Cotswold Archaeology

Etrop Grange Hotel
Bailey Lane
Manchester

Historic Building Assessment



For
How Planning

CA Project: 660690
CA 16247

July 2016

Andover Cirencester Exeter Milton Keynes

Etrop Grange Hotel
Bailey Lane
Manchester

Historic Building Assessment

CA Project: 660690
CA Report: 16247

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date	July 2016
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date	July 2016
issue	01

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SUMMARY

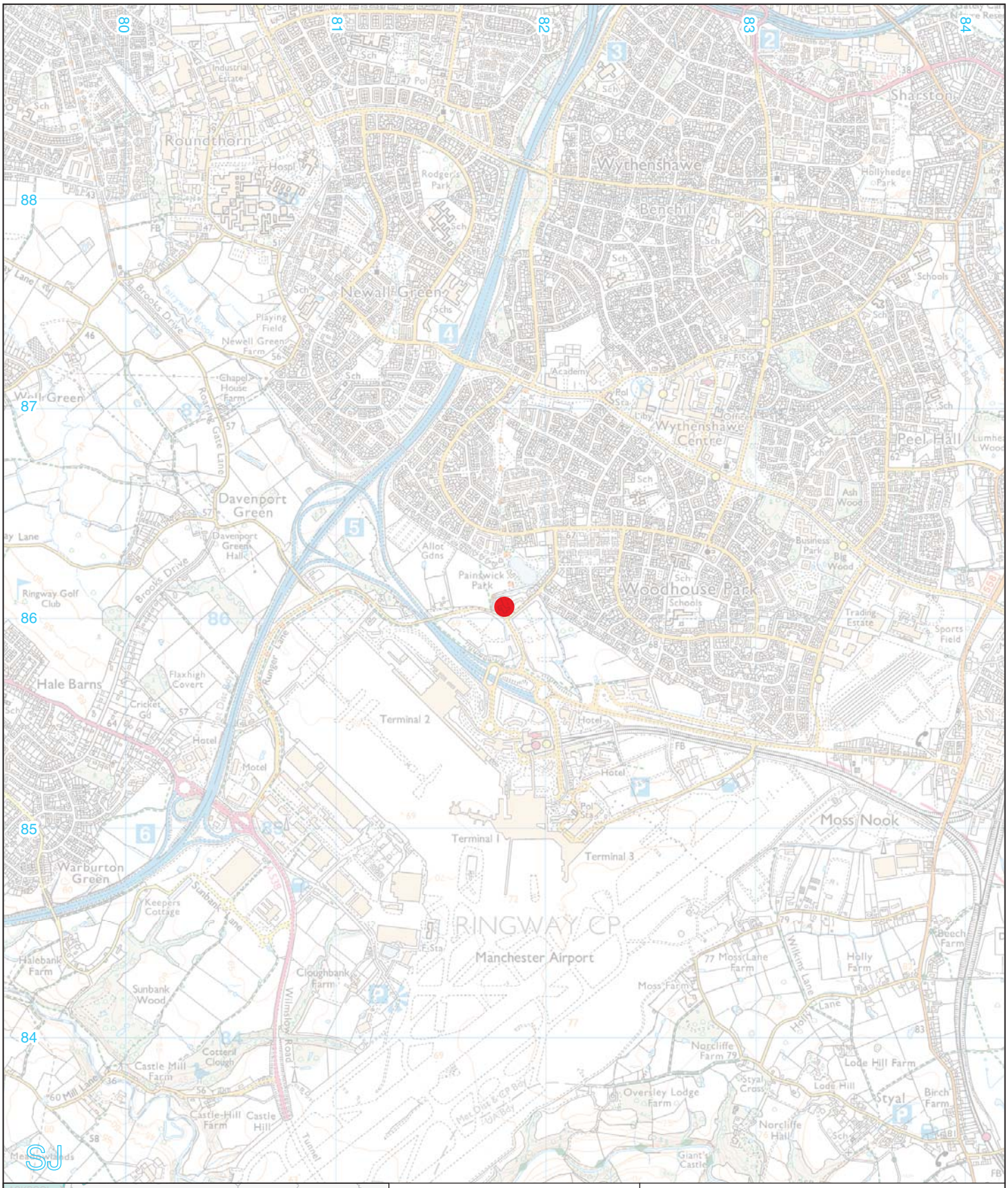
Project Name: Etrop Grange Hotel
Location: Manchester
NGR: SJ 81806 86030

Cotswold Archaeology was commissioned in March 2016 by How Planning to undertake a Historic Building Assessment of Etrop Grange Hotel. The assessment considered the heritage constraints associated with the Site and supports a planning application for the construction of an extension to facilitate a new dining-area.

The building is Grade II Listed, and is a largely complete example of a substantial Georgian three-storey house dated 1780, albeit one that has been subject to a number of 20th-century extensions. The proposed internal alterations to the historic building are very limited in nature and do not result in significant alterations to the historic fabric of the structure. The important elements of the historic building are preserved and the significance of the building is not harmed.

The proposals to demolish two 20th-century conservatories – and replace them with a new single-storey extension – will result in changes to the setting of the historic building which are not considered harmful to its significance. The built form of the extension will be subservient to the historic building and there will be no change to the primary facade facing onto, or viewable, from the junction of Thorley and Bailey Lanes. Appropriate design measures have been identified to ensure the proposed development reflects the character of the historic building.

This assessment has identified no heritage constraints that preclude the design proposals. The proposed development is not considered to harm the significance of the historic building, either through changes to its historic fabric or its setting. The proposals preserve the special interest of the historic building and accord with legislation and planning policy relating to designated heritage assets.





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PROJECT TITLE
Etrop Grange Hotel, Manchester

FIGURE TITLE
Site location plan

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1. INTRODUCTION

Outline

1.1. In March 2016, Cotswold Archaeology were commissioned by How Planning to carry out a Historic Building Impact Assessment for the proposed developments to Etrop Grange Hotel (centred on NGR: SJ 81806 86030; Fig. 1), hereafter termed, 'the Site', or 'the building' when referring to the 1780 Georgian house specifically.

1.2. This report has considered the potential development effects upon the significance of the historic building, and the scope of this assessment has been governed by pre-application consultation.

Location and Landscape context

1.3. The Site is located to the north of Manchester Airport (fig. 1), and sits at the junction of Thorley Lane and Bailey Lane. Originally in open countryside, used principally for arable farming, the city of Manchester has expanded southwards so that it almost encroaches upon the Site itself. The M56 motorway at its nearest point is 285m to the south, the area to the north of the airport a series of link roads, roundabouts, and flyovers. Two large airport car parks lie to the Site's immediate south-west and south-east, and Painswick Park (an area of open land) sits to its north.

Summary of development proposals

1.4. The hotel's total site area is 4794m². The single-storey addition will be built to the immediate west of the Listed Building (Fig. 4, and Figs. 8 and 9 confirm the proposed elevations). The proposed additional area for the single storey restaurant and bar extension is approximately 155m². The proposed extension will be single-storey to a height of c.3.6m, constructed primarily of brick and glazing, and will be set back from the Main Grade II listed Georgian Façade. The extension will be sited over the footprint of the existing conservatory and orangery, which will be demolished.

1.5. The new building will have a flat roof with an array of rooflights which will be hidden behind the raised parapet. On the main elevation as the new building meets the existing, a shadow gap will create a sympathetic junction between new and old. The extension will be constructed using a brick that is a best suited and matched with the original found on the Listed Georgian House. New powder-coated aluminium windows will mimic the scale of the buildings original Georgian windows with large bi-folding doors opening out onto a raised patio within the new courtyard. Very

modest internal changes to the Listed Building are envisaged, comprising the widening of an existing doorway.

Scope and objectives

1.6. The scope of this assessment specifically addresses the heritage sensitivities associated with the historic building. These have been addressed via:

- A **Historic Building Assessment** to provide a concise description of the significance of the building itself, and other historic buildings within the Site and provide recommendations as appropriate to avoid, minimise and mitigate any harm to that significance; and
- A **Settings Assessment** to assess the effect of the proposed development on the significance of the historic building through changes to its surrounds.

2. METHODOLOGY AND CONSULTATION

2.1. The methodology employed for this assessment is based upon key professional guidance including the *Standard and Guidance for Historic Environment Desk-Based Assessment* (Chartered Institute for Archaeologists, 2014); and *Historic England's Conservation Principles* (EH 2008).

2.2. The defined study area for the assessment of the heritage resource has been measured from the boundary of the Site, and encompasses a buffer area of 100m around the Listed Building. The size of the study area ensured that data sources provided sufficient information about both the Site and its immediate landscape from which to assess known and potential impacts on the heritage resource. The HER did not identify any archaeological sites or findspots within this area.

Consultation

2.3. David Lawless, Senior Planner, Manchester City Council Planning Department was initially consulted by How Planning in early-April 2016, then Dr Garry Campion of Cotswold Archaeology by telephone, on 28 April 2016 at the pre-application stage to determine any heritage constraints. These discussions informed the content of the current assessment and the evolution of the design proposals.

2.4. A correspondence from David Lawless to Louisa Fielden dated 28 June 2016, confirmed that the footprint and contemporary design of the proposals are acceptable in principle, pending a number of amendments. These amendments have been adopted, and the current design proposal is considered to have addressed the Local Planning Authority's concerns.

