

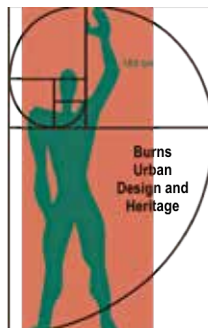
**HOUGH END HALL
CHORLTON
MANCHESTER**

HERITAGE ASSESSMENT

Hough End Hall- 1850



DECEMBER 2021



1. INTRODUCTION

- 1.1 The building is a grade II* listed building, dating from 1596, and was constructed for Sir Nicholas Mosley. Originally of an H plan form, the building has been extensively altered and extended, with the interior re-modelled and with limited historic features. The setting of the hall has also been substantially changed from the original, and the building is now surrounded by 1970's office blocks and Chorlton High School, leaving the hall isolated. Former ancillary buildings and a later lodge have been demolished, and the hall is effectively surrounded by car parks, and its former association with the landscape effectively severed.
- 1.2 There are no other heritage designations covering the site, although the adjacent Chorlton Park once formed part of the curtilage of the house, with its lodge located at the junction with Barlow Moor Road. The Hall was a replacement of an earlier building, of which no trace now survives, and has continually evolved since its construction in the late 16th century, as its uses have changed.
- 1.3 Since its last use as a restaurant the building is now an Islamic Centre, following a period of redundancy, and this use has allowed the building to be retained in a sustainable use, with some community access. As a heritage asset any planning application is required to address the provisions within the National Planning Policy Framework concerning heritage and enhancement of the historic environment. The significance of the asset is described in this report.
- 1.4 This report has been prepared by Rob Burns, an urban designer and heritage consultant, with over 35 years of experience of working with the historic built environment. Formerly the Historic Areas Inspector for English Heritage (now Historic England) in the north-west, and

managing the Urban Design and Heritage functions at Councils within the same region, he is also a qualified archaeologist, and was the Guardianship Archaeologist for English Heritage in Northumbria, before qualifying in Urban Design.

2. HISTORY AND CONTEXT

- 2.1 The Hall stands on the boundary between Chorlton and Withington, and its name derives from the Saxon *hof ende* which translates as a dwelling on the boundary. Robert Moseley owned land in Manchester under the reign of Edward IV, and Jenkyn Moseley built an earlier house on the site in 1465. The house remained in the Moseley family, and a new Hall was constructed by Nicholas (1527-1612) who was a successful cloth merchant, and who rose to become Lord Mayor of London and received a knighthood. At his investiture, Queen Elizabeth I presented him with an oak bedstead amongst other items of furniture for his Manchester house, which had been recently built. It was Nicholas who changed the spelling of the family name from Moseley, to Mosley.



Fig1- Nicolas Moseley- Lord Mayor of London, 1599

- 2.2 Following his appointment as High Sheriff of Lancaster, he returned to Hough End, where he died in 1612, leaving the Hall to his son, Rowland. Another of Nicholas' sons, Edward, became a successful member of the Bar at Gray's Inn and purchased the estate of Rolleston in Staffordshire, which became the main family residence.
- 2.3 The Hall was used intermittently by the Mosleys, until 1751, when it was sold to the Egerton family of Tatton, to settle gambling debts. With little interest in running the Hall, the Egertons let it to a series of tenant farmers. From 1848, the Hall was occupied by several generations of the Lomax family, who were not just responsible for Hough End Hall, but also cared for several other farms within the area. From 1940 the house was occupied by Mr F W Woods, who was a cotton factory manager.
- 2.4 It was during the Lomax tenancy that the first threat to the Hall was evident, with plans by the City Council to construct a road just 40 feet away from the building, which would have left the building as the centre-piece of a roundabout (Figure 2).

