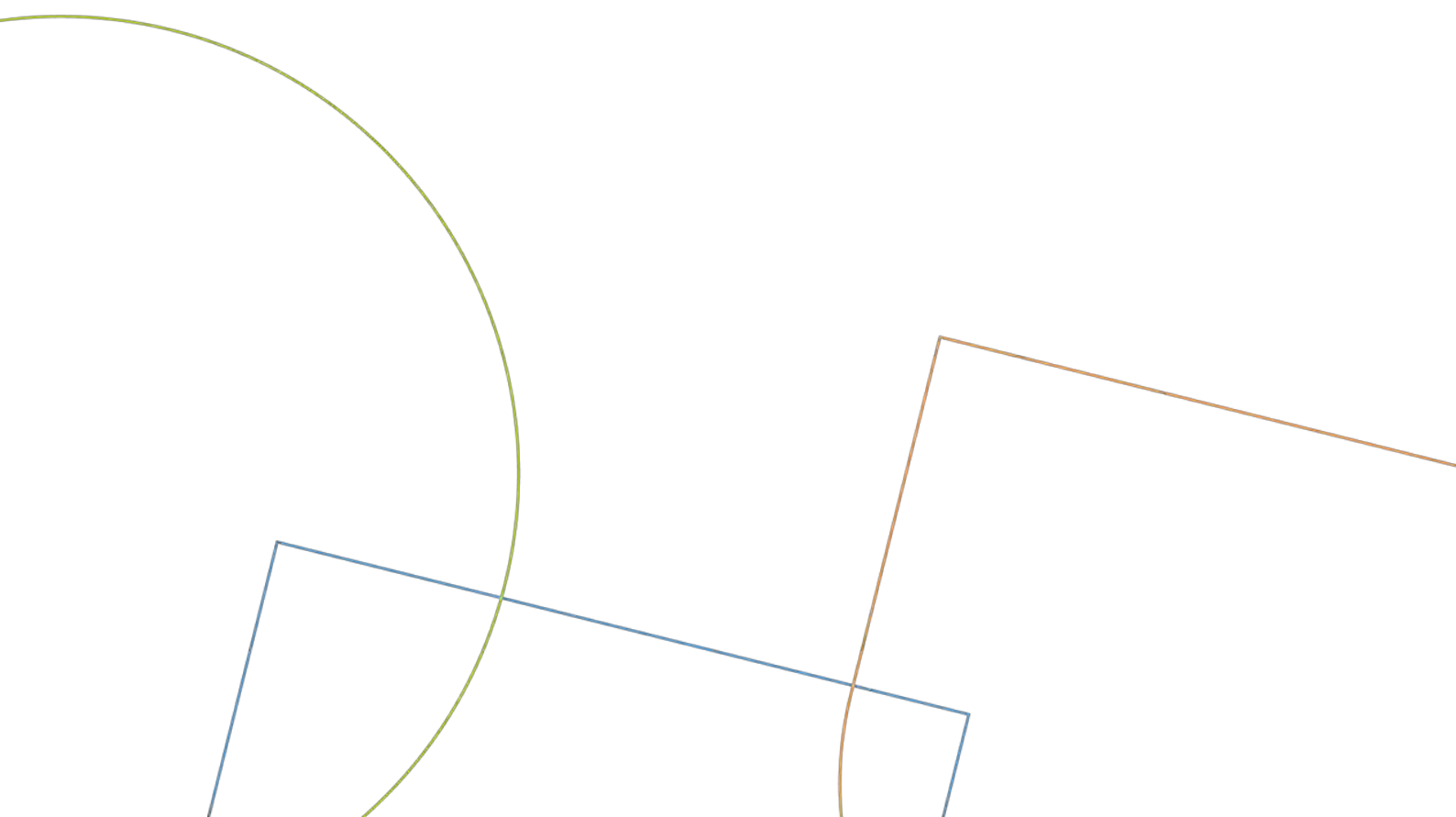




Jabez Clegg, Manchester, Heritage Statement

Project no. 6278



Heritage Statement

Jabez Clegg, 2 Portsmouth Street, Chorlton-on-Medlock, M13 9GB

Inspectas

September 2025

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6278 Jabez Clegg, Manchester

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Non – Technical Summary

Lanpro Services Limited was commissioned by Inspectas to produce a heritage statement to inform the removal of asbestos containing materials at the Jabez Clegg, 2 Portsmouth Street, Chorlton-on-Medlock, M13 9GB (NGR: SJ 84751 96520). The site is located within the administrative boundary of Manchester City Council (MCC).

The proposed works involve the removal of asbestos-containing materials from beneath the hall floor. Particular care will be taken to protect the hall's historic and decorative interior, especially its high-quality joinery, including the balustrade, pews, and pulpit. Where elements need to be removed to allow access, two approaches have been considered: reinstatement in situ or careful dismantling and storage. The dismantling and storage approach is significantly preferred, as it is the most practical and cost-effective solution for this safety-led asbestos abatement. All affected elements will be recorded, carefully dismantled, and stored for reinstatement in their original positions or potential future reuse, following detailed, heritage-led method statements to minimise any impact on historic fabric.

A very low level of less than substantial harm has been identified, but this is at the lowest end of the scale and will be mitigated by the proposed methodology. The hall's heritage value lies primarily in its external appearance and historic associations, and given the extent of alteration to the internal joinery and former bar area, reinstatement would not deliver additional heritage benefits. The removal of asbestos ensures clear public benefits by supporting the hall's continued safe use and long-term preservation. On balance, the effect on the asset's significance is negligible.

1 Introduction

1.1 Summary

- 1.1.1 This heritage statement (HS) has been prepared by Lanpro Services Limited on behalf of Inspectas to inform the removal of asbestos containing materials at the Jabez Clegg, 2 Portsmouth Street, Chorlton-on-Medlock, M13 9GB (NGR: SJ 84751 96520) (hereafter to referred as the 'study site'). It is located within the administrative boundary of Manchester City Council (MCC).
- 1.1.2 The Jabez Clegg building, which carries the date 1892 in its brickwork, was originally constructed as the church hall for the Grade I Listed *Roman Catholic Church of the Holy Name of Jesus* (NHLE 1271296). The building has been extant since before 1 July 1948 and historically served an ancillary function to the Holy Name Church. It is also physically and architecturally connected to the church via the Grade II Listed *Holy Name Presbytery* (NHLE 1247067). Applying the criteria set out in *Historic England Advice Note 10: Listed Buildings and Curtilage* (2018), the Jabez Clegg falls within the curtilage of aforementioned listed buildings and is therefore protected under the statutory Listing. This conclusion was also reached in an appraisal of curtilage potential in 2010, and was confirmed at a meeting with the Conservation Officer for Manchester City Council on 22nd September 2025, where it was stated that any proposed works to the Jabez Clegg would require Listed Building Consent (Stephen Levrant Heritage Architecture 2010).
- 1.1.3 This heritage statement has been prepared in compliance with the National Planning Policy Framework (NPPF 2024), to be submitted alongside a submission for Listed Building Consent, in order to identify and provide a description of the significance of heritage assets on or adjacent to the site and the likely effects of development on that significance.
- 1.1.4 The following report makes reference to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance, notably the recently published *HEAN 12: Statements of Heritage Significance* (Historic England 2019), *GPA3: The Setting of Heritage Assets* (Historic England 2017) and *Conservation Principles* (English Heritage 2008) has been consulted to inform the judgements made.
- 1.1.5 The conclusions reached in this report are informed by detailed historic research, a site inspection and the application of professional judgement based on historic, archaeological, architectural or artistic interest.