Data acquisition

2.5. Historic environment data was requested in March 2016 from the Salford Historic Environment Record. This data related to all known designated and non-designated heritage assets recorded at the time of enquiry, and included detail on monuments, buildings, findspots, historic land-use and previous archaeological investigations. In addition, the following resources were consulted:

- National Heritage List for England including World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Registered Battlefields;
- Documentary sources and historic mapping of relevance to the historic development of the site and study area;

- The proposal site itself, which was inspected during a visit; and
- Historic England Archive (HEA) for National Monuments Record data

Walkover Survey

2.6. A Site visit and study area walkover survey was undertaken on 21 April 2016 in order to identify heritage assets not previously recorded within the Site, and to assess potential effects on the significance of heritage assets arising from changes to their setting as a result of the proposed development. The walkover was undertaken in good visibility. The Site visit also provided an opportunity to identify visible potential heritage assets not recorded by the above accessed sources, and to more fully understand the potential constraints, if any, to the proposed development.

Limitations

2.7. This assessment is principally a desk-based study and utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate. The records held by the HER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.8. Access to the Georgian house was possible to most areas, with the exception of occupied guest bedrooms within the hotel. One hotel room was inspected on the ground-floor, and the author utilised a second-floor room during the assessment. All Georgian house areas of direct importance to this assessment were fully inspected, as were the dining-room orangery and those rooms likely to be impacted by the proposed changes. The late 20th-century hotel ranges to the Georgian house's north and east were not internally or externally inspected, beyond consideration for the setting assessment (see Fig. 4 for whole hotel footprint),

Historic Building Assessment

2.9. The Historic Building Assessment was guided in its composition by the *Standard and Guidance For The Archaeological Investigation And Recording Of Standing Buildings Or Structures* (Chartered Institute for Archaeologists 2014); *Understanding Historic Buildings: A guide to good recording practice* (English Heritage 2006) and

Conservation Basics: English Heritage Practical Building Conservation (English Heritage 2013).

2.10. The key objectives of the Historic Building Assessment were to produce a concise description of the significance of the building, especially those elements likely to be affected in the vicinity of the proposed development and an indication of their likely impact. Photographs were taken throughout the assessment. The survey may be equated to a Level 1-2 survey as defined in the aforementioned publication *Understanding Historic Buildings: A guide to good recording practice*.

Significance of heritage assets

2.11. Heritage assets are defined by the National Planning Policy Framework (henceforth, 'the Framework'; Annex 2, 2012) as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. The term Heritage Asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'. Designated heritage assets include: World Heritage Sites; Scheduled Monuments; Listed Buildings; Protected Wreck Sites; Registered Parks and Gardens; Registered Battlefields; and Conservation Areas. Non-designated heritage assets include sites held on the Historic Environment Record, in addition to other elements of the landscape understood to have a degree of significance meriting consideration in planning decisions (see below, Section 4).

2.12. Assessment of the heritage value (significance) of a site sets out to identify how particular parts of a place and different periods in its evolution contribute to, or detract from, the identified heritage values associated with the asset.

2.13. Heritage significance is defined in the Framework (Annex 2 of the Framework) as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical fabric, but also from its setting'.

2.14. Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by Historic England (formerly English Heritage) in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*. Within this document, significance is weighed by consideration of the potential for the asset to demonstrate the following criteria:

- **Evidential** value derives from 'the potential of a place to yield evidence about past human activity' (*ibid*, 28). It is primarily embodied by physical remains or historic fabric, but also includes buried archaeology;
- **Historical** value derives from 'the ways in which past people, events and aspects of life can be connected through a place to the present' (*ibid*, 28). Illustrative historical value depends on visibility in a way that evidential value does not; and 'has the power to aid interpretation of the past […] through shared experience of a place' (*ibid*, 29). Associative historical value creates resonance through felt connections with a notable family, person, event or movement;
- **Aesthetic** value derives from 'the ways in which people draw sensory and intellectual stimulation from a place' (*ibid*, 30). Aesthetic value might be generated through conscious design and artistic endeavour, fortuitous and organic change, and the relationship of structures and materials to their setting; and
- **Communal** value is tied to historical (associative) value and aesthetic value, deriving from 'the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory' (*ibid*, 31). Communal value may be commemorative, symbolic or social. The latter is typically 'associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence' and might only be articulated when the resource is under threat (*ibid*, 32).

2.15. Further information on good practice in implementing historic environment policy in the Framework is provided within the Historic England's guidance *Historic Environment Good Practice Advice in Planning Note 2*: *Managing Significance in Decision-Taking in the Historic Environment*. This document provides advice on the assessment of the significance of heritage assets in support of applications for planning permission, and emphasises that the information required regarding heritage significance should be no more than would be necessary to inform the planning decision.

Setting of heritage assets

2.16. Historic England's document, *Historic Environment Good Practice Advice in Planning Note 3*: *the Setting of Heritage Assets*, provides guidance on setting and development management, including assessment of the implications of development proposals. Quoting the Framework, this guidance reiterates that 'the setting of a

heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'. The extent and importance of setting is often expressed by reference to visual considerations, but may also comprise other elements that contribute to the ways in which a heritage assets is experienced, including factors such as noise, vibration and other pollutants or nuisances; tranquillity, remoteness, 'wildness'; sense of enclosure, seclusion, intimacy or privacy; the rarity of comparable survivals of setting, and associative relationships between heritage assets.

2.17. The methodology for the assessment of the setting of heritage assets employed by Cotswold Archaeology has been informed by this guidance. A stepped approach is recommended for assessing the implications of development proposals. The first step is to identify the heritage assets affected and their settings. Step 2 is to assess whether, how, and to what degree, these settings make a positive contribution to the significance of the heritage asset(s), i.e. 'what matters and why'. This includes a consideration of the key attributes of the heritage asset itself, as well as the asset's physical surrounds relationship with other heritage assets; and the way in which the asset is appreciated. The third step (where appropriate) is to assess the effect of the proposed development on the significance of heritage assets through the consideration of the key attributes of the proposed development, including its location and siting; form and appearance; additional effects; and permanence. The fourth step is to maximise enhancement and minimise harm, and the fifth step refers to making and documenting the decision and monitoring outcomes.

2.18. In relation to development within the setting of a heritage asset, the guidance states that 'protection of the setting of heritage assets need not prevent change'. Change to setting is accepted in Historic England's guidance as part of the evolution of landscape and environment; it is whether they are neutral, harmful or beneficial to the significances that matters. A recent judgement by Justice Lindblom in (The Queen) *v.* Sevenoaks DC [2014] EWHC 1895 (Admin) states 'preserving', for both Listed Buildings and Conservation Areas in terms of character, appearance and setting, means doing 'no harm'. Thus 'preserving' does not necessarily mean 'no change'; it specifically means 'no harm'.

3. PLANNING POLICY

Legislative framework, national planning policy and relevant sector guidance

3.1. This assessment has been compiled in accordance with the following legislative, planning policy and guidance documentation:

- National Heritage Act 1983 (amended 2002);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2012);
- National Planning Practice Guidance: Conserving and enhancing the historic environment (Dept. for Communities and Local Government 2014);
- Historic England, (2015a): Historic Environment Good Practice Advice in Planning: Note 2: Managing Significance in Decision-Taking in the Historic Environment; and
- Historic England, (2015b): Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets.

Planning (Listed Buildings and Conservation Areas) Act (1990)

3.2. The Planning (Listed Buildings and Conservation Areas) Act sets out the laws on planning controls with regard of Listed Buildings and areas of special architectural or historic interest (Conservation Areas). The document states that, when making planning decisions with regard to developments affecting Listed Buildings or their settings, the local planning authority or the Secretary of State *shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses* (Section 66).

3.3. Section 72 of the 1990 Act also states that with respect to any buildings or other land in a conservation area…..special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. It should be noted that the Act clearly refers to land 'in' a conservation area in this regard.

National policy: National Planning Policy Framework (2012)

3.4. The Framework sets out national planning policy relating to the conservation and enhancement of the historic environment. It defines the historic environment as *all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora*.

3.5. Individual components of the historic environment are considered heritage assets: buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.

3.6. Heritage assets include designated sites and non-designated sites, and policies within the Framework relate both to the treatment of assets themselves and their settings, both of which are a material consideration in development decision making.

3.7. Key tenets of the Framework are that:

- 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 (Paragraph 132);
- significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to, or loss of, a Grade II Listed Building, park or garden should be exceptional. Substantial harm to, or loss of, designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional (Paragraph 132);
- where a proposed development 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 (Paragraph 133); and
- with regard to non-designated heritage assets, a balanced judgement will be required having due regard to the scale of any harm or loss, and to the significance of the heritage asset affected (Paragraph 135).

3.8. Local planning authorities should require an applicant to describe the significance of any heritage assets affected by a proposed development, including any contribution made to significance by their setting. The level of detail required in the assessment should be 'proportionate to the assets' importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.'