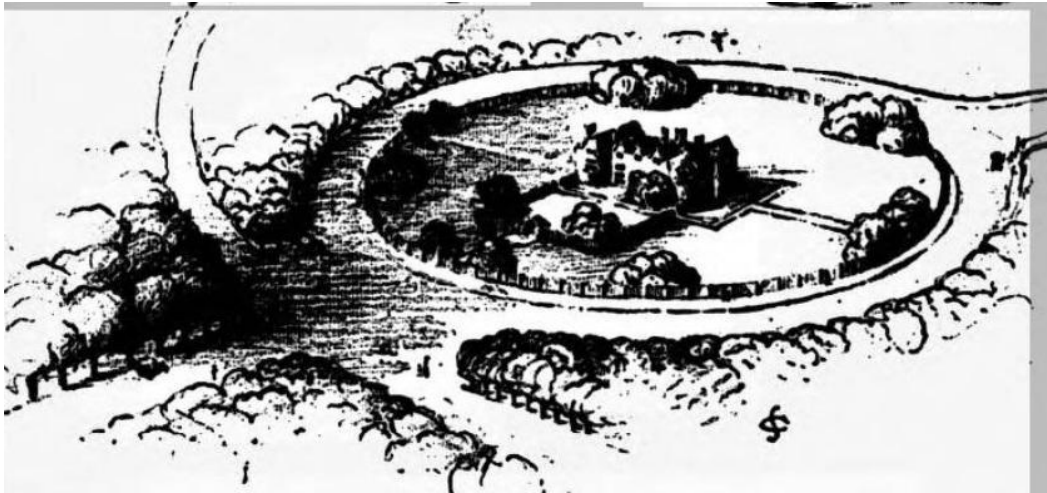


Figure 2- planned road of 1923

The Council attempted to purchase the Hall several times from the 1920's onwards, and almost came close to an agreement to acquire in 1937. But even by 1946, the Royal Manchester Institution needed to intervene to prevent the Council from demolishing the building. Subsequently, the Hall was used as a public house, followed by an office use, and then as a public house again until its acquisition and current use as an Academy.

- 2.5 The Hall has seen substantial changes both to its fabric and its setting, since it was first built. The earliest map, an estate map of 1768 from the Egerton era, shows the building with its surrounding fields, including orchards, and intriguingly, a bowling green (Figure 3). A series of outbuildings are also shown on the plan, and what appears to be a walled garden. The OS map of 1845 (Figure 4) shows the same outbuildings still located to the south west of the Hall, with an orchard to the rear, and a formal garden fronting the house. At this date, the Hall was still firmly associated with the field systems which surrounded the evolving city of Manchester, with little indication of the growing suburbs.



Figure 3- estate map of 1768



Figure 4- OS map, 1845

- 2.6 By 1894, the OS map (Figure 5), shows that the Fallowfield Loop railway line had been cut through the fields to the north east of the Hall, and the crematorium of the huge Southern Cemetery had been constructed to the south west. To the north across Chorlton Brook, the first terraced streets were under construction. The map also shows Hough End Lodge, forming an entrance to a long drive from Barlow Moor Road, and heading directly to the Hall. This is now wholly within Chorlton Park, and forms one of the footpaths, although its original length has been curtailed. The Lodge is first shown on the OS map of 1888.