2 Legislation, Policy and Guidance

2.1 General

- 2.1.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.
- 2.1.2 The national policy framework (NPPF, MHCLG 2024) states that planning applications should consider the potential impact of the development upon heritage assets which includes both designated heritage assets (for example listed buildings and Conservation Areas) and non-designated heritage assets usually comprising assets recorded on a Local List or the Historic Environment Record.

2.2 Current Legislation

- 2.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) provides for the protection of listed buildings and Conservation Areas and is largely expressed in the planning process through policies in regional and local planning guidance, as outlined below. This act is the primary legislative instrument addressing the treatment of listed buildings and Conservation Areas through the planning process.
- 2.2.2 Section 66 of the 1990 Act states that ‘...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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 which it possesses’.
- 2.2.3 Buildings on the list are graded to reflect their relative architectural and historic interest, based on the below:
- Grade I buildings are of exceptional interest;
 - Grade II* buildings are particularly important buildings of more than special interest;
 - Grade II buildings are of special interest, warranting every effort to preserve them.
- 2.2.4 In addition to the statutory criteria for listing, i.e. architectural and historic interest, and group value, the following general principles are also considered by the Secretary of State when determining if a building is suitable for addition to the list of building of special architectural and historic interest:
- 2.2.5 **Age and rarity:** the older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to

assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:

- before 1700, all buildings that contain a significant proportion of their original fabric are listed;
- from 1700 to 1840, most buildings are listed;
- after 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
- particularly careful selection is required for buildings from the period after 1945;
- buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat.

2.2.6 **Aesthetic merits:** the appearance of a building, both its intrinsic architectural merit and any group value, is a key consideration in judging listing proposals, but the special interest of a building will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may have little external visual quality.

2.2.7 **Selectivity:** where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration. However, a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved. Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive. In such cases, the Secretary of State's policy is to list only the most representative or most significant examples of the type.

2.2.8 **National interest:** the emphasis in these criteria is to establish consistency of selection to ensure that not only are all buildings of strong intrinsic architectural interest included on the list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. For instance, the best examples of local vernacular buildings will normally be listed because together they illustrate the importance of distinctive local and regional traditions. Similarly, for example, some buildings will be listed because they represent a nationally important but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.

2.2.9 **State of repair:** the state of repair of a building is not a relevant consideration when deciding whether a building meets the test of special interest. The Secretary of State will list a building which has been assessed as meeting the statutory criteria, irrespective of its state of repair

2.3 National Planning Policy Framework

2.3.1 Section 16 of the NPPF (MHCLG 2024), entitled ‘Conserving and enhancing the historic environment’ provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.

2.3.2 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development,
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
- Conservation of England's heritage assets in a manner appropriate to their significance.

2.3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that planning decisions should be based on the significance of the heritage asset (and any contribution made by its setting), and that the *‘level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal upon their significance’*. This is supported by paragraph 208 which states that LPAs should take this into account when considering applications.

2.3.4 Paragraphs 212-215 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 212 states that where a development is proposed that would affect the significance of a designated heritage asset *‘great weight should be given to the asset’s conservation (and the more important the asset, the greater this weight should be)’*. Paragraph 215 emphasises 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 scheme, bearing in mind the great weight highlighted in Paragraph 212.

2.3.5 Heritage Assets are defined in Annex 2 of the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’*.

2.3.6 A Designated Heritage Asset comprises a *‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’*

2.3.7 In short, government policy provides a framework which:

- Protects nationally important designated heritage assets,
- Protects the settings of such designations,

- In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions, and
- Provides for the recording of sites not significant enough to merit in situ preservation.

2.4 Planning Practice Guidance

- 2.4.1 The Planning Practice Guidance (MHCLG 2019) is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled ‘Conserving and enhancing the historic environment’. The guidance given in this section sets out the best practice to applying government policy in the NPPF. It provides an interpretation for each of the interests assigned to heritage assets in understanding significance: archaeological, architectural and artistic, and historic (Paragraph: 006 Reference ID: 18a-006-20190723).

2.5 Local Planning Policy

Manchester Local Development Framework

The Manchester Local Development Framework (LDF) comprises a series of Local Development Documents (LDDs), including the Core Strategy Development Plan Document. Adopted in July 2012, the Core Strategy is the principal document in the LDF, setting out long-term strategic policies for Manchester’s development and superseding significant elements of the 1995 Unitary Development Plan. Policy EN3 – Heritage is relevant to this assessment, noting that its second paragraph has been replaced by PfE Policy JP-P2.

Manchester Unitary Development Policies

- 2.5.1 While the *Core Strategy Development Plan Document* superseded significant elements of the *Unitary Development Plan* (1995), some UDP policies are still extant. The following extant policy – DC19.1. Listed Buildings – is considered relevant to this assessment:

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. Demolition: 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. Change of use: 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. Alterations and additions: 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. Setting: 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. Demolition for redevelopment: Permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract.

f. Future use and maintenance: 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.

Places for Everyone Joint Development Plan

2.5.2 The Greater Manchester Combined Authority's (GMCA) *Places for Everyone (PfE) Joint Development Plan* (GMCA 2024) was adopted in March 2024. It provides an opportunity to create the conditions for inclusive economic growth as well as providing opportunities for provision of much needed homes, as well as protecting and enhancing the natural environment within Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan. The following policies within the Joint Development Plan are considered relevant to this assessment:

Policy JP-P2: Heritage

We will proactively manage and work with partners to conserve, sustain, and enhance our historic environment and heritage assets, including their settings. Opportunities will be pursued to promote, enable enjoyment, and improve understanding and interpretation of heritage assets, thereby maximising public benefits and reinforcing Greater Manchester's distinct character, identity, and sense of place.

Local Plans will identify key elements that contribute to a district's identity, character, and distinctiveness, prioritising their conservation and enhancement. They will demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings, or areas, including their relationship with surroundings. This knowledge should inform the positive management and integration of heritage by:

Vision: Setting out a clear vision that recognises and embeds the role of heritage in place-making.

Significance in planning: Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy during the planning and design process, and that opportunities for interpretation and local engagement are optimised.

Integration: Integrating the conservation and enhancement of heritage assets and their settings with creative, contextual architectural responses that contribute to their significance and sense of place.

Positive benefits: Delivering benefits that sustain and enhance the historic environment while contributing to economic viability, accessibility, environmental quality, and social wellbeing.

Sustainability: Exploring opportunities to reduce greenhouse gas emissions through the restoration of historic buildings.

Particular consideration will be given to protecting the significance of key elements of the historic environment that contribute to Greater Manchester's distinctive identity and sense of place. These include historic town centres, places of worship, historic transport routes (including the canal network), industrial buildings and structures such as textile mills, farmsteads, and other sites, buildings, and areas of archaeological, architectural, artistic, and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be assessed in line with national planning policy. Where heritage assets are identified as at risk, Local Plans should outline opportunities for them to contribute to regeneration and placemaking, and set out strategies for their repair and re-use. Proposals that safeguard the significance of, and secure a sustainable future for, Greater Manchester's heritage at risk will be supported in principle.

2.6 Professional Guidance

- 2.6.1 The ClfA *Standard and Guidance for Historic Environment Desk-Based Assessment (2020)* provides guidelines and recommendations for best practice in undertaking archaeological desk-based research and assessment.
- 2.6.2 This document has also been prepared in accordance with the general guidelines set out in British Standard 7913:2013 *Guide to the Conservation of Historic Buildings*.
- 2.6.3 Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (GPA2, 2015)* and the *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (GPA3, 2017)*.
- 2.6.4 Historic England's GPA2 outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment,
 - Understand the significance of the affected assets,
 - Understand the impact of the proposal on that significance,
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF,
 - Look for opportunities to better reveal or enhance significance,

- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change, and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

2.6.5 In order to understand the nature, extent and level of significance GPA2 advocates considering the four types of heritage value an asset may hold, as identified in *Conservation Principles* (English Heritage 2008): *aesthetic, communal, historic* and *evidential*. However, NPPF (2024) has since provided a definition of significance dependant on the following four interests: archaeological, architectural and artistic, or historic (para 2.4.1, above). The following assessment of significance results from a combination of any, some or all of these values and interests.