Local planning policy

3.9. Local Planning Policy is contained within Manchester City Council's Local Development Framework (Core Strategy Development Plan, Adopted July 2012). Relevant policies comprise:

Policy EN 3, Heritage

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

Policy MA 1 Manchester Airport Strategic Site

Although not within the airport site as such, Etrop Grange Hotel provides accommodation for those using airport services, and the policy states that:

In particular, development should:

support the retention and preservation of heritage assets. Detailed proposals which impact upon heritage assets within or close to the site, including listed buildings, will be required to show they have met the tests within PPS5. Development which has a detrimental impact on heritage assets should be necessary to meet operational capacity requirements, taking account of the availability of preferable development options within the Airport site.

(Manchester City Council, 2012)

4. HISTORIC BUILDING ASSESSMENT

4.1. This section provides an overview of the historic background of the Site (principally the Georgian house), and its immediate landscape, in order to provide a better understanding of both the context and significance of heritage assets that may be affected by development within the Site. The Site is not located within a Conservation Area, and there are no designated heritage assets within the Site, other than the Grade II Listed Building itself. The nearest Listed Buildings are farmhouses, with Haletop Farm 600m to the west. There are no Scheduled Monuments within the Site or in its vicinity. Map evidence confirms the existence of earlier buildings to the building's immediate north-east (Figs. 5-7; Photo 2), all of which have been demolished or significantly modified. Fig. 4 confirms the footprint of the current hotel complex.

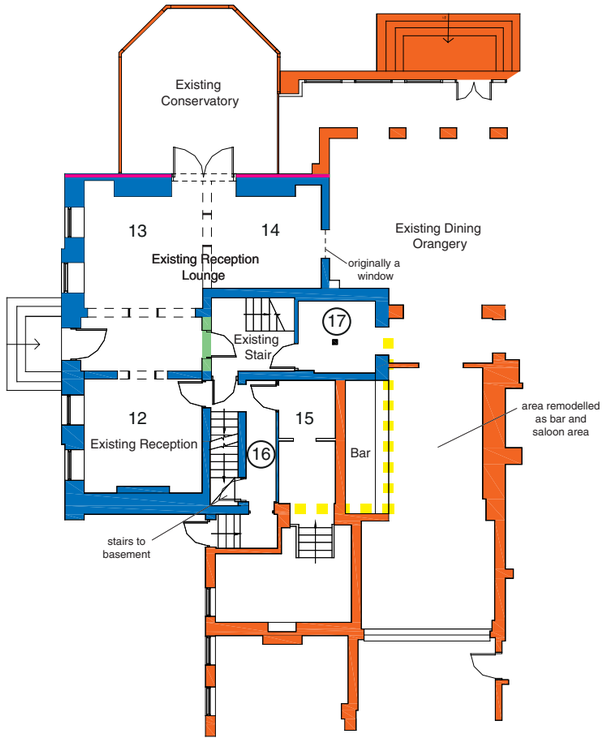
4.2. The Building Assessment relates specifically to Etrop Grange, originally Moss House (Figs. 1, 2, 5-7; Photo 2). The proposed development relates to the ground-floor only, and no alterations are proposed for the first-, second- and third-floors (Fig. 2). The following analysis therefore focuses principally on the ground-floor of the historic building. Photo viewpoints are annotated on Fig. 3.

Georgian Architecture in Context

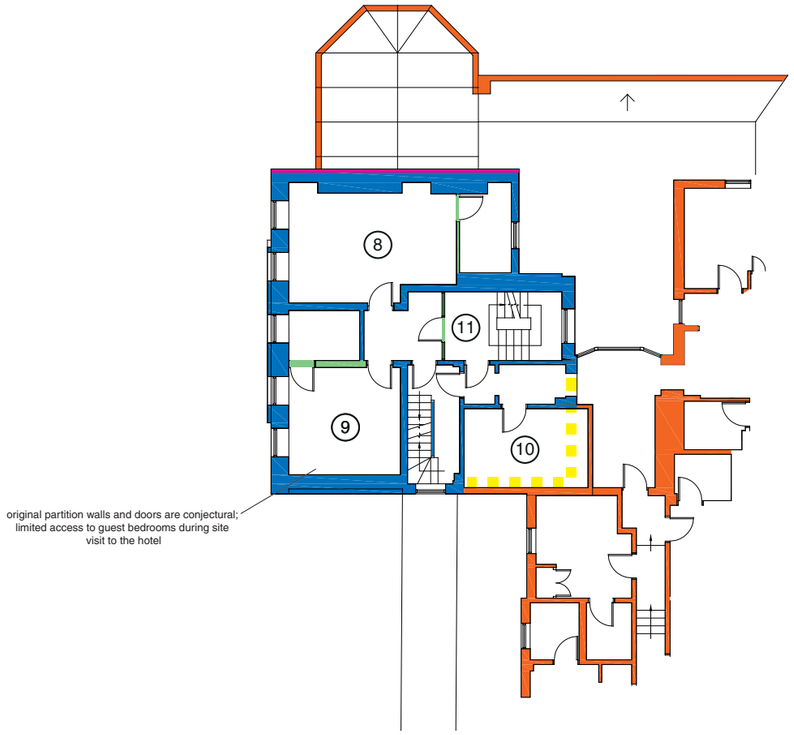
4.3. The Georgian style refers to the period of architectural development from 1714 and 1830, during which King Georges I to IV reigned. The Georgian style itself predominated during a period of 116 years, its inspiration drawn from classical and Renaissance architecture characterised by Palladianism (1714-1750). Georgian primary house facades were invariably symmetrical and well proportioned, often of three-storeys, with diminishing windows – e.g. the lowest windows were the largest, the highest, smallest. Vertically-balanced sash-windows were usual in finer houses, these often set within architraves, or headed with cut-brick arches, and keystones.

Houses might include a pediment, a decorative architrave to the eaves, have string–courses, parapets and striking entrance doors, these again reflecting classical styles derived from the Greek Orders (Doric, Ionic or Corinthian). Roofs often included dormer windows providing extra space in the loft, and many houses had inverted 'W', or valley roofs, which allowed the architect to span a wide house footprint from front to rear, but without the need for a very tall pitched gable roof. An advantage here was in hiding the roof behind a parapet so that it was only evident when viewed from some way back. The style was very widespread across Britain, whether in

Ground floor

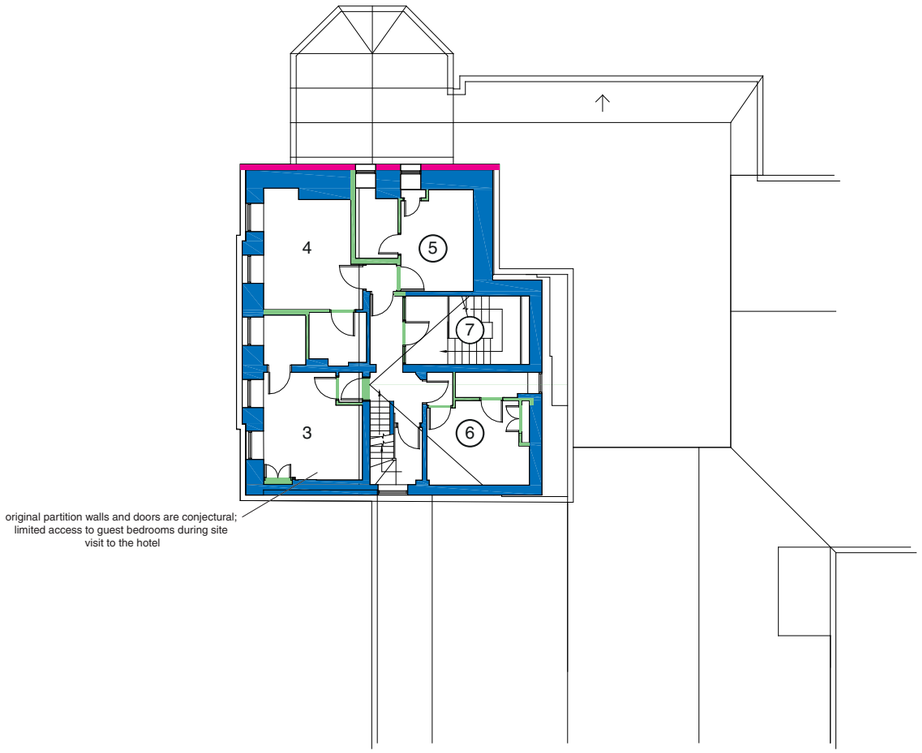


First floor

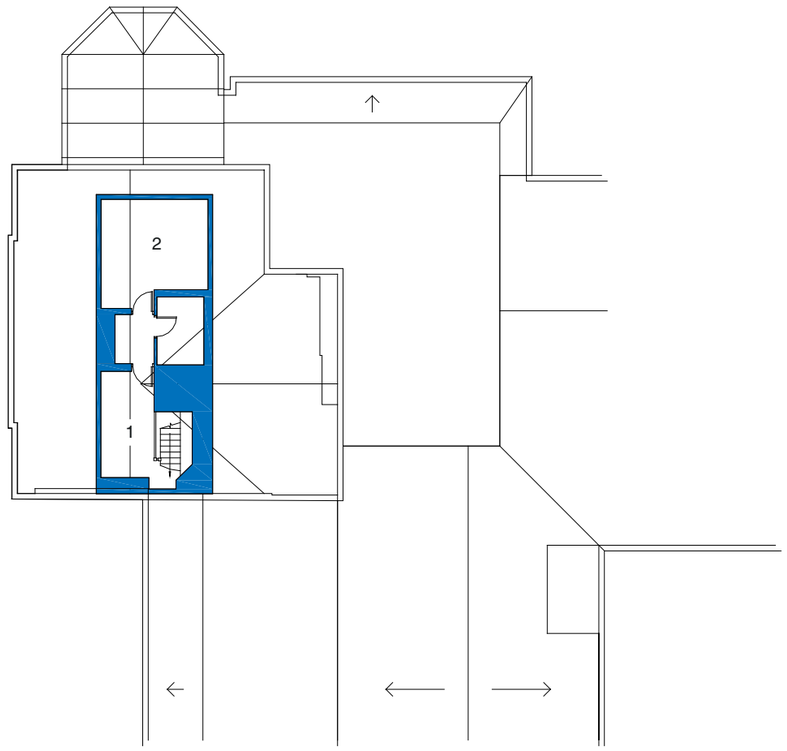


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Second floor



Third floor



- original house
- original external wall line
- late twentieth century
- c. 1900 outer wall leaf
- conjectured modifications for hotel use (late 20th century)
- removed wall
- removed wall with door
- (2) room number