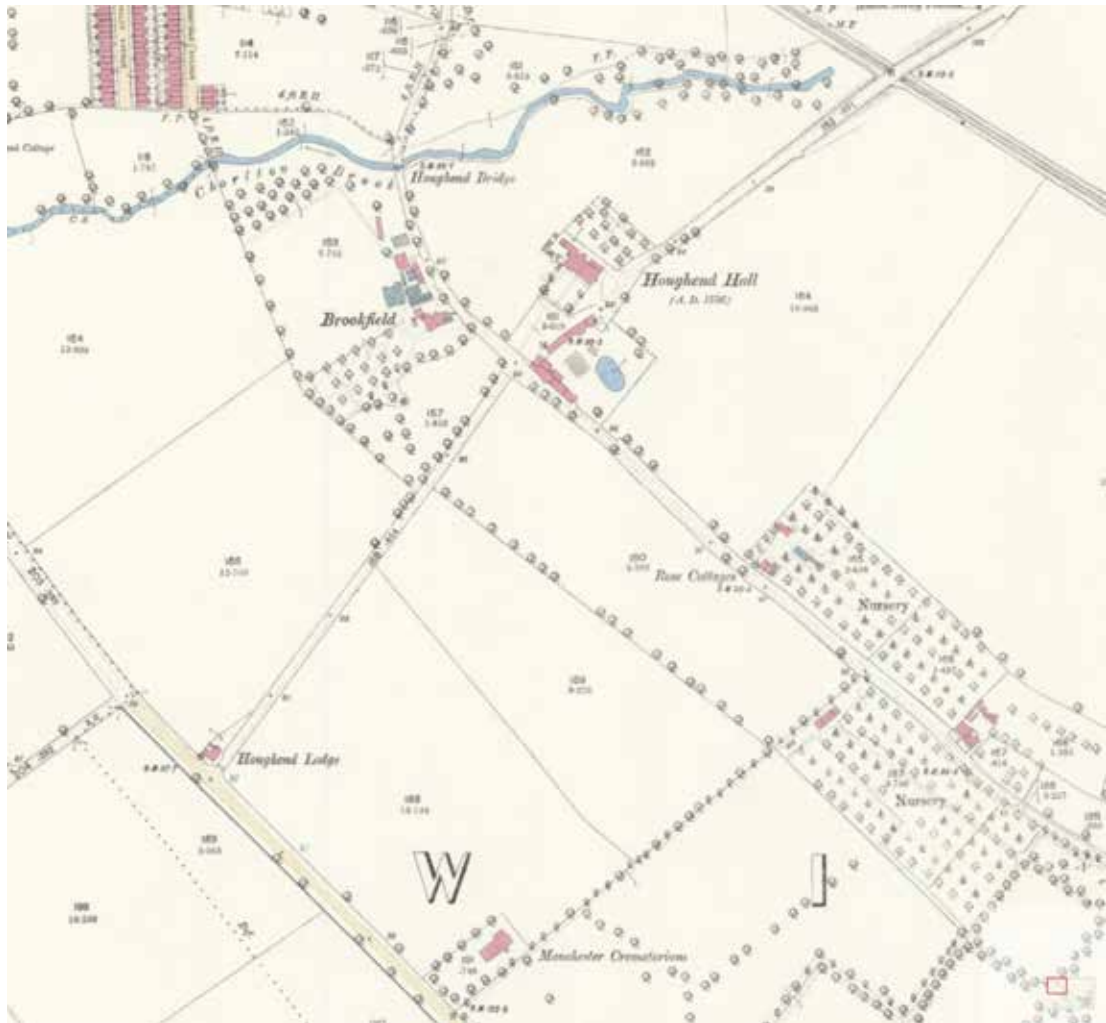


Figure 5- OS map, 1894

- 2.7 Even as late as the 1916 OS map (Figure 6) the Hall retained its essential rural setting, despite the proximity of the terraced streets to the north west, and the municipal waste disposal site located to the south. The 1916 plan shows that the rear of the Hall, and its northern wing to have a series of extensions, and these alterations to the building are noted in a description of Hough End Hall contained in the Victoria County History Series, dating from 1911. The Hall is described as:

The entrance is in the centre of the main front, and was originally through a square-headed door flush with the wall. A projecting porch has since been added. The windows retain their ancient diamond quarries and in the internal angles of the front are two lead rainwater pipes with ornament in relief all down the front of the pipes. The back of the house has been a good deal altered and the windows modernized. It has four gables without copings on the same face, but was originally more broken up and picturesque, a recessed portion or court between the east wing and the staircase having been built upon. The original outer doorway at the back, with the oak nail studded door which opened on to this space, is now inside the house, and a five-light window on the return of the staircase bay is built up and can only be seen from inside. Other additions have been built in later times at the back of the house at both ends. The east wing consists, on the ground floor, of two rooms now used as a toolhouse and blacksmith's shop. A five-light window has been built up on the east side of the front room, and a break in the plinth in another part of the outer wall at the east end, together with a large external cavity which is evidently a former fireplace, suggests considerable alterations at this end of the house. The projection of this now outside fireplace goes up the whole height of the building and finishes in a gable. Lower down, at the level of the first floor, are the marks of a small gable roof, and similar indications are to be seen over what was apparently either a bay window or entrance to the back room. The fireplace may have belonged to a small wing which has been pulled down, or it may have been intended for a purpose to which it was never afterwards put. The interior of the building, which is now used as a farm-house, has few points of interest, having been a good deal modernized and stripped of its old oak, including a handsome staircase at the east end, which was removed by Lord Egerton to Tatton Lodge.



Figure 6- OS map, 1916

- 2.8 By 1935, the Hall was largely engulfed by the encroaching suburbs, although the adjacent Chorlton Park retained at least some semblance of the approach. To the south, Mauldeth Road West had been constructed, and residential suburbs built, whilst to the north west the areas of terraced streets had expanded almost to Chorlton brook (Figure 7). Nevertheless, the Hall retained its series of outbuildings, its rear accretions and the elongated northern wing of the house.