2.6.6 Historic England's GPA3 recognises that whilst setting is not a heritage asset, 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*' (para. 4). Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.

2.6.7 The Historic England advice note, *Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (HEAN 12, 2019), brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

Curtilage

2.6.8 The Historic England Advice Note 10 (2018) entitled *Listed Buildings and Curtilage* offers guidance pertaining to curtilage. Unless the list entry for a designated asset explicitly states otherwise, the law (section 1 (5) of the Planning (Listed Buildings and Conservation Areas) Act 1990) states that the Listed Building also includes any ancillary object or structure within the curtilage of the building, which forms part of the land and has done so since before 1st July 1948.

2.6.9 Therefore, the relevant legislation and guidance provides two tests in order to establish if a structure should be considered as being part of the curtilage of a Listed Building. Firstly, the structure must have been extant since the 1st July 1948. Secondly, the structure must be ancillary to the function of the listed asset.

- 2.6.10 Any ancillary object or structure fixed to a listed building is also treated as part of the building, again unless it is otherwise explicitly excluded in the list entry. Listed Building Consent is needed, in short, for works that affect the character of a building listed as a building of special architectural or historic interest. This extends to anything within the curtilage of a Listed Building.

3 Methodology

3.1 General Induction

- 3.1.1 The purpose of a heritage statement is to meet the requirements of the NPPF and any local plans, in order to inform planning decisions when considering proposals that have the potential to have an impact, directly or indirectly, upon a heritage asset. It is not concerned with other planning issues.
- 3.1.2 The degree of impact on heritage assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.
- 3.1.3 Under the requirements of national and local policy and in line with professional guidance, the process of heritage impact assessments can be summarised as involving three parts:
1. understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings,
 2. understanding the nature and extent of the proposed development,
 3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.

3.2 Information sources

- 3.2.1 Table 1, below, provides a summary of the key data sources used to inform the production of this HS. Occasionally there may be reference to assets beyond the study site or surrounding search area, where appropriate, e.g. where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

Table 1: Summary of data sources

Source	Data	Detail
Historic England	Statutory designations and an understanding of their special interest	National Heritage List for England (NHLE), Heritage Gateway
Local Authority	Local plan document and guidance to steer development and conservation	Local Plan, Local Historic Environment Records (HER), Heritage Gateway
Historic Mapping	Indication of the development of settlements and landscape through time	Ordnance Survey (OS) maps from the first edition through to present day, Estate plans, Tithe maps etc.
Online Sources	Web-published local history, grey literature, archival catalogues, social media	British Newspapers Online, The Genealogist, Blackwell's mapping
Archives	Historic archives collections	Historic photographs from the 19 th century through to present day

Libraries	Public and private libraries	Secondary literature including architects' monographs, topographical surveys
Client information	Plans, proposals, design intent and known parameters	Plans, elevations and sections of existing buildings, proposed development plans, other technical reports

3.3 Site Visit

- 3.3.1 A site visit was undertaken on the 6th of August 2025 to provide an assessment of the character of the study site and surrounding search area and appraise the potential impact of the proposed development on any heritage assets (Plates 1-8).

3.4 Assessment Criteria

Significance

- 3.4.1 NPPF defines significance as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 3.4.2 Historic England's *Conservation Principles* (previously English Heritage, 2008) identified four high level values: evidential, historic, aesthetic and communal. NPPF (2024) defines significance in the planning context as resulting from the heritage interest of an asset determined by the following:

- Archaeological Interest: the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.
- Architectural and Artistic Interest: derives from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right
- Historic Interest: the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.

- 3.4.3 These values or interests encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets.

- 3.4.4 There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case-by-case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset's significance.
- 3.4.5 In relation to a recognised heritage asset, the production of this HS also takes into account the contribution which the historic character and setting makes to the overall significance of the asset.
- 3.4.6 The relative contribution of the heritage values to the significance of the heritage asset(s) are graded as either high, medium, low, neutral/negligible (informed by ICOMOS (2011) and Historic England guidance) and illustrated in Table 2, below.

Table 2: Significance of a heritage asset

Heritage significance	Description
Very High	World Heritage Sites (WHS)
High	Scheduled Monuments (SM), Grade I and II* Listed Buildings, Grade I and II* Registered Historic Parks and Gardens
Medium	Grade II Listed Buildings Grade II Registered Historic Parks and Gardens Conservation Areas
Low	Locally Listed Buildings Non-designated heritage assets
Negligible/nil	Heritage assets with very little or no surviving research value

- 3.4.7 Within the overall significance of a heritage asset, a range of relative values can also be placed upon components of a heritage asset in order to refine and better articulate the special interest of a place. It offers a 'traffic light' system of heritage significance so as to support informed decision making, illustrated in Table 3, below.

Table 3: Relative significance

Relative significance	Description
Outstanding	Elements that are of key national or international significance, being among the best or only surviving examples of an important type of monument, or being outstanding representatives of important social or cultural phenomena
Considerable	Elements that constitute good and representative examples of an important class of monument (or the only example locally), or that have a particular significance through association (although surviving examples may be relatively common on a national scale) or that make major contributions to the overall significance of the monument

Moderate	Elements that contribute to the character and understanding of the place, or that provide a historical or cultural context for features of individually greater significance
Minor	Elements that are of a minor value in general terms, or have little or no significance in promoting understanding or appreciation of the place, without being actually intrusive
Uncertain	Elements that have the potential to be significant (e.g. buried archaeological remains) but where it is not possible to be certain on the basis of the evidence currently available
Intrusive	Items that detract visually from or that obscure understanding of more significant elements. Recommendations may be made on their removal or on other methods of mitigation

Definition of Harm

3.4.8 Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial (paragraphs 214 and 215).

3.4.9 In determining the effects of the proposed scheme this assessment is cognisant of case law. In particular, that for Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688, wherein it emphasised the primacy of the 1990 Planning Act and the fact that it is up to the decision makers in the planning system to ‘*have special regard to the desirability of preserving the [listed] building or its setting*’. HH Judge David Cooke stated, in regards to an impact on the setting of a listed building, (Court of Appeal (PALMER and HEREFORDSHIRE COUNCIL & ANR) in 2016 (Case No: C1/2015/3383) para.34):

It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.

3.4.10 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.

Methodology for assessing harm

3.4.11 Heritage impact is defined as the potential level of harm or benefit to special architectural or historic interest caused by proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format or title for analyses of heritage

significance and/or impact. The following methodology is based on the guidance set out in HEAN12 (2019):

- Assessment of impact:
 - Effect on fabric
 - Effect on setting
 - Cumulative impact
- Avoiding harmful impact(s),
- Enhancing significance,
- Justification for harmful impacts.

Assessment of impact

- 3.4.12 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Section 8 assesses the effect of the proposals on fabric, setting and cumulative impact on significance. A level of relative impact (major, moderate, minor or negligible) will be assigned to the proposal. Impact may also be beneficial and defined under the NPPFs sustainable development criteria of social, economic or environmental.

Avoiding Harmful Impact(s)

- 3.4.13 Harm to heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. This section will set out how decisions have been taken in the interest of the heritage asset to avoid harm, and if this is not possible, how risk has been mitigated or minimised through design changes.

Enhancing Significance

- 3.4.14 Impact may also have public benefits that can be defined as social, economic or environmental. Heritage benefits such as repairs and reinstatement can be defined as environmental benefits. Any outcomes of the scheme that will enhance significance will be articulated here.