0 10m

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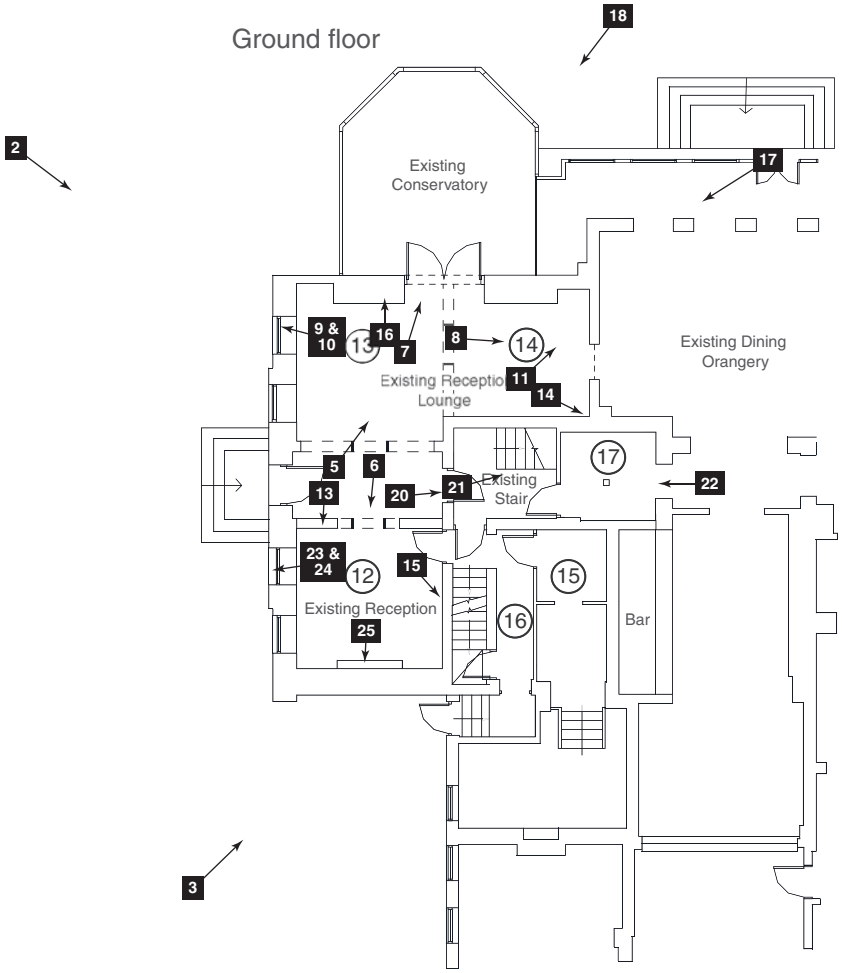
PROJECT TITLE

Etrop Grange Hotel, Manchester

FIGURE TITLE

Phased plans

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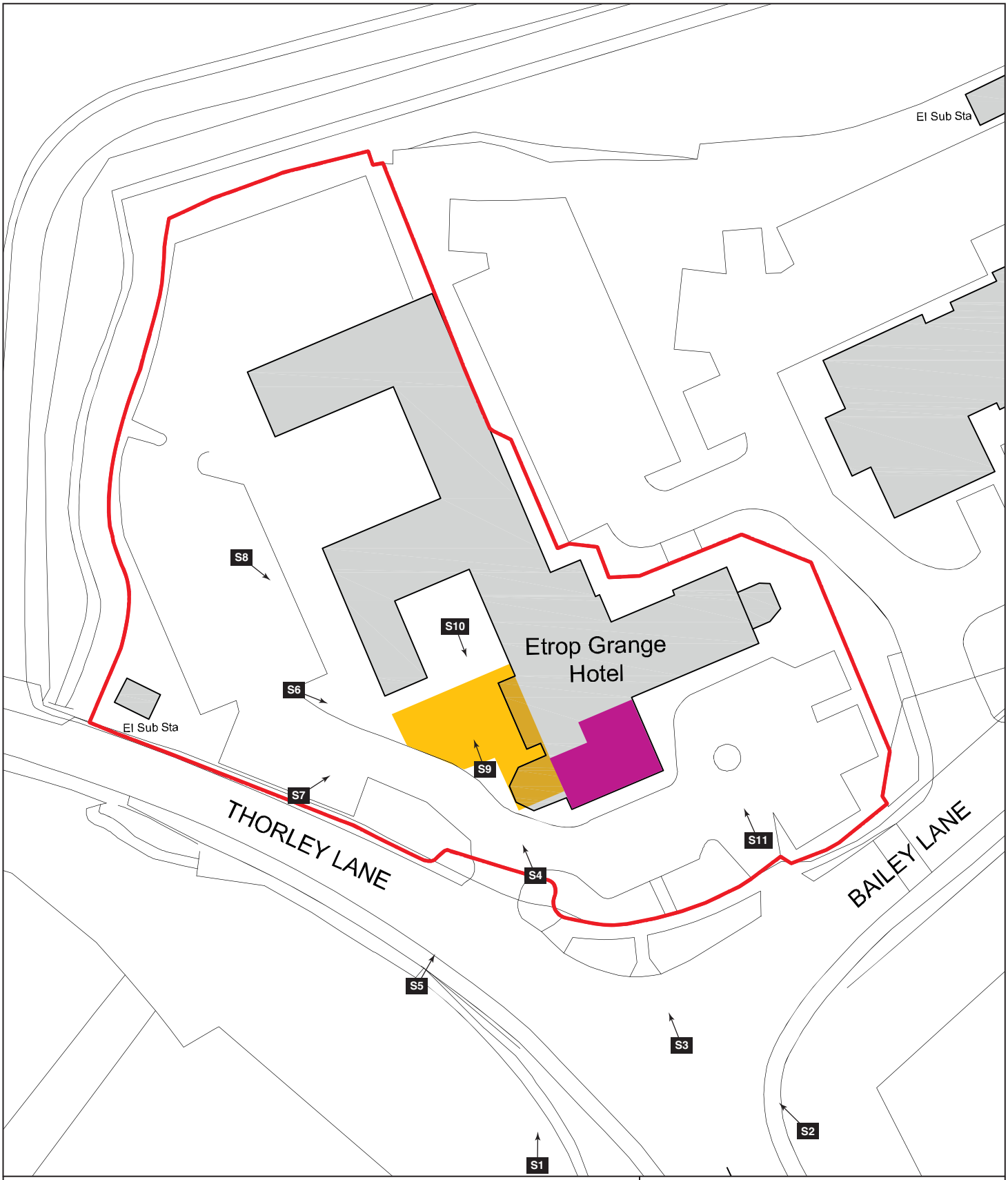
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PROJECT TITLE
Etrop Grange Hotel, Manchester

FIGURE TITLE
Plan viewpoints

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site boundary

proposed extension

Georgian house

20th century extensions

S11 direction of photograph

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PROJECT TITLE

Etrop Grange Hotel, Manchester

FIGURE TITLE

The Setting of Etrop Grange

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townhouses (usually with a basement level), or as grand farmhouses. The city of Bath and town of Stamford retain many examples of stone-built Georgian architecture. Brick was also very commonly used, often with 'penny-struck' mortar with incised lines. Georgian housing was very widespread, even humbler two-storey houses featuring some decorative elements. Grander houses and public buildings were often much more opulent (Yorke, 2013).

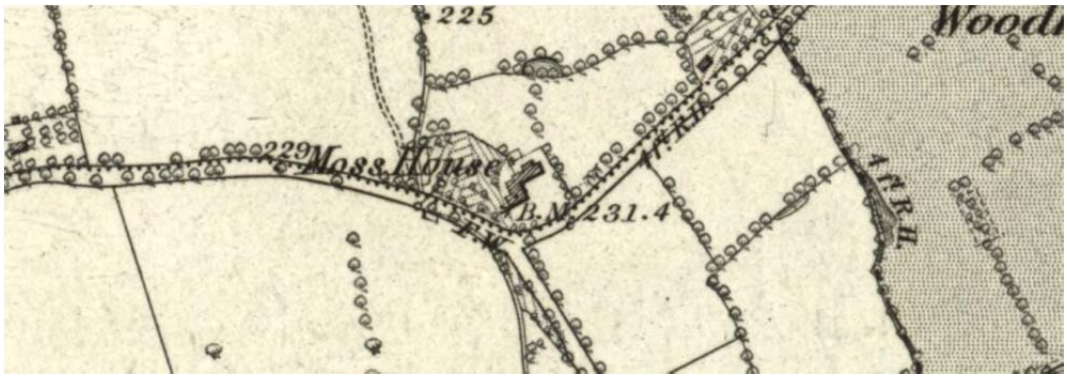


Fig. 5: Moss House in 1882.



