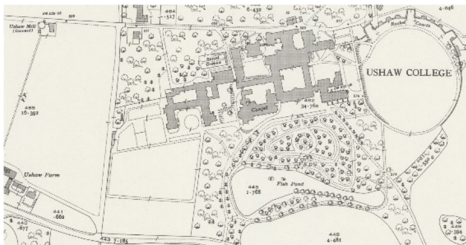
Initially, the creation of an access route through this section of the boundary wall will allow construction vehicles, specifically scaffolding wagons, to safely and more easily deliver scaffolding to site, as well as other traffic associated with the stabilisation works. The proposed works at this stage consist of stabilising the buildings to allow access, clearing fallen debris, making the site secure, erecting supporting scaffolding and providing urgent weather projection for the Chapel itself. As the site is open to the public the site needs to be secured to prevent any access to an unsafe building. There is also a need to protect what remains before it suffers further damage due to exposure.

Latterly, this new temporary entrance to the site will allow future construction traffic to access the site during the future proposed repair and renovation works.

This access would be removed and the boundary wall and derelict low wall rebuilt to its previous form, and ground cover reinstated.

2.0 Site Location and Context

Ushaw College is located near the village of Ushaw Moor, west of the city of Durham. It was a former Catholic seminary established in 1808 and the Junior Seminary was opened in 1859. During the 1950s and 60s there was a rapid decline in the need for education of this type and in the 1970s the farm and Junior House was closed. In 2011 there were only 11 students in attendance. Ushaw was opened to the public in 2014 and now provides lettable spaces for businesses, accommodation for the Durham Music School and museum and event spaces for public access.



The site of the proposed works is a small length of boundary wall to the west of the main Ushaw College site. The land owned by Ushaw College extends well beyond this. The boundary wall is beyond the Junior House and the 'Ball-Game Wall' to the west. There is a disused, derelict garden building to the north of the proposed site. It is presumed that this was an ancillary building for the Junior House, although its actual use is not clear at this time. It is no longer in use and is in poor condition.

The boundary wall itself runs on a north-south axis through the wider site with agricultural farmland on the west side, with



scrubland and grassy field to the east side. The garden building and boundary wall are shown on the OS map of 1895 but it is not clear on the 1857 OS map indicating it was built some time between 1857 and 1895, likely when the Junior House was near completion and opened in 1859.

Ushaw College consists of several buildings with various levels of listed status. The complex of Pugin chapels are grade I, the majority of the main college buildings are grade II including the Junior House. The chapel of St Aloysius is grade II*. The boundary wall and garden buildings are not separately listed but are within the curtilage of a listed building and so are listed by association.

3.0 Proposal



It is proposed that a section of the boundary wall, and the derelict low wall beyond, are temporarily taken down to allow for a new temporary gate to be installed to allow construction traffic safely to the site.

This will involve careful removal of approximately 8.5m of boundary wall to be stored on site in a suitable location and then reinstated following completion of site works.

3.1 Methodology

A method statement for the removal and reinstatement is as follows:



- Carefully remove vegetation from boundary wall and derelict low wall. Minimal level of vegetation clearance from area including scrub vegetation and self-seeded bushes.
- Record existing boundary wall and derelict low wall with drawings (plans and elevations) and photographs sufficient to inform later rebuilding.
- Allow for structural assessment of masonry walls around.
- Carefully take down length of existing boundary wall and store in safe location for later rebuilding. Carefully take down derelict low wall and store in safe location for later rebuilding. All stones to be well labelled. Detailed methodology for taking down, labelling and reinstatement to be provided by contractor. Stone to be stored in nearby garden structure if safe and suitable. (Suitability to be assessed. Allow for temporary netting/supports to ensure garden building is safe.) Materials not to be removed from site.
- Temporarily make-good/consolidate exposed ends of boundary wall with brick and install temporary supports and protection to both ends. All temporary supports to be designed for easy removal and to ensure no damage to existing structures and materials. Lime mortar to be used throughout.



