RETENTION & CLADDING OF EXISTING EXTRACT DUCT & RE-ALIGNMENT OF LOG BURNING STOVE FLUE
HORSE & JOCKEY PUBLIC HOUSE, CHORLTON GREEN, CHORLTON, MANCHESTER

HERITAGE STATEMENT







Mike Macpherson **Architects**
38 Reynard Road, Chorlton, **Manchester** M21 8DD

T: 0161 870 6129
E: mail@mikemacpherson-architects.co.uk
www.mikemacpherson-architects.co.uk

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HERITAGE STATEMENT

1.0 INTRODUCTION

1.1 This Heritage Statement has been prepared by has been prepared by Mike Macpherson Architects on behalf of Hoi Polloi Pub Co Ltd to accompany a Planning Application for the retention and cladding of an existing kitchen extract duct & the re-alignment of an existing stove flue to the rear of the Horse & Jockey Public House which is located on Chorlton Green.

1.2 This Statement has been prepared in support of the Application and considers the heritage issues connected with the project and its location within a Conservation Area. A list of all the drawings & information submitted with the Planning Application is shown in Appendix 7.2.

1.3 The Heritage Statement gives a description of the existing site context; the site analysis; Planning Policy and the impact of the extract duct and stove flue proposals within the Conservation Area.

2.0 LOCATION & CONTEXT

2.1 The Horse & Jockey Public House is an existing two storey building which has been refurbished & upgraded by Hoi Polloi Pub Co Ltd over the last 3 years. The Horse & Jockey is located on the South side of Chorlton Green at the end of Beech Road and has a level ground floor area throughout the premises with existing entrances off Chorlton Green & Beech Road (refer to Figs. 1 & 2). The kitchen extract duct and stove flue are located at the rear of the premises to the first floor flat roof area and are not visible from Chorlton Green or Beech Road.

2.2 History

The Horse & Jockey was not a purpose built pub but was originally three cottages facing onto Chorlton Green which are reportedly three or four hundred years old, for 1895 photographs of the cottages refer to Figs 3 -5. However the original cottages now form the front part of the pub and any elevational features are now concealed within a mock Tudor facade, which was erected in 1907 as part of a Victorian redevelopment of the site. The redevelopment also saw the introduction of a brewery on the premises and the brewing equipment and machinery still exist in the tower outbuildings which now also houses the recently opened microbrewery.

The pub building has undergone a number of facelifts and extensions of various styles, the most substantial being the 1950s single storey flat roof extension to the rear which doubled the floor area of the premises.

Planning permission (Ref. 088767/FO/2009/S1) was granted in 2009 for a 2 storey side extension with a new entrance facing onto Beech Road and included for upgrading and alteration works to the kitchen area to the back of house on the ground floor. In 2011 Planning Permission (Ref. 095439/FO/2011/S1) was granted for a free standing cantilevered glass canopy to provide an external covered dining area to the front terrace area facing Chorlton Green.



Fig. 1 Location Plan & Street Pattern



Fig. 2 Aerial View of Chorlton Green



Fig. 3 1890 Photograph of Cottages



Fig. 4 1895 Photograph of Cottages



Fig. 5 1895 Photograph of Chorlton Green

2.3 Chorlton Green Conservation Area

The Horse & Jockey is not a listed building, however it is situated within the Chorlton Green conservation Area which was designated in July 1970. The Chorlton Green conservation area (shown in red on Fig. 6) is centred on the mainly residential area of the Green itself, which is the last remaining vestige of the original Chorlton village. The boundary is drawn round the properties fronting the Green and includes the Horse & Jockey, properties along Crossland Road & Beech Road, the disused St. Clements churchyard and the Bowling Green Hotel on Brookburn Road. The mock Tudor facade of the Horse & Jockey was erected in 1907 as part of a Victorian redevelopment and the elevation is still a feature of Chorlton Green today (refer to photographs in Figs. 8 & 9). The are two Grade II listed buildings within the conservation area which are shown in blue on Fig. 6. Higginbottom Farmhouse, is located on the West side of the green and has now been deprived of its agricultural setting and dates back to the early part of the 19th century. It is a red brick Georgian house with two windows on each of the two floors and a blue slate roof. The site of the former St. Clement's churchyard is still to be seen to the South of the Green, where a number of gravestones remain and its Lych Gate is Chorlton Green's other listed building. This was built in 1888 and is noteworthy for its octagonal, half-timbered bell tower. In 1976 the hard surfacing of the green was changed as it was seeded with grass and other associated landscape upgrading work carried out in and around the green