Fig. 6: Moss House in 1899.



Fig. 7: Moss House revised in 1938, published 1946.



Photo 1: 1927 aerial image of Etrop Green, confirming the agricultural nature of the area. Moss House lies slightly further along Thorley Lane at right (arrow). [Source: http://www.britainfromabove.org.uk/asearch?search=etrop]



Photo 2: Moss House in 1944 during its use by the RAF, with the earlier buildings evident to the right. Note the earlier sash-windows.



Photo 3: The original Georgian house viewed from the south-east. This view shows the mostly original nature of the house, except for later windows and the newer hotel extension at right.

Etrop Grange Hotel – Development and Ownership

4.4. The original Georgian house incorporated within Etrop Grange Hotel has undergone a range of uses and alterations during its 236 year history. Etrop Grange was originally known as Moss House, William Moss, a wealthy local school-teacher, building it for his wife in 1780. Given the size of the house and its relative isolation, he would undoubtedly have employed live-in servants, these housed on the upper-floors. Less clear is the reasoning for such a large dwelling, as no children are mentioned in the house's researched history. First marked on the 1909 Ordnance Survey map, a little way to the south along Outwood Lane, is marked Moss House Farm, which includes a range of buildings. This would be a very short ride away on horseback, or in a horse and cart, were this associated with Mr Moss as the first owner of the house.

4.5. A coach House known as White Lodge was added in 1812, and later still a coachman's living quarters were built. A further extension was added during the Victorian period. Whilst evident on early Ordnance Survey maps (Figs. 5-7) these earlier buildings have been either demolished or significantly remodelled following

World War Two. For instance, the 1944 image of the house shows the original coach house (Photo 2), but it is not clear whether the extant range includes original fabric from this 1812 building. A cursory inspection suggests that the main façade may be broadly modelled on the original, but not original. During the late 19th century the house was also used as a Sunday school. It is clear that over a century after being first built, it remained relatively isolated (Figs. 5 and 6) (Anon, n.d.).

4.6. During World War Two, the house was requisitioned by the RAF at nearby Ringway airfield, this used for army parachute training, an Air Transport Auxiliary aircraft ferry pool, and as a factory production site for the Fairey aircraft company – 4400 aircraft were built during the war. The airfield ceased to be used by the RAF in 1957 and it was handed over for use by civil airport authorities. Thereafter, Manchester airport expanded rapidly, its northern edge moving ever closer to the Site (Anon, 2015).

4.7. Perhaps coincidental with the RAF's departure in 1957, a Mrs Morley purchased the house in 1958 and lived there until 1984. The house's top two floors were let to air hostesses for a number of years. A hotel employee recalls the house being in a quite poor condition (e.g. 'derelict') during his childhood in the 1970s, though to what extent is harder to gauge given that it remained occupied.

4.8. In 1984 John and Sue Roebuck bought the house from Mrs Morley, and lived on the top floor, renaming it Etrop Grange after a local area – Etrop Green – which is now covered by an airport car park. The Roebucks opened the lower level of Etrop Grange as a restaurant in November 1985, and after restoration the first three bedrooms were ready to receive guests. Thereafter, the White Lodge Extension (now hotel rooms 16 to 22 – See Fig. 4, 'Late 20th century') opened in September 1991, and the Coach House opened in November 1991. Costing £3m, this refurbishment and new development brought the hotel up to 26 bedrooms.

4.9. The house and hotel have since been the focus of periodic changes of owner and refurbishment programmes, though no historic building control plans or planning applications confirming house plans prior to these changes, were located in City Council records up to the early 1990s. This dearth of archival records extends to photographs, except for a sole image from 1944 (Photo 2). In 1994, Regal Hotels bought part of the business, and thereafter the hotel's final 26 new bedrooms were opened in 1998, giving a total of 64 (see Fig. 4, 'Late 20th century'). In March 1999 the Regal Hotel Group became Corus Hotels, this leading to a further refurbishment programme including rooms 11 and 15.

4.10. In 2006, Folio Hotels acquired Etrop Grange, refurbishing it at a cost of £1.8m, principally through the provision of modern facilities such as televisions and other amenities. Public areas were also renovated. In 2009/10 Sonoma Hotels acquired the hotel, leading to further changes in newer areas of the hotel. In July 2013 Squire Hotels bought Etrop Grange, resulting in the current proposals.

4.11. In sum, it is evident from the above that since 1984 the original house has undergone a series of alterations and refurbishment programmes to maintain its value as the centrepiece of successive hotels. Six major development and refurbishment programmes were undertaken between 1985-2010, and most of the ground-floor changes including wall removals, and the reinstatement of fire surrounds and so forth, will have occurred during this 32 year period. The house itself was listed in December 1963, the entry thence revised in June 1994 (see below). Within this context the changes to fabric were managed when the house was both part of a hotel, and Listed at Grade II.

Architectural Context

4.12. The Listed Building description (UID: 3879120) is as follows:

> *House, now hotel. Probably later C18; altered. Red brick in Flemish bond with sandstone dressings and slate roof. Double-depth plan with shallow back extension and later addition to this. Palladian style on small scale. Three storeys, 1:3:1 bays, symmetrical, with pedimented centre breaking forwards slightly, stone plinth, modillioned eaves cornice and pediment. Central round-headed doorway (up 3 steps) with pedimented Tuscan pilaster doorcase, fanlight with renewed radiating tracery; tall sashed windows at ground and 1st floors with prominent raised sills and flat-arched heads with large keystones; square windows at 2nd floor, with raised sills. Gable chimneys. Left gable wall rebuilt c.1900; right-hand gable wall has some cross-window casements. Rear: stair-window with intersecting tracery. [Interior: dog-legged staircase with open-string, 3 turned balusters per tread (all those above 1st flight recently restored), mahogany handrail; otherwise, altered]* (Historic England, 2015d).



Photo 4: Etrop Grange's primary facade viewed from the south.

4.13. Some additional comment is warranted regarding the main elevation (Photo 4). The first is that it is elegantly striking, and when viewed from Bailey Lane would have been notable as both a large and imposing private dwelling. Whilst this is not an extravagant example of Georgian architecture, it nevertheless manages to project the social standing of Mr Moss as its original owner, despite its relative isolation when first built. This however is in keeping with Georgian farmhouses which, whilst also being isolated, were nevertheless often impressive. Of predominantly brick construction, the modillioned eaves and pediment lend grandeur to this facade, as does the main entrance architrave with its open pediment. The fanlight was a typical feature of Georgian housing. The overall impression is of an elegant but restrained main facade.

4.14. The original house comprised some 12 or 13 rooms originally (remodelling has obscured clear evidence in the ground-floor domestic area (fig. 2: room 15), most of these still extant. Additionally, two staircases were incorporated, one for use by Mr Moss and his wife (fig. 2: stair areas (rooms) 7, 11 and 17), whilst a separate servant's staircase was also provided, giving access to servants' quarters on the upper floors (fig. 2: room 16).

Ground-floor Architectural Assessment

Current Reception Lounge – Rooms 13 and 14

4.15. The following considers, in detail, those areas in closest proximity to the proposed new extension (see Setting Assessment). In its present arrangement the lounge is formed from two original rooms of the Georgian house (fig. 4: rooms 13 and 14), but which have been remodelled – and boxed steels inserted over the openings – with the removal of one wall originally dividing it off from the entrance lobby (e.g. broadly running north-south – Photo 5), and a second wall which provided a rear room (broadly running east-west – Photo 7). Both had separate fireplaces, the extant double-door entrance opened between the chimney-breasts (Photo 7), but which would originally have been in separate rooms.



Photo 5: View looking from entrance lobby into current reception lounge, with entrance to conservatory at centre. Both rooms have been opened up by removing original internal walls.

