

Heritage Statement

Land at Tan Yard Brow, Gorton, Manchester

July 2025

Contents

1.	Introduction	3
2.	Site Context and Historical Development	5
3.	Heritage Assets	11
4.	Significance of Heritage Assets	13
5.	Impact Assessment	19
6.	Summary and Conclusions	26
Appendix 1: Heritage Legislation, Planning Policy and Guidance		27

Client

Franstep Ltd

Our reference

01264

July 2025

1. Introduction

1.1 This Heritage Statement (the 'Statement') has been prepared by Turley Heritage on behalf of Franstep Ltd (the 'applicant') in connection with an application for full planning permission for an affordable residential development comprising 25no. dwellings (the 'Proposed Development') on land at Tan Yard Brow, Gorton, Manchester (the 'Site').

1.2 The formal description of development is as follows:

"Construction of 25 dwellings (Use Class C3), including a mix of apartments and cottages, creation of a new access point and provision of landscaping."

1.3 The Site forms part of the Gore Brook Valley Conservation Area and is proximate to a number of grade II listed buildings which are situated to the north. These are 60-66 High Bank, Spring Bank Farmhouse and Adjoining Farm Building and 56-60 Tan Yard Brow.

1.4 In determining the full planning application, Manchester City Council ('MCC') has statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings¹ and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas². Case law has established that 'considerable importance and weight' should be given to these statutory duties.

1.5 The National Planning Policy Framework ('NPPF') (2024) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, Paragraph 207 states the following:

*'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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 on their significance.'*³

1.6 To comply with these requirements, Section 2 of this Statement introduces the Site and provides a summary of its historical development. Section 3 identifies relevant heritage assets with potential to be affected by the Proposed Development and Section 4 provides an assessment of their significance and setting, proportionate to both the importance of the asset and the likely impacts. An assessment of the impact of the Proposed Development on the significance of the relevant designated heritage assets is set out in Section 5, in light of the statutory duties of the 1990 Act, national planning policy set out in the NPPF and local planning policy for the historic environment (set

¹ s.66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

² s.72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

³ MHCLG, 2024. *National Planning Policy Framework* - Para. 207

out in detail in **Appendix 1**). The conclusions of the Statement are summarised in Section 6.

- 1.7 This Statement has been prepared on the basis of published information, proportionate archival research and a site visit carried out in September 2024. It has been prepared in accordance with Historic England guidance and best practice advice in relation to Managing Significance in Decision Taking in the Historic Environment ('GPA 2')⁴, The Setting of Heritage Assets ('GPA 3')⁵ and Statements of Heritage Significance ('HEAN 12')⁶.

⁴ Historic England, 2015. *Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2*.

⁵ Historic England, 2017. *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3* (Second Edition).

⁶ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12*.

2. Site Context and Historical Development

Site Context

- 2.1 The Site is located to the east of Tan Yard Brow and north of the junction with Hyde Road within the suburban area of Gorton, Manchester (**Figure 2.1**). It is bounded to the west by Tan Yard Brow, to the north by the Gore Brook, to the east by the Fallowfield Loop (on the site of a disused railway line and the former Hyde Road Railway Station) and to the south by Hyde Road. The wider surrounding area is characterised by a mixture of residential properties, notably to the south of Hyde Road, as well as light industrial and commercial buildings and associated car parking areas and yards, including a builders' merchant yard to the west of Tan Yard Brow and a gym and hotel to the east beyond the Fallowfield Loop.

Figure 2.1: Aerial view of the Site and surrounding area



- 2.2 The Site itself comprises a cleared area of previously developed land which rises from west to east towards the former railway embankment. The Site is well contained to the south, east and north by a combination of mature and more recently planted trees and the western boundary to Tan Yard Brow is demarcated by a low stone wall.

Historical Development of the Site and Surrounding Area

- 2.3 Gorton originated as a small rural settlement situated in relation to the manor house of Gorton Hall and the courses of the road connecting Hyde and Manchester (known today as Hyde Road, A57). The 1848 OS Map (**Figure 2.2**) illustrates the primarily rural character of the area at this time. Tan Yard Brow had been laid out extending to the north of Hyde Road and a tannery was situated in proximity to the Gore Brook on the western side of the road. A group of three small buildings are indicated at the junction

This is a historical map of a section of Manchester, England. The map shows a network of streets, including Wilson Street, Croft Bank, Oldham Street, and Gratrix Street. A red rectangle highlights a specific area of interest, which is located near the Hyde Road Station and the Leather Works. The map also shows various buildings, including a Sunday School, a Burial Ground, and a Crane. The map is labeled with numerous house numbers and street names, and it includes a scale bar at the bottom.

[illegible]

2.7 The wider surrounding area urbanised rapidly during the late 19th and early 20th centuries, with Late Victorian and Edwardian residential developments extending to the northern part of Tan Yard Brow (**Figure 2.5**). By contrast, the area close to the Gore Brook (including the Site) experienced slower, incremental change, largely retaining its historic characteristics with buildings interspersed with open land until the 1960s. The Site itself was gradually developed over the course of the first half of the 20th century with the erection of new buildings and structures in connection with the adjacent

railway station, the dwelling to Hyde Road and an allotment garden formerly located at the northern end of the Site (Figures 2.6 and 2.7).