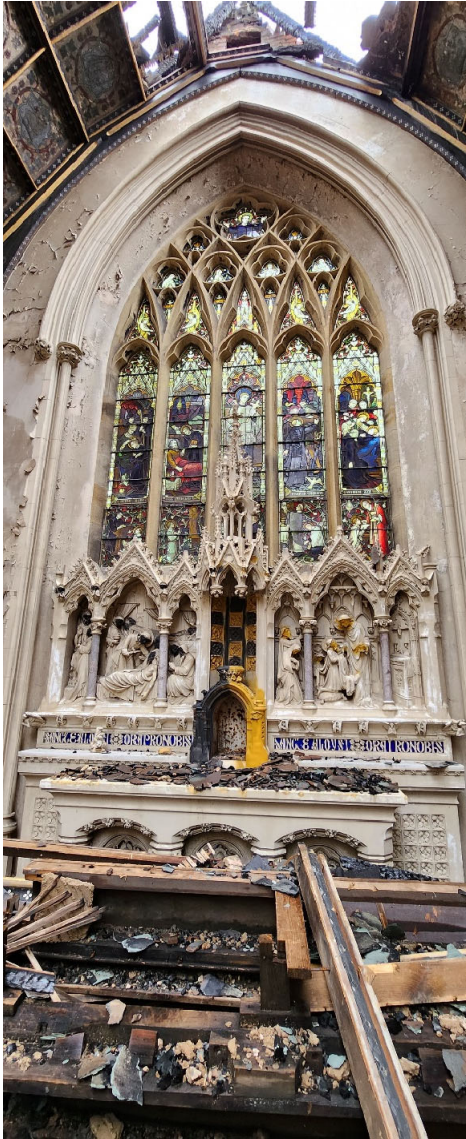
- Install protection and visual warnings to garden structure to north.
- Install temporary gate posts and double field gate to secure new opening. Gates to open inward.
- Temporary surfacing to be installed between farm track and construction zone adjacent to Junor House.
- Farm track surface to be upgraded to construction traffic use. Post and wire fence to be installed to create temporary footpath between track and field. Public footpath to be maintained and protected during all site works.
- Rebuild boundary wall using existing materials in lime mortar. Provisional mortar specification – gauged hot-mixed lime mortar using NHL 3.5 to un-slaked quicklime in ratio 1:1:6. 1-part quick lime, 1-part NHL 3.5, 6-parts well-graded sharp sand (locally sourced. Actual mix to be confirmed by samples and trials on site before commencement of mortar work. Full, flush pointing to match existing.) Include for areas of minor consolidation and repointing of surrounding areas. Exact areas to be confirmed on site.
- Make good ground around. Re-seed with native grasses and wildflowers to encourage biodiversity.

Note that the contractor employed to carry out the works will be required to produce a detailed method statement of their own to be discussed and agreed with the architect.

4.0 Reasons for proposal – design development, alternatives, justification

A feasibility exercise was carried out of the whole site to determine the most suitable way to access the Junior House site. It was established that this proposed access route was the safest and most convenient route which removes any impact from the main public site. The access is off an already established farm track with access directly from the main road to the south, which is regularly used by the tenant farmer and Ushaw estate staff. From a safety and CDM consideration, it is desirable to separate out construction traffic from the main public routes through the site. It is the preference of the client that the west and east drive are used as little as practically as possible. This also rules out the road to the north of the site as an access route due to the use of the road by staff and also residential properties.

An existing gateway to the north of the derelict garden buildings was explored but this was also ruled-out due to the level of intervention that would be required to the historic gate, gate posts and larger area of boundary walling which would need to be removed to allow clear access for larger vehicles. There would also be a risk to the derelict garden building which can be avoided by moving the access to the south of these buildings.



The area of scrub-land beyond the boundary wall on approach to the Junior House provides an opportunity for clear access to be created to the area of hard standing outside of the Junior House which is the proposed set-down location of scaffolding and materials for the stabilisation works. The proposed access is bounded by a fence line to the south meaning animals within the field to the south are safe and protected.

The temporary removal of the wall and subsequent rebuilding provides us with an opportunity to stabilise a section of the boundary wall so that it is stable, and to carry out minor repair works and repointing to the structures immediately around it. The condition of the boundary wall is fair and it does not look at risk of immediate collapse but there are areas of missing pointing and likely wash out of mortars due to open skyward facing joints in the coping stones. There is some substantial decay to the lower section of the boundary wall indicating potentially some repointing in inappropriate mortars. The wall would benefit from removal of these and reinstatement of suitable traditional materials.

5.0 Consideration of National and Local Planning Policies

The proposed works enable the Ushaw Trust to support the council's Durham County Plan to 'protect the natural and historic environment' and Policy 44 Historic Environment particularly regarding Heritage at Risk. Whilst temporarily harmful, albeit minimally, the proposal ensures that urgent stabilisation and subsequent repair works can be carried out to the nationally important Pugin chapel in a safe and efficient manner.

6.0 Conclusion

In the short term, the proposal is causing a minor adverse impact to an element which is of low significance within the context of the Ushaw College site. In the long term the proposal is of moderate benefit as it ensures that at least part of the boundary wall structure is repaired and maintained.