Figure 7- OS map, 1935

- 2.9 Whilst the setting of the Hall shown in Figure 7 had changed dramatically since the previous OS map of 1916, the late 1960's saw the development of office buildings within the grounds of the Hall, which required the demolition of the ancillary buildings, and which blocked views of the Hall from Nell Lane. This has been exacerbated by the construction of Chorlton High School to the rear of the Hall, and a metal fence now divorces the building from its original curtilage (Figure 8). The Hall is now totally surrounded by modern buildings, with associated security fences and car parking, hard standing and access roads, and nothing remains of the original setting. In terms of the sensitivity required in considering heritage harm to the setting of a grade II* listed building, which acquired that status in 1952 before the construction of the office blocks which now engulf it, there is little evidence that this was considered in any meaningful way when planning permission was granted.



Figure 8- Hough End Hall and its immediate setting (Google Maps)

- 2.10 As the setting of the building has changed since its construction, so too has the building itself. The interior has been re-modelled, and only two doors and a former bressumer remain as part of the original construction, and the rear door has been moved and is not in its original location. Some features of the house, including the original staircase was moved to Tatton Hall and re-used. The mullioned windows have mostly been renewed in the 20th century as part of a poorly executed 'restoration'. The porch is also a 20th century addition to the front. The former northern extension to the wing, shown in Figure 9, has been demolished, and the gables shown in Figure 10, before the current works, are of much later date than the original house.



Figure 9- northern wing and linear extension, 1923 (Manchester City Libraries).



Figure 10- rear of Hough End Hall, 2019 (Google Street View).

- 2.11 The rear of the building has changed substantially since the original arrangement, and this was noted in the account of the Hall in the Victoria County History of 1911. Figure 11 shows the rear in 1923, illustrating that the original four gabled bays had received a series of accretions, of both double pitch and mono pitch form. The image also shows changes to the fenestration, with a number of the stone mullioned windows replaced by vertical casements, both in the original gables, and the extensions. The image was taken from what is now the car park to the rear of the building, but at the time it formed part of the orchard shown on earlier plans. The change in setting from 1923 to the present day, is striking, and the gentle and verdant pastoral landscape of the Hall now replaced with hard standing, and a thoroughly urban context.



Figure 11- rear of Hough End Hall, 1923 (Manchester City Libraries).

- 2.12 Following a period of abandonment, the Hall was refurbished in the late 1960's. This involved demolishing the rear extensions, and the long, linear wing to the north, as well as a speculative interpretation of the fenestration pattern, with windows replaced with cementitious mullions rather than the original sandstone. At the same time, the front porch was added, and the interior re-modelled, and this included a new structural framework to support the building, with associated new concrete floors. Figure 12 shows the rear of the building in 1970, following the refurbishment. The image shows the building pared back to the original 4-bay form, but with a largely invented fenestration pattern, undertaken in reconstituted stone

materials. At the same time, the immediate setting had been reduced to an asphalt access road.



Figure 12- rear of Hough End Hall, 1970 (Manchester City Libraries).

- 2.13 The existing arrangement to the rear, with a series of double pitched extensions which post-date the 1970's refurbishment, has once again re-introduced the principle of accretions to the building, and three of the bays have received extensions (Figure 10), leaving a recess void. The filling of this void with a further extension is considered to be controversial and has been described as constituting heritage harm.

3 ASSESSMENT OF SIGNIFICANCE

- 3.1 The building is grade II* listed and its early inclusion on the list of Buildings of Special Architectural or Historic Interest indicates that it was identified as having significant heritage value at an early date.
- 3.2 Prior to its acquisition by the current owners, the building had been empty for a while, and previous works of refurbishment have compromised not only the historic detailing of the Hall, but also its significance. Appraised against the methodology for assessment of cultural significance in *Conservation Principles (English Heritage, now Historic England)*, the following values are identified:

Evidential Value

- 3.4 The building is of historical interest for its associations with the early development of Manchester, and its association with the Moseley family, followed by the Egertons. As a late 16th century Hall, the building has rarity value in the Manchester context, and is the only remaining brick built Hall. However, as is noted in the Manchester edition of Pevsner's series of books (Lancashire: Manchester and the South East, Hartwell and Hyde, 2004) the interior is all but lost. It is also noted that the setting and scale of the Hall is "spoilt by the 1960's office blocks that so disgracefully encroach upon it". Pevsner himself thought that the failure of the City Council to protect the Hall, and the building of the office blocks was an "act of unpardonable callousness", and it is noted that the threats to the Hall from the City Council's own plans led to the formation of the Ancient Monuments Society in 1924. The loss of the interior, and the questionable refurbishment of the 1960's has undoubtedly had a detrimental impact on the heritage value of the Hall as a prime example of an Elizabethan house. The Ancient Monuments Society claimed that the refurbishment to office was "botched, including reconstituted stone for the window mullions, sills and heels, and that the inside had been gutted". (Robert Waterhouse, Manchester Guardian, April 21, 1973). Nevertheless, its rarity value and its brick elevations and detailing such as diaper pattern decoration, remain as compelling evidence of its early date and quality.

Historic Value

- 3.5 As the home of a nationally important family, the house has strong historic credentials, and its association with national events as well as with the evolution of Manchester are part of the

narrative of the house. The changing setting of the house illustrates the development of the cities suburban expansion, as the earlier field systems were transformed into new areas for housing and commerce.

Changes to the house itself illustrate its changing context, from the family home of the Mosleys, through its years as a leased estate for tenanted farmers, and its latter uses as public house, offices and restaurant. All have left their mark on the configuration and arrangement of the Hall, both internally and externally. Not all of these changes have been kind to the Hall, and its setting in particular has been impacted detrimentally. This includes not just the construction of the surrounding office blocks and Chorlton High School, but also the loss of its gardens and orchards, and their replacement with hard standing. As seen in Figures 10 and 12 this pre-dated the acquisition of the Hall by the current owners.

3.6 **Aesthetic Value**

The building is grade II* listed, and at first glance it warrants this status. However, the details of some of the earlier refurbishment works are at best questionable, and damage the overall aesthetics of the architecture. The loss of the internal arrangements through its conversion to office use in the 1960's, but also the stripping out of some features by the Egertons, has led to a diminution of the interior as an example of an Elizabethan house, and its original plan form is no longer evident. Externally, the building retains a handsome main elevation to Nell Lane, with its series of gables and tall chimneys and its diaper pattern brickwork and finial decoration all contributing to a recognisably Elizabethan aesthetic. However, the same cannot be said for the rear, which presents a series of post 1970 extrusions of poor quality, and a setting comprising of metal fences and hard standing.

3.7 **Communal Value**

The communal value of the building remains high, and a friends group was established to try and secure the sustainable future of the Hall. Whilst this group has now disbanded following the purchase of the Hall by the current owners, they are still providing a 'watching brief' to ensure that it is cared for. The various threats to the Hall helped in the formation of the Ancient Monuments Society in 1924, and its role in this national lobbying group should not be underestimated.

4 POLICY AND GUIDANCE

4.1 In relation to the historic environment, The National Planning Policy Framework (2021) states that strategies should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

4.2 In relation to the determination of planning applications, the NPPF calls for Local Authorities to take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

4.3 Para 200 relates to development proposals and the degree of harm to a designated heritage asset, and states that *Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. And assets of the highest significance...should be wholly exceptional.*

4.4 Para 201 discusses substantial harm to or total loss of significance of a designated heritage asset, stating that proposals should be refused unless it can be proved that the substantial harm or loss is necessary to achieve substantial public benefit, including the outweighing of harm by the benefit of bringing the site back into use.

- 4.5 Para 202 states that *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 securing its optimum viable use.*
- 4.6 Policy En19 of the Core Strategy states that *The City Council should protect or, where possible, enhance the historic built environment, and the character and setting of areas of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.*
- 4.7 Policy DC19.1 of the UDP states that: *In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:*
- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;*
 - b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;*
 - c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;*
 - d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;*
 - e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;*
 - f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.*

5 ASSESSMENT

- 5.1 The proposal is for the retention of hard standing to the rear of the building, and the extension of one of the rear bays, and to include access to the existing basement level as part of the extension. The plans do not require any internal alterations which would have an impact on the original fabric of the asset.
- 5.2 The extension is essentially a free standing volume, with its own structure comprised of steel members (Figure 13). This means that it is not required to tie into the remaining fabric of the building, which, in this location dates from the 1970's. No original fabric of the Hall is impacted by the proposal. The current design does show that the head of the reconstituted stone mullion windows, dating from the 1960's as part of the refurbishment of the building, would be hidden by the extension (Figure 14), but this element can be amended to ensure that the window remains visible, and not impacted, simply by raising the interface. The window is not original to the building, and the evolution of the Hall illustrates that the rear has seen significant changes to the simple 4-bay design. The void has previously been infilled by an earlier structure, as can be seen in Figure 10, with the remains of a painted interior evident on the brickwork.