3.0 SITE APPRAISAL

3.1 Orientation & Green Space

The Horse & Jockey terrace area has a South facing orientation looking out onto Chorlton Green which benefits from the afternoon and evening sun. The position of the front terrace provides a good aspect across the tree lined village green. (Refer to Fig. 7).

3.2 Vehicular & Pedestrian Access

The existing street pattern within the Conservation Area as shown in Fig. 1 indicates the vehicular and pedestrian routes in and around the immediate vicinity of the Horse & Jockey and the two pedestrian entrances off Chorlton Green & Beech Road.

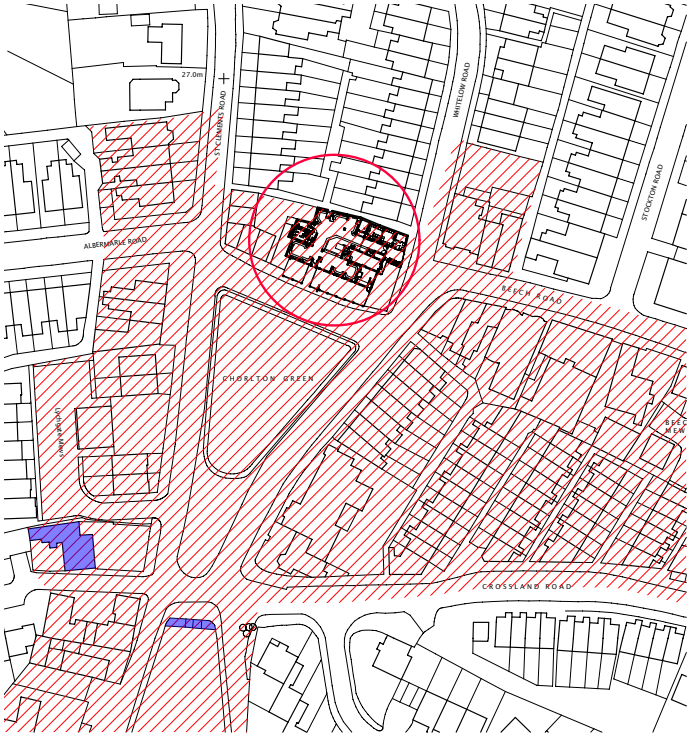


Fig. 6 Conservation Area & Listed Buildings

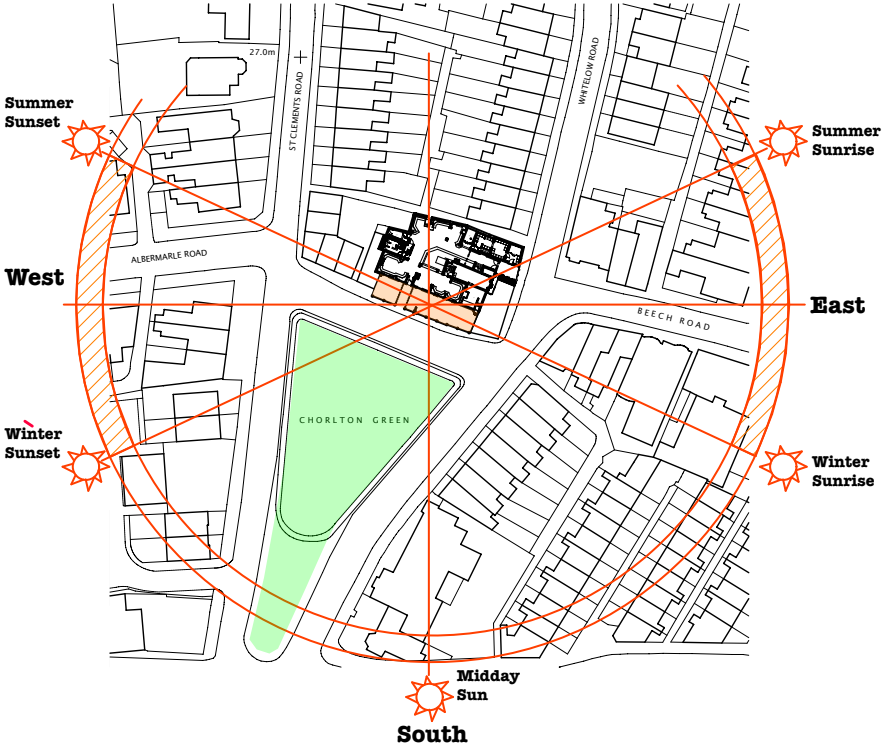


Fig. 7 Orientation & Green Space

3.3 Built Form & Townscape

Around the Chorlton Green Conservation Area the buildings are mainly a residential use and domestic in scale. In addition to the Horse & Jockey pub the immediate vicinity has shops and two other public houses. The two and three storey existing buildings are grouped around the triangular shaped green which forms the focal point of the village. The residential buildings take the form of terraces, flats or individual houses. The main wall material is predominantly red brick, and half timbering is used either to decorate gables or the upper portion of building facades. As well as the Horse & Jockey a small number of buildings have white-painted rendering. Buildings are mainly roofed in blue slate, though a few have small, red clay tiles. Most roofs are gabled though a few are hipped and the roofs are often broken up by dormers or gables. The streets are paved with tarmacadam and granite setts line the kerbside gutters around the Green. The kerbs feature wide granite blocks immediately adjoining the grassed area, with narrower ones on the opposite pavement and elsewhere. The Green itself is bordered by a variety of mature trees and more recent newly planted trees.

4.0 PLANNING POLICY

4.1 National Planning Policy Framework