Justification for harmful impacts

- 3.4.15 Where a proposed development will lead to substantial or less than substantial harm, the proposals must achieve substantial public benefits that outweigh that harm or weigh the harm against the public benefits, respectively (NPPF paragraph 213 - 215). The proposals will be justified under the NPPF's sustainable development criteria of social, economic or environmental.

4 Site Appraisal

- 4.1.1 The Jabez Clegg building (NGR: SJ 84751 96520) is situated within a tightly defined urban block. It is bounded to the north by Dover Street, to the east by Portsmouth Street, and to the west by Brighton Place. To the south, it directly abuts the Grade II listed Holy Name Presbytery (NHLE 1247067).
- 4.1.2 The Jabez Clegg building, which carries the date 1892 in its brickwork, was originally constructed as the church hall for the Grade I Listed *Roman Catholic Church of the Holy Name of Jesus* (NHLE 1271296). The building has been extant since before 1 July 1948 and historically served an ancillary function to the Holy Name Church. It is also physically and architecturally connected to the church via the Grade II Listed *Holy Name Presbytery* (NHLE 1247067). Applying the criteria set out in *Historic England Advice Note 10: Listed Buildings and Curtilage* (2018), the Jabez Clegg falls within the curtilage of aforementioned listed buildings and is therefore protected under the statutory Listing. This conclusion was also reached in an appraisal of curtilage potential in 2010, and was confirmed at a meeting with the Conservation Officer for Manchester City Council on 22nd September 2025, where it was stated that any proposed works to the Jabez Clegg would require Listed Building Consent (Stephen Levrant Heritage Architecture 2010).

Condition And Use

- 4.1.3 The study site comprises the Jabez Clegg Beer Hall, formerly known as the Holy Name Church Hall, which fronts onto Portsmouth Road. The building is currently vacant; however, it was in use as a beer hall and nightclub until 2013 and is presently under the ownership of the University of Manchester
- 4.1.4 The exterior of the hall is generally in good condition, with its decorative brickwork and architectural detailing largely intact and legible, providing a clear demonstration of the building's heritage values. Some mild efflorescence is evident on exposed brick surfaces, although this does not detract from the overall condition or visual integrity of the structure.
- 4.1.5 Internally, the hall is in a dilapidated condition. While the internal fixtures of the hall and subsequent 20th and 21st century additions within the hall remain in fair condition and extant, there is an identifiable wear and tear. A large amount of flooring has been pulled up and underlay exposed. Due to the presence of asbestos underneath the underlay this has not been removed. Modern stud walls have also been erected in places to partition works from other elements within the hall. The high-quality built-in pews and seating areas, along with the historic pulpit, remain in fair condition despite having been discernibly reused and repositioned. The historic pews feature a beaded edge followed by grooved wooden slats. The pews have at least in part been altered, being adapted into booths in order to function more viably in a bar setting and with the addition of upholstery on the seats, probably in the late 20th century. While the altered pews generally remain in their historic positioning on the eastern side of the hall interior, later 20th century seating has been installed opposite to the pews (Plate 5). While the modern seating has had an impact on the historic fabric of the asset, the seating area remains legible and can still be understood within its historic spatial

context. Similarly, although the balustrades have been significantly altered — including being pierced by later brick columns — they nonetheless retain historic value.

The positioning of the pulpit is not shown on the historic floorplan in Plate 1. Instead, it depicts a set of stairs leading up to the stage in the location now occupied by the pulpit. The plan also indicates that the room to the east of the stage is a later addition, suggesting that the hall was originally more open in form. Taken together, this evidence confirms that the pulpit is not in its original location. However, as with the pews, which remain in a position where their historic function can still be understood, the pulpit is likely to have been associated with the stage area, and its relationship within the hall therefore remains appreciable.

5 Heritage Assets

- 5.1.1 The Historic England National Heritage List for England (NHLE) and the Greater Manchester Historic Environment Record (HER) have been consulted regarding built heritage assets within the study site and the surrounding 500m search area (Figures 1 and 2). The radius of the search area has been determined based on the prevailing circumstances within the surroundings, the nature of the proposals and professional judgment, as suitable for determining the potential impact of the proposed scheme on designated heritage assets. It is, therefore, consistent with paragraph 207 of the NPPF, in providing a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.1.2 Consultation of the Greater Manchester Historic Environment Record (HER) identified nine entries classified as 'Monuments'; however, no built non-designated heritage assets were recorded within the study site or the wider 500 m search area. Similarly, a review of the Greater Manchester Local List did not identify any non-designated heritage assets within the site or its immediate surroundings. Within a 500m radius of the study site, there are 23 listed buildings, the locations, list entry numbers, and grades of which are illustrated on Figure 1.
- 5.1.3 The Jabez Clegg building, formerly serving as a church hall, is physically connected to the Grade II listed Holy Name Presbytery (NHLE 1247067), which in turn is associated with the Grade I listed Roman Catholic Church of the Holy Name of Jesus (NHLE 1271296). The hall historically functioned in an ancillary capacity to the church and was constructed before 1948. It is therefore considered to fall within the curtilage of the Grade I listed church, affording it a level of protection under heritage legislation.
- 5.1.4 Given that the proposed works are entirely internal, it is assessed that there is no potential for impacts on the significance of any other designated heritage assets within the wider area. Consequently, the only assets requiring further assessment are the Jabez Clegg building itself and, by association, the Grade I listed Roman Catholic Church of the Holy Name of Jesus (NHLE 1271296) and the Grade II listed Presbytery (NHLE 1247067).

6 Historical Development

- 6.1.1 This section provides an overview of the study site and the historical background relevant to an understanding of the site and its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the study site's historical development and heritage potential in accordance with the NPPF.

Chorlton-on-Medlock and Oxford Street

- 6.1.2 Chorlton-on-Medlock, with a toponymy suggesting origins during the Scandinavian period, remained a small village on the outskirts of Manchester until the late 18th century. As Manchester developed into a significant industrial centre in the north of England, routes to the south were progressively established to facilitate the movement of goods and trade. Following the creation of the Wilmslow and Manchester Turnpike Trust through an Act of Parliament in 1753, Oxford Road emerged as a principal thoroughfare, providing a key connection into and out of central Manchester and encouraging the gradual development of Chorlton-on-Medlock.
- 6.1.3 Over the course of the late 18th and early 19th centuries, the area evolved into an upper middle-class suburb, with numerous cotton mills established within the expanding residential district. Chorlton-on-Medlock was formally incorporated into the City of Manchester in 1838 and developed a substantial Irish community, contributing to a vibrant local textile trade, exemplified by figures such as Charles Mackintosh. However, rapid urbanisation also brought challenges, with poor-quality housing and overcrowding becoming widespread (The City of Manchester in the County of Lancashire, 2025).
- 6.1.4 Originally intended as a middle-class suburb, Chorlton-on-Medlock gradually declined into a densely populated slum area, remaining largely in a state of disrepair through much of the mid-20th century. From the late 20th century onwards, the area underwent significant regeneration, with Manchester University expanding across large tracts of the former slum. This redevelopment transformed Chorlton-on-Medlock into a thriving centre of campus life, contributing to a renewed vitality and reshaping its social and physical character (Lawlor Family History, 2025).

Church of the Holy Name of Jesus and the Holy Name Church Hall

- 6.1.5 Following the establishment of a Jesuit presence in Chorlton-on-Medlock in the early 1860s, the Holy Name Church was constructed to serve as the focal point of Jesuit outreach to poorer neighbourhoods, predominantly inhabited by an Irish Catholic population. Designed by Joseph Hansom, the church is widely regarded as the finest example of Neo-Gothic architecture he ever produced (Penelope, 2010; Historic England, 2025). The Presbytery associated with the church was built shortly after the main building, although it adopted a Neo-Tudor architectural style rather than Hansom's Neo-Gothic approach.