Figure 13- free standing structure of the extension.



Figure 14- showing free-standing structure, and the interface with the head of the 1960's reconstituted stone mullion window.

- 5.3 The extension is a build out from the second, left hand bay, as indicated on the image from 1923 (Figure 15) and that of 1970 (Figure 16).



Figure 15- 1923



Figure 16- 1970

It can be seen that there are substantial differences between the two images, representing different stages of the lifetime and usage of the Hall. In Figure 15, there is a mono-pitch, single storey extension in the location of the currently proposed extension, whilst the image

from 1970 shows that the bay has essentially been rebuilt, and the fenestration pattern is completely different to the earlier arrangement. Following the 1970 image, the other three bays all received extensions, and this is the current arrangement on site.

- 5.4 Figures 10 and 16 also show the degree of hard-standing at the rear of the building, and whilst this has been renewed by the current owners, the relationship of the area of hard standing and its potential impact on the setting of the building, as well as its fabric, remain the same. The new area of hard standing has been laid to falls, and moves water away from the foundations of the structure, rather than towards it. As such it is an improvement to the drainage conditions of the site, and should prevent water damage to the Hall. Figure 17 is an image of the area from 2014, showing the build-up of vegetation both on the structure itself and the hard standing due to inadequate drainage, and illustrates the earlier issue with the potential of water damage to the fabric of the building. The slightly raised level of the hard standing would prevent this re-occurring, and help further protect the building without significant impacts to the setting.



Figure 17- rear extension showing build-up of vegetation and poor drainage (Google Street View, 2014).

- 5.5 The proposed extension is free standing, with its own supporting structure, and there has been no disturbance of the existing fabric. The host building in this location is essentially a 1970's re-build, with poorly formed fenestration in reconstituted stone, and the three existing,

post 1970, extensions all display poor quality fenestration in timber. The flat roof of the extension would allow views from the High School to the gable beyond, indicating the original arrangement, rather than leading to further confusion of the original arrangement with newer extensions. Whilst the facing material to the extension is currently in white uPVC, which is alien to the historic character of the Hall, the latest iteration shows a matching brick, with a monopitch roof and roofing material to match the existing. This would echo the earlier arrangement of the rear elevation shown in Figures 11 and 15. The new basement entrance would be wholly contained within the extension, and would not disturb any original fabric. It was the location of a barrel drop, subsequently infilled, and the structural report dating from May 2015 indicates that water ingress was leading to corrosion of the framework, and spalled concrete. This former opening can be seen beneath the red palette in Figure 10. As such, the opening up of an external access to the basement is not an entirely new opening, but a re-working of a former cellar access. The 2015 structural report concludes that the cellar was subject to water ingress, which the combination of the new external hard standing laid to falls, and the proposed extension will ameliorate, and prevent future episodes of flooding.

- 5.6 The proposal will not cause substantial harm to this grade II* listed building, and the impacts conform to the guidance provided by the NPPF and local policies. It is considered that the proposals cause less than substantial harm to the building, whilst allowing for the public benefits of re-purposing a redundant, high value building, providing a sustainable community use, and ensuring that the heritage asset is cared for and maintained. The design works with the key principles of the building and its grain, and the nature of the proposed interventions ensures that the original elements of the building, are clearly identifiable. The hard standing replaces an existing hard standing, and one that has been in place at least since 1970, whilst also allowing for an improved drainage facility to keep water away from the structure. The proposed extension takes elements from the host building, including materiality, tone, texture and the fenestration pattern, and uses these to work seamlessly with the identity of the asset, whilst also having its own structural support, ensuring minimal impact into the fabric of the building. The proposals demonstrate that there will be less than substantial harm to the asset, and the public benefits of bringing this already much altered building back into sustainable use and ensuring that it is not subject to further episodes of flooding and water damage, will outweigh any harm.