The National Planning Policy Framework (published in March 2012) sets out national policy on conserving and enhancing the historic environment. Section 12 of the NPPF sets out the key issues relating to the proposals for the kitchen extract duct & the re-alignment of stove flue at the rear of the Horse & Jockey as follows:-

PARAGRAPH 128 - Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset & no more than is sufficient to understand the potential impact of the proposal on the significance of the asset.

PARAGRAPH 131 - In determining planning applications, local planning authorities should 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.

PARAGRAPH 132 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

4.2 Conserving the historic environment

The proposed retention and upgrading works to the kitchen extract duct and stove flue located at the rear of the building will have no significant impact on the historic features of the pub and are sympathetic to the existing building and its context within the Chorlton Green Conservation Area as both the extract duct and stove flue are not visible on the two principal elevations for the Horse & Jockey which face onto Chorlton Green & Whitelow Road/Beech Road. The impact on the character and setting of the Conservation Area is low and in terms of the buildings longevity as a heritage asset, all the proposed new work is reversible, so that changes can be undone at a future date without harm to historic fabric.



Fig. 8 Photo of existing kitchen extract duct



Fig. 9 Extract duct



Fig. 10 Photo of existing log stove flue

5.0 DESIGN DETAILS

5.1 Requirements & Sketch Proposals

The Planning Application is a retrospective application for the retention of the kitchen extract duct which was installed in 2009 as part of the first phase of pub refurbishment works and for the re-alignment of the existing flue from the log burning stove which was installed in 2011 to provide a sustainable heat source to the ground floor area inside the pub. (Refer to Figs 8-10 for existing photos). Following pre-application discussions with Manchester City Council Planning Department, the following details were agreed in respect of the extract duct and stove flue :-