- 6.1.6 To support the church's pastoral activities and provide parishioners with space for social and recreational gatherings, the Holy Name Church Hall was constructed in 1892 to designs by Edmund Kirby of Liverpool. Notable for its high-quality masonry and detailed woodworking, the hall initially functioned as an integral part of the church community. Following the decline of the surrounding area in the mid-20th century, the hall's use gradually diminished, although it remained in occasional use by the church as late as 1949. Surviving floorplans illustrate its historic usage (Plate 1).
- 6.1.7 In the late 20th century, the hall was purchased and converted into a nightclub, during which time it was renamed the Jabez Clegg Beer Hall after the main protagonist of *The Manchester Man* (Banks, 1876). While internal alterations were introduced, the fine joinery, pews, and other original fixtures were largely retained, preserving key elements of the building's historic character. The hall operated under this name until its closure in 2013, after which it was acquired by the University of Manchester to become part of its expanding campus in the area.
- 6.1.8 Throughout its history, the Holy Name Church itself has continued to function as a significant centre of Catholic worship within the inner city, maintaining a prominent role in public and community life well into the 21st century (Pevsner, 2004).

7 Statement of Significance

7.1.1 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 207, NPPF 2024) is, therefore, fundamental to understanding the scope for and acceptability of change.

7.1.2 Based on the above evidence in Sections 5 and 6 and the on-site assessment, and in accordance with Steps 1 and 2 contained in GPA3: The Setting of Heritage Assets (Historic England 2017), the following section contains an assessment of the significance of those heritage assets considered to be potentially sensitive to or impacted by the proposals.

7.2 Designated Heritage Assets

Holy Name Church (Grade I; NHLE 1271206) and Holy Name Presbytery (Grade II; NHLE 1247067)

7.2.1 The grouping is comprised of the Grade I Listed Holy Name Church (NHLE 1271206) and Grade II Holy Name Presbytery (NHLE 1247067), both of which share a historic and functional association with each other and the study site (Plate 4).

Architectural Interest

7.2.2 The Holy Name Church (Grade I) and the adjoining Presbytery (Grade II) collectively exhibit significant architectural value. The church represents the finest Neo-Gothic work of Joseph Hansom, demonstrating exceptional craftsmanship, quality of materials, and a coherent design that embodies late 19th-century ecclesiastical architecture. The Presbytery, constructed shortly after the church, adopts a Neo-Tudor style that contrasts with the church yet contributes to the overall historic character and visual diversity of the precinct. The high-quality masonry, detailing, and joinery of both buildings are characteristic of their respective architectural styles, forming tangible evidence of period design and construction techniques.

Historic Interest

7.2.3 Historically and associatively, the church and presbytery reflect the social and religious history of Chorlton-on-Medlock. Established by the Jesuits in the 1860s, the church served a predominantly Irish Catholic population and acted as a centre for worship and community support. The Presbytery, as the residence for clergy, complements the function of the church, highlighting the integrated nature of ecclesiastical complexes in urban settings. Together, they provide insight into 19th-century urban development, social demographics, and the role of religious institutions in shaping the local community.

Group Value

- 7.2.4 The group value of the church and presbytery arises from their spatial and functional interrelationship within the historic church precinct. Visual and physical connections between the buildings, along with their shared historical narrative, enhance the appreciation of each asset individually and as part of a coherent ecclesiastical ensemble. This cohesion reinforces the significance of the precinct as a recognisable and legible historic environment within Chorlton-on-Medlock.

Contribution Made by the Jabez Clegg

- 7.2.5 The Jabez Clegg building, formerly the Holy Name Church Hall, contributes to the group value of the precinct through its historical association and functional relationship with the church and presbytery. Constructed in 1892 as an ancillary space, the hall facilitated parish social and communal activities and maintains original architectural features, including high-quality joinery and pews, that resonate with the character of the adjoining assets. While its later adaptive reuse as a beer hall and nightclub, see Plate A, has altered some internal functions, the building continues to reinforce the spatial and historical coherence of the precinct. Its presence enhances the understanding of the ensemble's original use and composition, strengthening the group value of the church and presbytery as a recognisable and legible historic complex.



Plate A – The Interior of the Jabez Clegg when it functioned as a beer hall (Source: <https://manchesterhistory.net/manchester/pubs/jabezclegg.html>)

The Site: Jabez Clegg

- 7.2.6 The study site comprises the Jabez Clegg, formerly the Holy Name Church Hall, constructed in 1892. The building is primarily of brick construction and historically served an ancillary role to the functions of the Holy Name Church well into the mid-20th century (Plate 2).

Architectural Interest

- 7.2.7 The asset derives significance from its architectural form, craftsmanship, and decorative detailing. Externally, the building retains fine brickwork and stylistic detailing that contribute to its historic character and legibility within the streetscape (Plates 2 & 3). Internally, its significance is principally derived from surviving high-quality joinery and woodworking, including original pews, the pulpit, and other fitted elements (Plates 5–7). Although 20th- and 21st-century alterations have affected parts of the internal fabric, the retention of these historic elements, together with the largely intact internal footprint, enables the building to be understood in terms of its original layout and use. While the historic proportions are generally discernible, it should be noted that some changes, such as new openings, have occurred over time. Despite these alterations, the hall retains a high degree of architectural interest and continues to convey its original character.

Historic Interest

- 7.2.8 Historically, the Church Hall was constructed to support the parish of the adjacent Holy Name Church (Grade I, NHLE 1271296), which was built in the 1870s. Designed by Edmund Kirby, the hall derives significance through its association with the development of the Holy Name Church and the late 19th-century Catholic community in Manchester. A degree of associative value is derived from its use by the Jesuits in charitable outreach and community activities, reflecting the Church's broader social and religious role in the city. The building also contributes to an understanding of the operation and organisation of the Holy Name Church precinct, demonstrating the practical and social functions of an ancillary parish building within an urban ecclesiastical complex.

Experience of the Asset

- 7.2.9 The decorative elements of the hall are most appreciable from Portsmouth Street, within the dense urban grain. This visibility suggests that the intended public experience of the building was primarily from the street level, consistent with its ancillary function. Views from Oxford Road are glimpsed and are largely obscured by the surrounding urban grain and the Church itself, reinforcing the subordinate role of the hall within the precinct and its supportive relationship to the Church and parish. The building's form and detailing remain legible within its historic context, enabling its contribution to the group value of the church precinct to be appreciated, even as it was never intended to serve as a focal point.

8 Impact Assessment

8.1 Proposed Development

- 8.1.1 The proposed development intended to remove asbestos from below the floor of the hall. As part of this, all floorboards which have been contaminated with asbestos fibres will have to be removed under *Control of Asbestos Regulations 2012*. The existing floorboards and overlying modern flooring will be replaced with high-quality timber flooring that is both heritage-sensitive and visually coherent with the character of the building. As part of this removal, the historic joinery – which includes the pews, pulpit and balustrade – would be removed in an appropriate way in accordance with the method statement. Following the removal of the asbestos, which is key to providing a viable use for the building, the historic woodwork could either remain safely in storage, with the potential for reuse in the future, or could be reinstated in its extant positions.
- 8.1.2 As the proposed asbestos abatement measures within the Jabez Clegg are fully internal, only direct impacts to the seating area and stage of the Jabez Clegg are required to be assessed. There will be no impact to the significance of the Grade I Listed Holy Name Church (NHLE 1271206) or the Grade II Listed Holy Name Presbytery (NHLE 1247067).