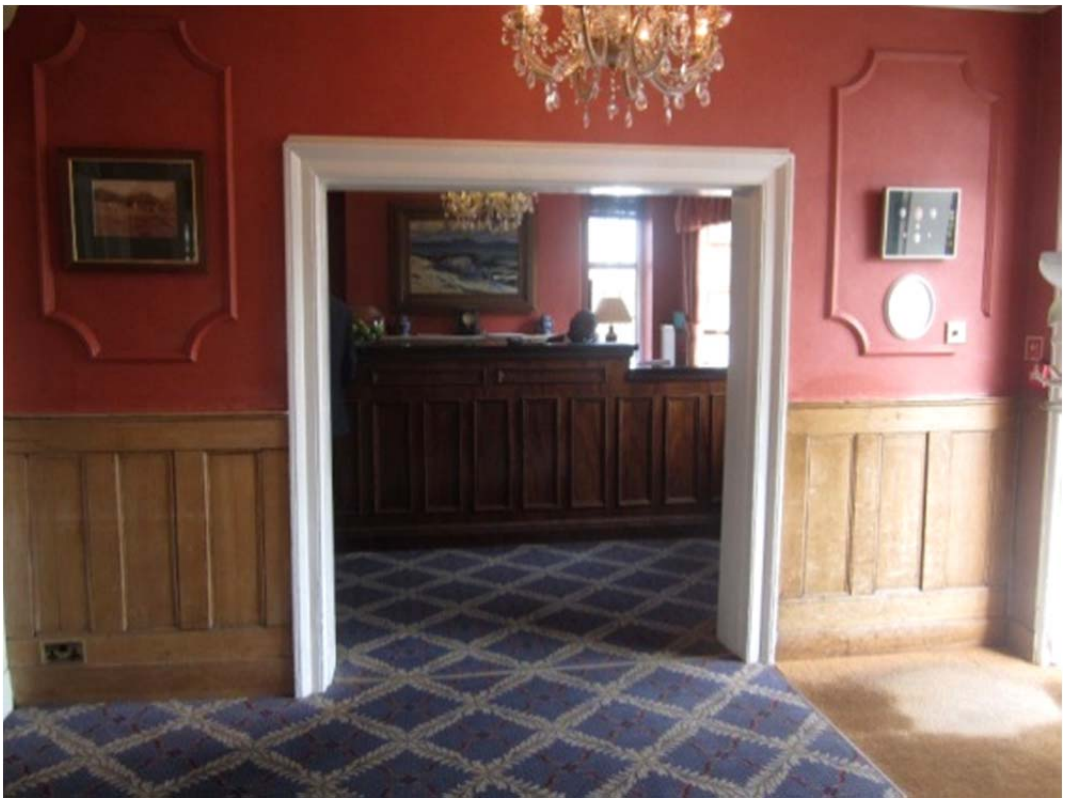


Photo 6: View across entrance lobby into current reception area, with main entrance at right. The panelling may be original, but altered to accommodate the widened opening replacing an earlier doorway (see photo 13).

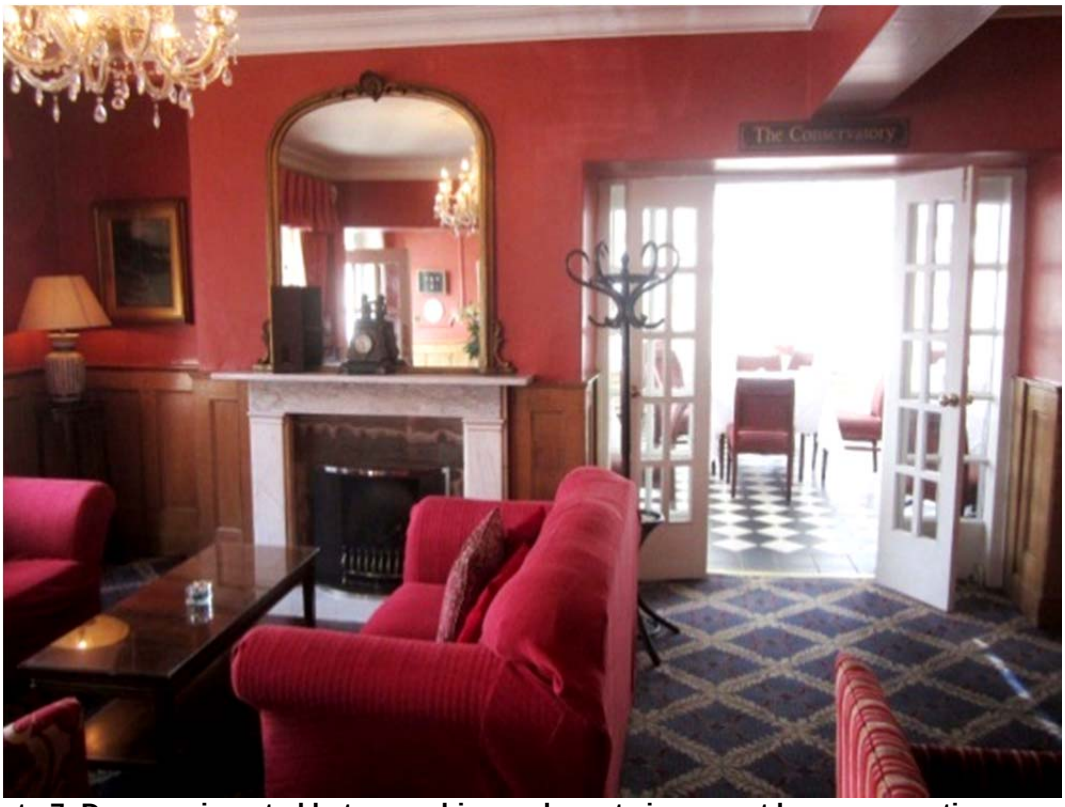


Photo 7: Doorway inserted between chimney-breasts in current lounge reception area, with open fireplace at left.

4.16. The later-20th century opening out of these originally two rooms into one large lounge area has greatly altered the Georgian house footprint in this area. Moreover, the remodelling of the presumed original rear wall of the house, insertion of a doorway (in the earlier window aperture) giving access to the existing dining orangery, means that what was once a modestly-sized rear room, is now in effect also serving as a transitional space into the dining conservatory (Photo 8; fig. 2, room 14 into existing dining orangery).



Photo 8: View looking to rear of original house, with doorway into current dining conservatory and probably the original rear-facing window aperture. It is proposed to widen the doorway.

4.17. Insofar as original fabric is concerned, the two sash-windows to the main elevation are later replacements (the 1944 image of Moss House shows timber glazing-bars giving 12 lights in all – Photo 2). However, the internal timber-shutters are mostly original save for some repairs and an added panel, and panelling within the window recess itself is also original (Photos 9 and 10). Carpentry behind the radiator(s) is also original. These panels may have been painted, then later stripped back to reveal original wood. Identical panelling and shutters are to be seen in the room now used as a reception.

4.18. Panelling elsewhere in the reception lounge is less easy to precisely date (e.g. Photos 11 and 12). Several observations can be made: first, the panelling clearly

follows the re-worked room arrangements including alterations presumably made for use as a modern hotel (and across the blocked fireplace – Photo 12); second, at some corners and panelling junctions the butt-joints are quite crude; third, as a rule, the panelling is of an inferior quality to that evident in Photos 9 and 10. It is probable that some of the extant panelling is from the house, but has been altered, re-worked and repaired, with few exceptions (Photo 13). At a number of locations are dowels which can be expected of Georgian carpentry (Photo 13), but elsewhere the beading, nails and general finish are poor and of different quality to that noted above, suggesting a later date in some instances and many repairs. Most of the panels have also been damaged through wear-and-tear.

4.19. Certainly, however, the window recess panelling and shuttering retains its significance, where the original carpentry can be discerned: for instance, study of Photo 9 confirms how the shutter was formed from four panels (including the moulded edges), which in turn formed an architrave to the central moulded panel. Panels elsewhere do not generally conform to this level of carpentry.



Photos 9 and 10: Window shutter and carpentry details in current reception lounge.



Photos 11 and 12: Panelling in the reception lounge, showing sometimes crude butt-joints. Right-hand image shows the blocked and panelled-over fireplace.



Photo 13: Panelling in the original lobby, with main door to right (see Photo 6). There are two timber dowels in the top-left corner of the panelling, suggesting this may be original. Note the removed moulding to incorporate the light-switch.

4.20. Wall and ceiling decorations are muted in this area. Original reeded cornicing is evident in the rear room of the original house (with doorway through to modern orangery) as shown in Photo 14, which is also very similar to that in the room now used as the hotel reception (Photo 15). Cornicing to the front room appears later (see Photo 7). The ceiling roses are unlikely to be original. The beaded mouldings to the walls forming simple architraves – some with paintings hung inside them (Photo 15) – are also unlikely to be original (Photo 6 shows two examples but which reflect the later modification).



Photos 14 and 15: Reeded cornicing in the originally rear room (left); and in the hotel reception (right). The simple beaded architrave within which the painting hangs is not original (see photo 6).

4.21. The marble fireplace in the current reception lounge (fig. 2, room 13) appears later than might be expected of a Georgian fireplace, which ordinarily would be much grander in a principal family room (?parlour), and would be decorated to reflect neo-classical motifs as reflected in bolection moulding examples (Photo 16). In this setting it is also understated given the house's overall quality and scale. Likewise, Victorian fireplaces were more elaborate and not shy of (over) embellishing wood and marble. The installed example is therefore more likely to have been installed during one of the hotel's late-20th century refurbishment programmes.



Photo 16: Fireplace in reception lounge. Note the poor cut-out as the panelling over-sails the marble hearth at lower-left.

4.22. A final point concerns the external gable-end forming the west-facing elevation of the original house, against which the conservatory is currently built (fig. 2; Photos 17, 18 and 19). The 1963 Listed Building entry for the house suggests that this was c.1900 in date, presumably based on the brick, mortar and window style to the second-floor which is Victorian in style. It is not clear why this wall was remodelled, as there are no obvious structural alterations to warrant this. Likewise, Ordnance Survey maps record no buildings against this wall other than a conservatory showing after 1935. It may be instead that structural issues necessitated its rebuilding.