a) The location & route of the extract duct at the rear of the brewery tower adjacent to the existing chimney is generally acceptable, as it is not installed on the principal elevations to the Conservation Area which face onto the public highway. However the duct is visible from the rear aspect of the residential properties on St Clements Road and the Planning Officer suggested that the extract duct should be provided with cladding to improve the appearance;

b) The stainless steel stove flue was felt to be over prominent in its current location and although it is not a principal elevation, the stove flue should be re-aligned & re-routed to be less prominent when viewed from the gated alleyway to the rear of the pub.

In response to Items a & b, several sketch proposals were produced for discussion with Manchester City Council Planning Department and these proposals were further modified in line with the Planning Officers comments to provide a timber cladding solution to the extract duct and to re-route the stove flue back to the first floor elevation as detailed in Item 5.2 below.

5.2 Design Proposals

The proposed cladding for the kitchen extract duct is to be 4.3m high timber screening next to existing chimney formed with horizontal western red cedar slatted boards 19x100mm fixed onto timber framing with allowance for future maintenance access with hinged gates where required.

The applicant was keen to retain the position of the log burning stove at ground floor level inside the pub and this resulted in the proposal to re-align the vertical stainless steel flue horizontally above the flat roof area (below the existing handrail/fence to the flat roof) and then fixed vertically to the rear elevation of the pub to reduce its visual prominence. As the stove flue is to be re-aligned horizontally it will need to be fitted with a new mechanical chimney flue fan to assist with positive ventilation and avoid any 'back draught' from the burning logs. The new flue fan specified by the log burning stove specialist (Exhausto RSV14 chimney flue fan) has also been assessed by an Acoustic Consultant (refer to S&D Garritt Noise Impact Assessment Addendum Report dated 23 May 2012) and it is concluded that since the noise from the flue extraction fan is rated below the existing background noise level, complaints are unlikely from the residents of nearby dwellings.

6.0 SUMMARY

6.1 The Heritage Statement demonstrates that the proposed retention and upgrading works to the kitchen extract duct and stove flue located at the rear of the building will have no significant impact on the historic features of the pub. The proposals will have a low impact in terms of the buildings context within the Chorlton Green Conservation Area as both the extract duct and stove flue are not visible on the two principal elevations for the Horse & Jockey which face Chorlton Green & Whitelow Road/Beech Road. In addition to this the appearance and visual amenity has also been improved for those residents whose properties have a rear aspect facing the rear of the Horse and Jockey by reducing the prominence of both the extract duct and stove flue.

7.0 APPENDICES

7.1 Appendix 1 - List of Illustrations

Fig 1 - Location Plan & Street Pattern
Fig 2 - Aerial View of Chorlton Green
Fig 3 - 1890 Photograph of Cottages
Fig 4 - 1895 Photograph of Cottages
Fig 5 - 1895 Photograph of Chorlton Green
Fig 6 - Conservation Area & Listed Buildings
Fig 7 - Orientation & Green Space
Fig 8 - Photograph of existing kitchen extract duct
Fig 9 - Photograph of existing kitchen extract duct
Fig 10- Photograph of existing log stove flue

7.2 Appendix 2 - List of Planning Drawings/Information submitted by Mike Macpherson Architects

P115 / SP1	Kitchen Extract Duct Existing Photographs
P115 / SP2	Log Burning Stove Flue Existing Photographs
P115 / 01	Site Location, Context Plan and Aerial View
P115 / 02	Site Layout
P115 / 03	Existing & Proposed Grd and 1st Floor Plans
P115 / 04	Existing & Proposed Elevations and Sections
P115 / D&AS	Design and Access Statement
P115 / HS	Heritage Statement
SDG	Horse & Jockey Noise Impact Assessment Report (April 2009)
SDG	Horse & Jockey Noise Impact Assessment Addendum Report (May 2012)

Exhausto RSV14 chimney flue fan data sheet