8.2 Overview of impact

- 8.2.1 Local authorities have a duty under the 1990 Planning (Listed Buildings and Conservation Areas) Act (section 66[1]) to have special regard to the ‘*desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*’. The NPPF expects local authorities to have access to significance and impact assessments to inform these duties (paragraphs 207 and 208).
- 8.2.2 Impact is assessed according to different levels, from neutral to beneficial with a range of degrees of harm, from slight to substantial. Where substantial harm will be caused, for example by the total demolition of a listed building or a building that contributes to the character of a conservation area, local authorities should normally refuse consent, unless the criteria set out in the NPPF are met (paragraph 214). For proposals where the harm is ‘less than substantial’, the Local Authority is expected to weigh the harm to significance against the public benefits of the scheme (paragraph 215).

Seating Area and Stage of Jabez Clegg

- 8.2.3 The principal areas of high-quality joinery and woodwork within the asset are located in the seating area and on the stage, comprising built-in pews, the pulpit, and associated balustrading. In areas where sections of the modern floor covering have been removed, modern floorboards have been exposed; it is plausible, however, that original historic floor timbers survive beneath these later layers, though any surviving timbers are almost

certainly to have been impregnated with asbestos-containing materials. Due to the levels of asbestos contamination, all floorboards will need to be removed from site and disposed of in accordance with *Control of Asbestos Regulations 2012*.

- 8.2.4 To enable the safe removal of asbestos-containing materials, sections of the built-in pews, the pulpit, and associated balustrading will be carefully dismantled and temporarily relocated. This process has the potential to cause a degree of harm to the historic fabric of the asset. However, the proposed works will be undertaken in a carefully controlled and sympathetic manner, in accordance with the associated method statement. Where interventions are required, elements such as the balustrade, pews, and pulpit will be carefully recorded, including photographic documentation, before being carefully lifted and appropriately stored. This approach will ensure that their potential reinstatement or future reuse is fully viable. A detailed method statement will guide the process, with heritage-led repair and conservation techniques employed to minimise physical impact.
- 8.2.5 In accordance with paragraph 215 of the National Planning Policy Framework (2024), two approaches have been considered for the affected historic fabric: careful reinstatement in situ, or dismantling and storage for potential future reuse. While both options are technically possible, the removal and storage approach is significantly preferred, as it represents the most viable and cost-effective solution for addressing the asbestos abatement and safety requirements. The heritage value of the building lies primarily in its external architecture and historic associations, and, given the extent of alteration and adaptation to the historic joinery and the former bar area, reinstatement would not deliver the heritage benefits it might initially appear to. Careful recording, dismantling, and storage of these elements will therefore mitigate any limited, negligible harm, while enabling the safe continuation of the building's sustainable use.

9 Conclusions

9.1 Summary

9.1.1 Lanpro Services Limited was commissioned by Inspectas to produce a heritage statement to inform the removal of asbestos containing materials at the Jabez Clegg, 2 Portsmouth Street, Chorlton-on-Medlock, M13 9GB (NGR: SJ 84751 96520). The site is located within the administrative boundary of Manchester City Council (MCC).

9.1.2 The proposed works involve the removal of asbestos-containing materials from beneath the hall floor. Due to the levels of asbestos contamination, all floor boards will need to be removed from site and disposed of in accordance with *Control of Asbestos Regulations 2012*. Particular care will be taken to safeguard the hall's historic and decorative interior, with special attention to its high-quality joinery. Two approaches have been considered for elements requiring removal to enable access: careful reinstatement in situ, or dismantling and storage for potential future reuse. While both are possible, the removal and storage approach is significantly preferred, as it represents the most viable and cost-effective solution for addressing what is essentially a safety and asbestos abatement requirement. All affected elements will be recorded, carefully dismantled, and stored for reinstatement in their original positions or for future reuse. Works will be carried out in accordance with detailed, heritage-led method statements to ensure any impact on historic fabric is minimised.

9.1.3 Although a very low level of less than substantial harm has been identified, this is considered to be at the lowest end of the scale and will be mitigated through the proposed methodology. The heritage value of the hall lies primarily in its external architecture and historic associations, and given the extent of alteration and adaptation to the historic joinery and the former bar area, reinstatement would not deliver the heritage benefits it might initially appear to. The removal of asbestos-containing materials will provide clear public benefits by ensuring the hall's continued safe use and long-term preservation within its historic context. On balance, the effect on the asset's significance is assessed as negligible.

9.1.4 This heritage statement has been completed to satisfy the requirements of the NPPF (2024). The levels of impact of each element of the proposals have been considered above, overall identified harmful impacts would cause a low level of harm to the understanding of the building's significance. Any harm identified is *less than substantial* in NPPF terms and at the lower end of the scale. Paragraph 215 is therefore engaged which states the following:

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

- 9.1.5 The test in paragraph 215 of the NPPF (2024) will be used when considering this application. This requires the LPA to weigh the harm against the public benefits of the proposal including, where appropriate, securing the optimum viable use of the building. This assessment concludes that there would be a number of beneficial elements resulting from the proposals. Therefore, while less than substantial harm has been identified, this would be offset by the benefits provided by the proposed development.