4.23. Photo 17 confirms the depth of the new wall skin which is generally of header thickness, and which can also be contrasted with Photo 19, confirming that the new wall protruded slightly, relative to the Georgian facade. As both downstairs rooms to this side of the house would have had fireplaces included in the Georgian house, the original chimney-breast and gathering presumably did not require a new installation during this later remodelling. This is confirmed by its being set back slightly from the later wall plane (but not the original one) and the added, later slate-tiling to cover the new work. Also, the stack to the house's eastern side is flush with the wall plane itself.



Photos 17, 18 and 19: General view of west-facing elevation (centre); bonding interface between original Georgian rear-wall and later work (left); interface between original Georgian house main facade and later west-facing gable-end (right).

4.24. Taken together this suggests that the two fireplaces in what is now the reception lounge are original to the Georgian house, rather than being later insertions in tandem with the c.1900 work. Whilst the fireplace with the marble surround may always have been open, it is possible that the blocked fireplace is a relatively modern intervention as part of periodic hotel refurbishment (e.g. Photos 8 and 12).

Summary of Reception Lounge assessment

4.25. The original two rooms in this area have been opened out to form one larger L-shaped room leading off from the entrance lobby, which would also originally have been a separate formal space. From within the lounge, access to both the conservatory and dining orangery has been provided with doorways through original walls, thus creating circulation routes as well as areas of seating. As a consequence the original Georgian rooms have lost much of their context, not least because both would have been only accessible through one doorway, and would have originally been modestly-sized rooms. Each room retains its original fireplace, but one has been blocked and panelled over, whilst the other has a later marble surround. Moreover, many of the original features have been removed or replaced, save for the panelling and window shutters to the two sash-windows. Panelling elsewhere may be original but other than some remaining in their original positions, has been reworked to fit the new room arrangement in later remodelling programmes. Cornicing survives in the rear room.

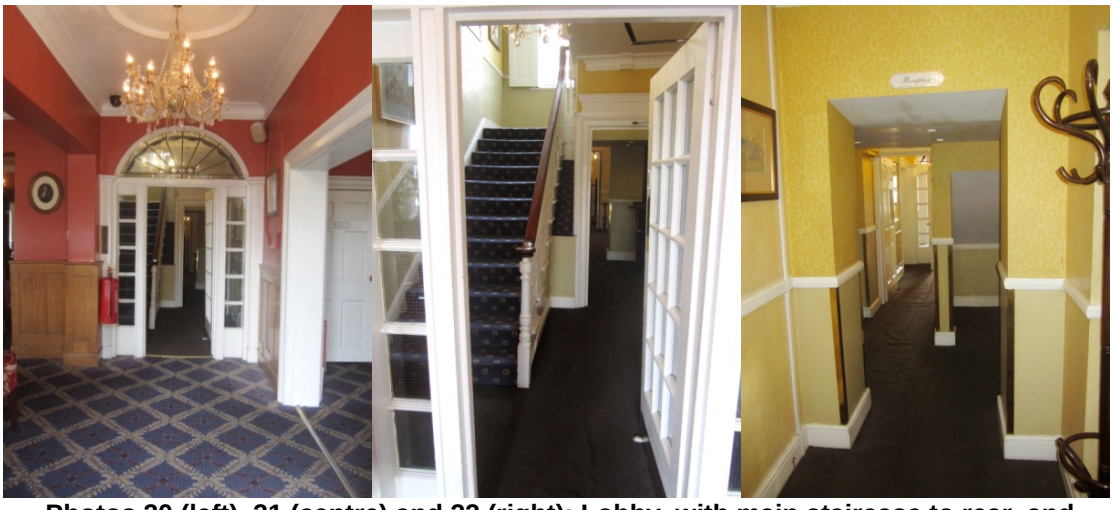
Current Reception – Room 12

4.26. The foregoing assessment of the current reception lounge provides contextual detail of existing and altered fabric including wall-panelling, window shutters, sash-windows and cornicing, which in the interests of brevity are not repeated in this

section (Photos 6 and 15 are relevant in this context). Photos 23 and 24 confirm the original window recess shutters and panelling.

4.27. To the immediate right as you enter the house through its main entrance (fig. 2, room 12), the reception has been formed from an earlier room which will have been a principal social or family room in its heyday, and probably the dining-room given the door in this room leading directly to the servants' area and kitchen (fig. 2, e.g. from room 12, to 16, to 15; Photo 20). Whilst the original lobby wall to the left-hand side has been removed (e.g. fig. 2, room 12; Photo 5), the original wall dividing the lobby and this room is largely intact (Photo 6). Although widened, a clear sense of this room as a separate space can still be gained.

4.28. This area is also significant because despite later modifications, some sense of the transition from the lobby to the main staircase survives (Photos 20 and 21), and also the original servants' staircase giving separate access to rooms on the upper-floor (fig. 2, stair area (room 17; room 16). The relationship between the reception and domestic areas provides a clearer sense of how an original ground-floor might have appeared, but also affirms the subtle relationship between master and servants much more clearly than is articulated in the reception lounge area. Here it is possible to observe the spatial arrangement allowing for food to be served from the kitchen without otherwise interrupting the family's privacy, and also, the formal division which allowed servants to move around the house discreetly (e.g. fig. 2, based in room 15 area).



Photos 20 (left), 21 (centre) and 22 (right): Lobby, with main staircase to rear, and reception to the right. The door just inside the reception area gave access to the kitchen and servants' stairs; main staircase and rear of original house beyond; view of the back of the main staircase looking towards the lobby in the distance.



Photos 23 and 24: Shuttering and panelling in reception area window recess which mirrors that in the reception lounge.

4.29. Within the current reception, original panelling and shutters survive, in addition to cornicing (Photos 15, 23 and 24). A fireplace is also noteworthy, though it is not immediately clear whether this is an original feature for the reasons given in relation to the marble fireplace discussed above (Photo 25). However, this is certainly rather grander than that in the reception lounge but may also be a later insertion because of its stylistic qualities and the lack of a hearth stone; it is difficult to imagine that the unattractive blue-tinted element is original to the white marble surround, irrespective of its original date.



Photo 25: Fireplace in reception, but which lacks a hearth.

Summary of Reception assessment

4.30. The obvious alteration is the reception desk cum barrier. Beyond this the fireplace appears later – or certainly the tinted element – as do the moulded wall architraves.

Summary of significance

4.31. Etrop Grange is a Grade II Listed Building and is of considerable architectural and historic interest. The significance of the historic building can be summarised as follows:

- the ground-floor retains sufficient evidence of the original Georgian house to allow a reasonable sense of its spatial context to be understood (despite remodelling over several decades).

- Of particular note is the subtle but critical relationship between master (Mr and Mrs Moss) and servants. From the social perspective of class, all Georgian country and town houses of this stature relied upon servants to provide domestic labour, Etrop Grange retaining sufficient evidence to affirm how this was both planned in and operated.

- despite later hotel modifications the primary facade is largely original (excepting the sash-windows), and much of the original house survives on its upper floors.

4.32. It is therefore an important example of an imposing but decoratively restrained Georgian country house, directly comparable to larger farmhouses of the same period.

Potential Development Effects

4.33. **A summary of the development proposals is provided in Section 1.4 above.** The proposed development will have very little impact upon the ground-floor interior of the original house, and the important elements of its historic fabric will be retained.

4.34. A proposal to widen the doorway from Room 14 into the existing dining orangery is not deemed to be a significant alteration – this will have been a window aperture originally, to the rear of the house (fig. 2, room 14), and was altered into a doorway in the later 20th century. The removal of the current door and the proposed widening of the doorway (resulting in some very limited loss of historic fabric) is not considered to harm the special interest of the historic building.

4.35. Access to and from the new extension will not require the removal of any historic fabric – specifically the two existing chimney-breasts (e.g. in Rooms 13 and 14) will be retained – and the access will utilise the existing opening through the gable end of the historic house.

4.36. The proposed extension will not impact the external fabric of the original house itself – the extension will butt-joint with the north-facing wall (this c.1900 in date – see plan), but will not otherwise compromise it. Overall, therefore, the important elements of the historic fabric of the building will be retained.

5. SETTINGS ASSESSMENT

5.1. This section assesses potential effects of the proposed development upon the significance of the Listed Building through changes to its setting. The assessment has been undertaken in accordance with Historic England's guidance (Historic England 2015b).

5.2. The proposed extension will occupy the broad footprint defined by the triangular shaped-space running from the west-facing gable of the Georgian house, to its broadened base as it meets the courtyard in the late 20th-century neo-Georgian hotel range (Fig. 4; Photos S4, S5, S9 and S10). The proposed restaurant extension is within the current massing profile and footprint of both the later 20th-century extension, and the original house (Photos S3, S5 and S6; Fig. 8 and Fig. 9).