10 References

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Appendix 1 Plates

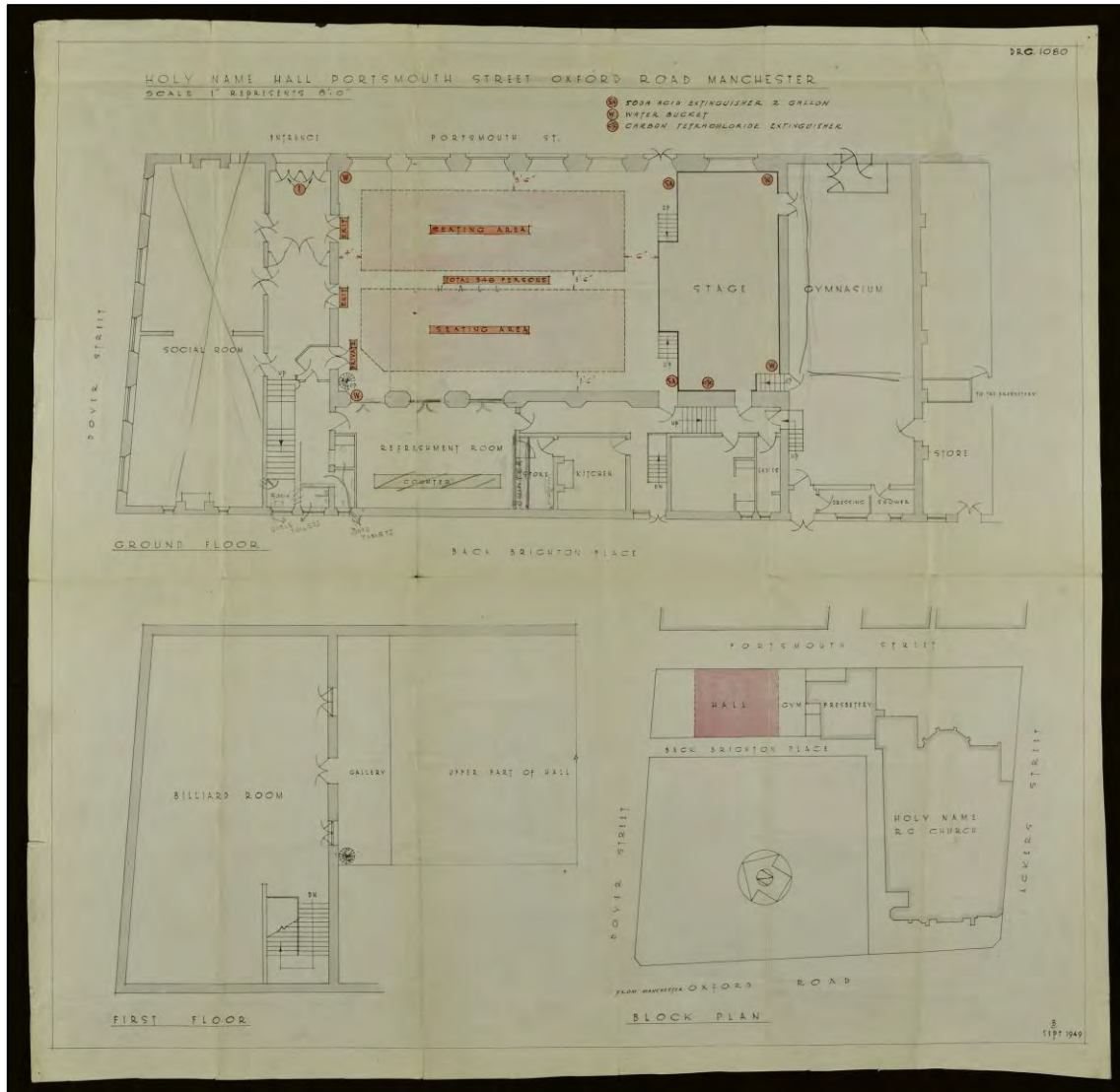


Plate 1: Floor Plans of the Holy Name Church Hall (1949, Ref. PC/3/1/48)



Plate 2: View of the Entrance from Portsmouth Street



Plate 3: View of Jabez Clegg Hall (Forer Holy Name Church Hall) from Portsmouth Street in Views to the North



Plate 4: Holy Name Presbytery (Grade II, NHLE 1247067)



Plate 5: View of Seating Area with the Repurposed Pews and 20th Century Booths



Plate 6: Historic Pews and Joinery and Evidence of Efflorescence on Brickwork



Plate 7: Extant Pulpit



Plate 8: 20th Century Disruption to Internal Fabric and Entrance

Appendix 2 Figures

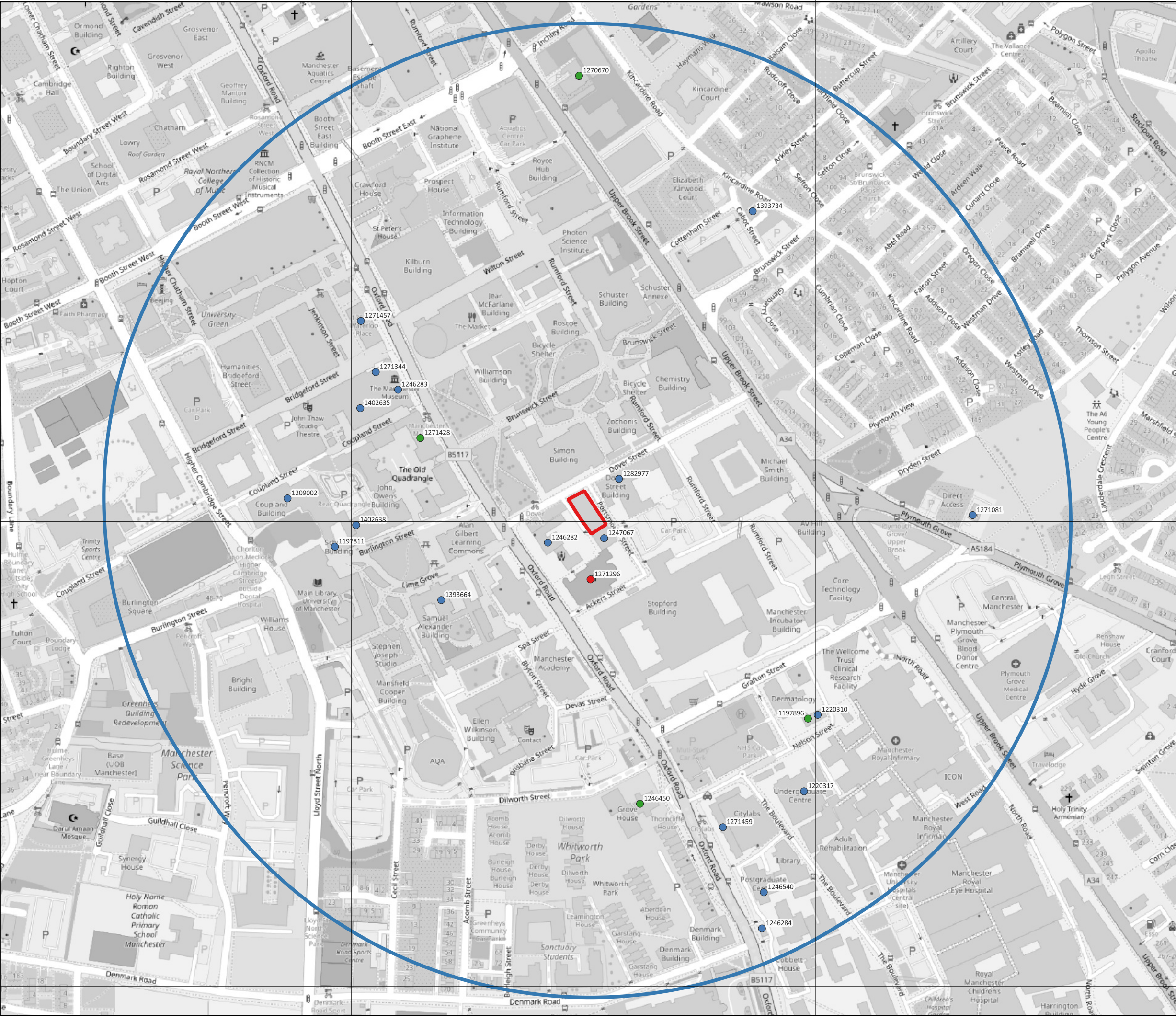
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The Jabez Clegg, Manchester

Heritage Statement

Figure 1.
The study site and 500m search area with the location of NHLE records

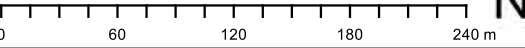
- Legend:
- Study Site
 - 500m Search Area
 - Listed Buildings
 - I
 - II*
 - II

Data: © Historic England 2025; Lanpro, 2025
Base Maps: © Crown copyright and database rights 2025. Ordnance Survey



Co-ordinate system: OSGB36 / British National Grid

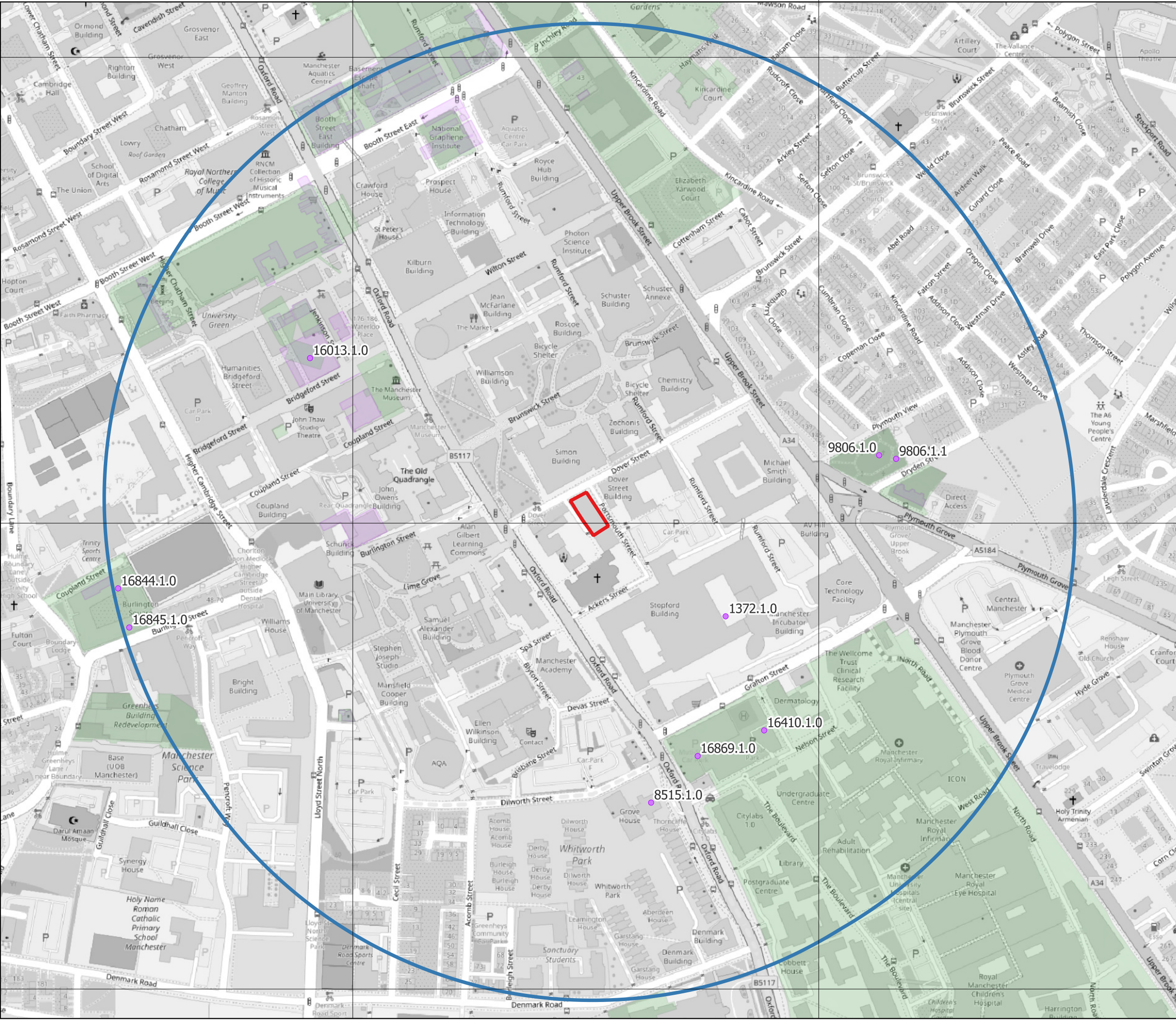
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The Jabez Clegg, Manchester

Heritage Statement

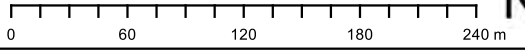
Figure 1.
The study site and 500m search area with the location of Greater Manchester HER records

- Legend:
- Study Site
 - 500m Search Area
 - Monument Points
 - Monument Polygon
 - Events Polygon

Data: © Historic England 2025; Lanpro,

Co-ordinate system: OSGB36 / British National Grid

Scale: 1:3900 @ A3





The Jabez Clegg, Manchester

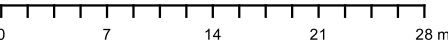
Heritage Statement

Figure 3.
The study site overlain on the 1851 Edition
Ordnance Survey Map

Legend:
 Study Site

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Co-ordinate system: OSGB36 / British National Grid
Scale: 1:500 @ A3





The Jabez Clegg, Manchester

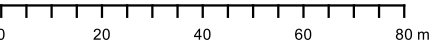
Heritage Statement

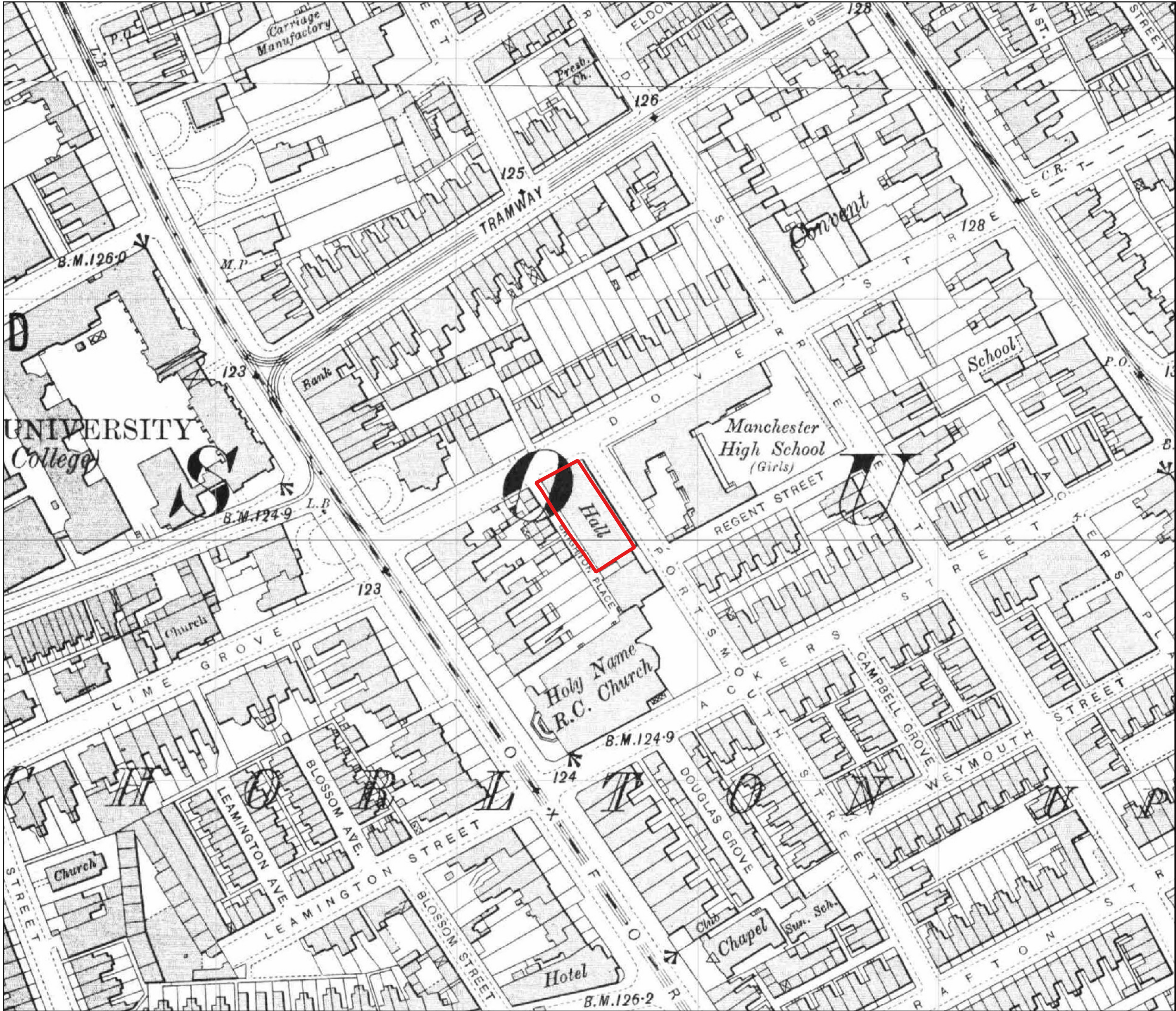
Figure 4.
The study site overlain on the 1889-1893 Edition
Ordnance Survey Map

Legend:
 Study Site

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The Jabez Clegg, Manchester

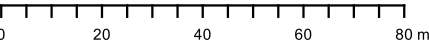
Heritage Statement

Figure 5.
The study site overlain on the 1908 Edition
Ordnance Survey Map

Legend:
 Study Site

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The Jabez Clegg, Manchester

Heritage Statement

Figure 6.
The study site overlain on the 1922 Edition
Ordnance Survey Map

Legend:
 Study Site

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