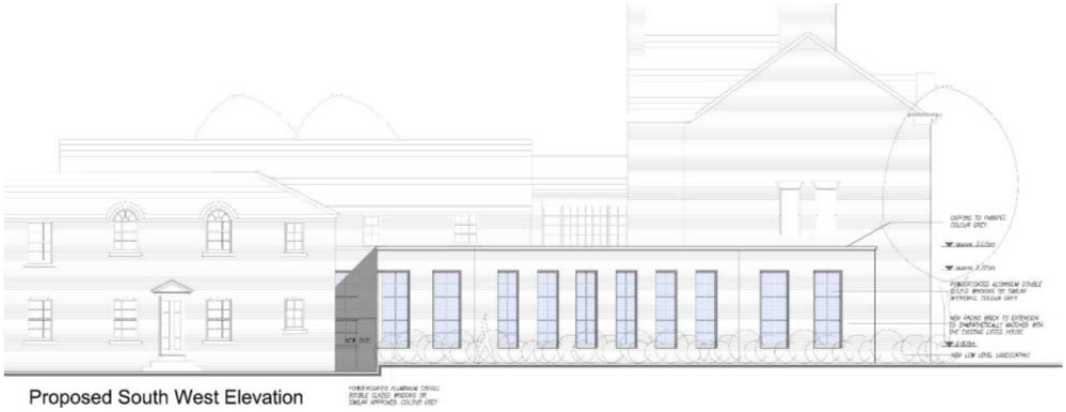


Fig. 8: Proposed extension's south-west elevation.

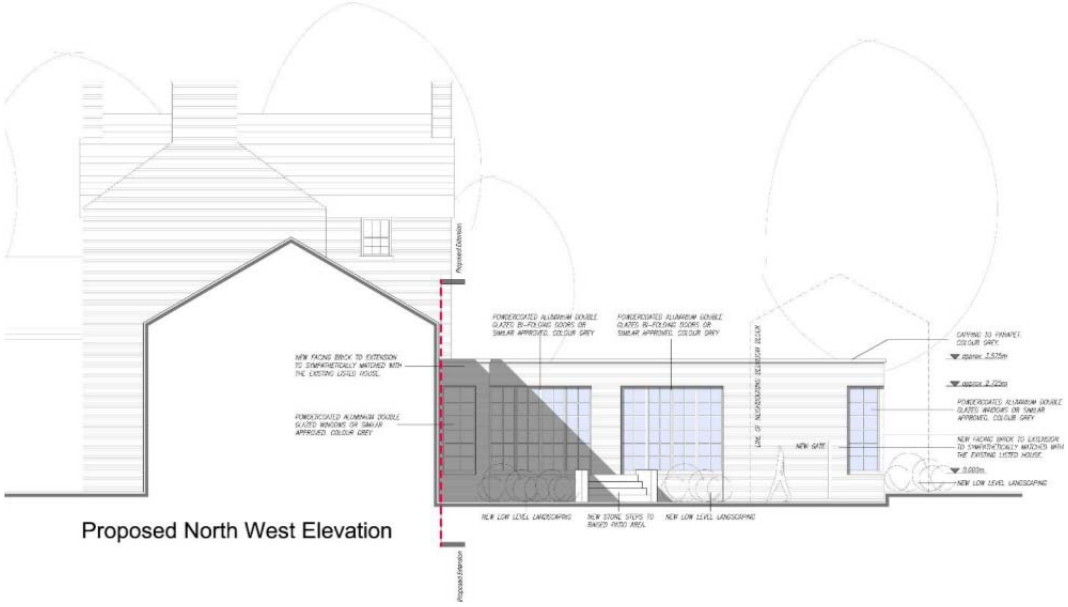


Fig. 9; Proposed extension's north-west elevation.



Photos S1 and S2: Views from the south, confirming the current setting of the Georgian house, later hotel range, and junction of Thorley and Bailey Lanes.

5.3. In terms of building height its eaves will sit just beneath the first-floor window lintels to the house's primary south-facing facade. This is in accord with the height of the current conservatory (Photos S3, S5 and S6). When viewed from the house's front elevation (e.g. looking north), the extension will comprise a staggered-profile, with accentuated glazing (that turns the corner of the staggered building line) set within minimal frames, and a brick parapet above completing the new elevation (oriented to face the south-west). The windows' vertical aspect is emphasised, and echoes the verticality evident in the house's original three diminishing windows per bay arrangement (Photos S1 and S3). The extension will be subservient to the main house facade, and does not detract from its appreciation. Photo S11 confirms the arrangement to the eastern side of the house, which will remain unaltered.

5.4. The new restaurant extension will also be evident when viewed from the south and west (Photos S4, S5, S6 and S7). In this instance, the new work sits within the profile of the extant conservatory and orangery, and does not further obscure the house's west-facing gable-end (Photo S6). The new extension's eaves sit beneath the double windows to the elevation. Confirmed in Photo S8, much of the extension will not be visible when viewed from the north-west. The appreciation of the historic building will not be harmed, and the proposals reflect the historic character of the existing building.




Photos S3 and S4: Area of proposed new development within profile of existing conservatory and later hotel range (left); and a closer view (right).

5.5. In sum, it is considered that whilst the proposed new works will alter the setting of the historic building, it does not alter any of the important elements of its setting. The appreciation of the building's primary façade will not be adversely altered, and the design of the new build is sympathetic to the historic character of the building. The proposed development therefore is not considered to harm the significance of the Listed Building through changes to its setting.




Photos S5 and S6: Viewpoints from south-west (left); and north-west (right). Both images confirm the profile within which proposed development will sit.




Photos S7 and S8: Viewpoint looking east (left); and south-east (right), this range late-20th century but designed in a neo-Georgian style.



Photo S9: Courtyard enclosed by late-20th century range, looking north-west. The proposed development will occupy this area broadly up to the edge of the flagstones (centre).





Photos S10 and S11: The view in S9 but looking south-east, with original house at rear, left. This area will be occupied by the proposed development (left); View of the eastern hotel range, none of which will be altered by the proposed development (right).

Summary of development effects

5.6. The setting of the Grade II Listed Building contributes to its significance principally through the ability to appreciate the imposing primary façade of the Georgian country house from the south, much in the manner of comparable farmhouses,

which, despite their isolation, were usually architecturally striking and included decorative elements and features.

5.7. The proposed development will not alter these components of the asset's setting, on which basis there will be no harm to its heritage significance. No other designated heritage assets will be harmed by the proposed development and it is considered to comply with legislation and national and local policy relating to the setting of heritage assets.

6. DISCUSSION AND RECOMMENDATIONS

Potential effects on historic fabric

6.1. The proposed development will not harm the important elements of the historic fabric of the Listed Building. The proposals require the widening of an existing door, which itself was converted from an earlier window in the late 20th century. This alteration is not considered to harm the special interest of the Listed Building.

6.2. The proposed extension will be butt-jointed to the existing historic building and will not harm the historic fabric of the western elevation of the building. The special interest of the historic building is preserved as part of these proposals.

Potential effects of the changes to setting

6.3. The proposed development will alter the setting of the historic building. However, the important elements of the buildings setting will not be altered. Most importantly, the appreciation of the primary façade will not be harmed, and the proposed development will appear as a subservient built form to the left (west) of the primary elevation when viewed from the south, visible in the foreground of – and lower than – the existing 20th-century extensions to the building. The single-storey extension will be characterised primarily by glazing and brick, reflecting the character of the historic building. The proposed development will not harm the significance of the historic building through changes to its setting.

Recommendations and Mitigation

Built Heritage

8.1. It is recommended that the ground-floor is retained in its current arrangement. The one proposed alteration is to widen the current doorway from room 14 into the existing dining orangery. Whilst this will provide greater circulation space between these two areas, it is suggested that the door is only widened if this is deemed unavoidable.

8.2. The proposed extension has been specifically designed to reflect the character of the existing historic building, and the choice of materials, massing, and style are deemed to be the most appropriate in this context. The proposed development preserves the significance of the Georgian house, and accords with legislation and national and local policy relating to its status as a Grade II Listed Building.

Archaeology

6.4. Whilst an archaeological assessment is strictly beyond the scope of this assessment, there appears to be no specific evidence to suggest that archaeological remains occur within the Site. However, there is potential for intrusive development works involving foundations to disturb archaeological remains relating to the historic use of the Site. It is therefore recommended that to mitigate any impacts on potential archaeological resources, a programme of archaeological monitoring (a watching brief) is undertaken during any such works. This would ensure that any potential archaeological remains encountered during the proposed development are appropriately recorded, in accordance with national and local planning policy.

7. CONCLUSIONS

7.1. Etrop Grange is Grade II Listed, and is a largely complete example of a substantial Georgian three-storey house dated to 1780. The internal alterations to the historic building are very limited in nature and results in only limited alterations to the historic fabric of the structure, that are not considered to harm its special interest. The important elements of the historic building are preserved and the significance of the building is not harmed.

7.2. The proposals to demolish two 20th-century conservatories – and replace them with a new single storey extension – are not considered harmful to the significance of the historic building. The extension will be subservient to the historic building and there will be no change to the primary facade facing onto, or viewable, from the junction of Thorley and Bailey Lanes. Furthermore, appropriate design measures have been identified to ensure the proposed development reflects the character of the historic building. The important elements of the building's setting are not harmed.

7.3. This assessment has identified no heritage constraints that preclude the current design proposals. The proposed development is not considered to harm the significance of the historic building, either through changes to its historic fabric or its setting. The proposals preserve the special interest of the historic building and accord with legislation and planning policy relating to designated heritage assets.

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Maps

1882 OS 6" Map
1899 OS 25" Map
1910 OS 6" Map
1935 OS 6" map
1946 OS 6" Map
1951 OS 6" Map
1963 OS Map 1:1,250 (50")
1964 OS Map 1:2,500 (25")
1974 OS Map 1:25,000 (2.5")

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