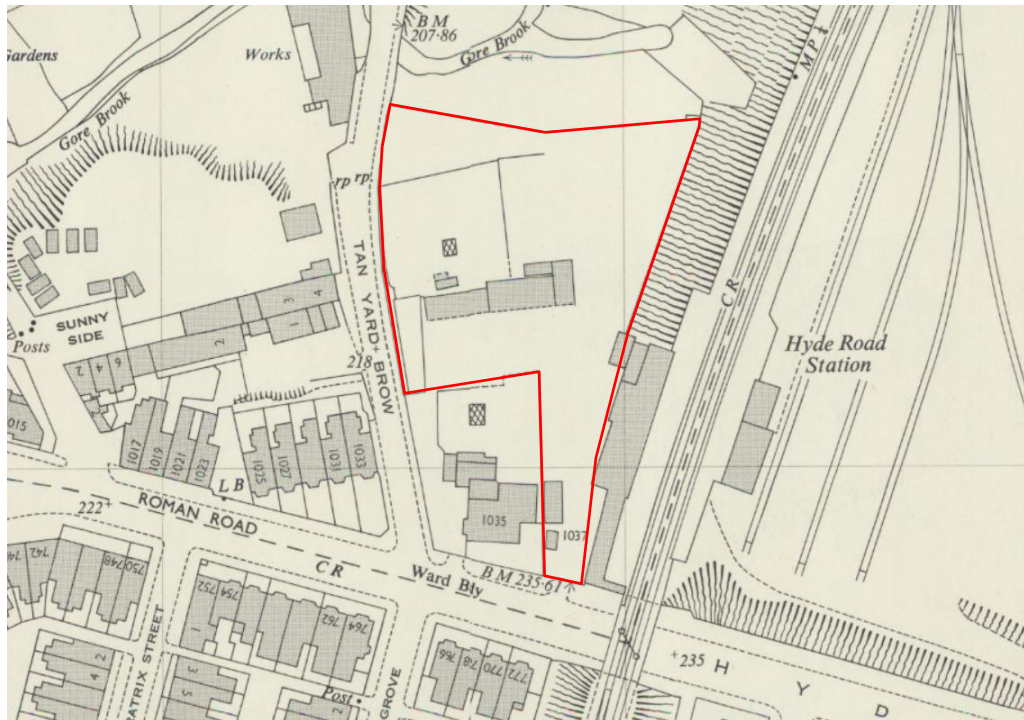
Figure 2.5: Photograph of Tan Yard Brow facing north from the vicinity of the Gore Brook, to the north of the Site, 1904 (Greater Manchester Lives).



Figure 2.6: Photograph taken from Spring Bank Farmhouse looking south east towards Hyde Road Railway Station on the skyline and the Site containing buildings in the middle ground, 1964 (Greater Manchester Lives).



Figure 2.7: Extract from the OS National Grid, 1960



- 2.8 Hyde Road Railway Station was closed to passenger traffic in 1958 and the line was eventually discontinued in 1988, leading to the demolition of the former station buildings. The former track bed now forms part of a shared use pathway route known as the Fallowfield Loop. The former goods yard area to the east was redeveloped in the early 2000s with the erection of large, modern, two and a half storey buildings now occupied by Holiday Inn and Pure Gym, with associated areas of surface car parking (**Figure 2.8**). The former railway bridge to the immediate south east of the Site was also recently replaced in c.2020.
- 2.9 The tannery to the north east of the site closed in 1959 and most of the former associated buildings have since been demolished, with the exception of one small heavily altered building adjacent to Tan Yard Brow. The former site of the tannery is now a builders' merchant's yard and is occupied by Hyde Road Aggregates.
- 2.10 The terraced housing and other buildings which historically occupied the area to the west of Tan Yard Brow in the vicinity of Hyde Road were demolished at some time after c.1960. The former dwelling to the south of the Site and its associated garden walls and ancillary structures were also demolished during this period, along with any structures associated with the former allotment gardens. Since being cleared, the land to the north of Hyde Road has remained open and was recently regraded and planted with trees following the widening of Hyde Road in c.2020. The northern part of the Site remains open and has been reclaimed by vegetation. The only surviving structure is the stone boundary wall to the western boundary of the Site fronting Tan Yard Brow.
- 2.11 Modern housing continued to be constructed in the wider surrounding area during the second half of the 20th and early 21st centuries, including on the rising land to the north of the Gore Brook on Tannery Way, Clark Avenue and Havers Road.

Figure 2.8: Aerial view of the Site and surrounding area, 2009 (Google Earth)



Summary of Historical Development

- Gorton originated as a small rural settlement in proximity to Gorton Hall and remained sparsely developed until the 19th century.
- The area developed rapidly during the second half of the 19th century with the addition of mills, factories and workers housing, including at the northern end of Tan Yard Brow.
- The Site and the area surrounding the Gore Brook developed more gradually, but was also developed by the mid 20th century.
- By the mid 1960s, the Site contained a single dwelling and outbuildings, buildings associated with Hyde Road Railway Station and walls and structures associated with an allotment garden.
- Modern housing continued to be constructed in the wider area surrounding the Site throughout the 20th century and to the present day.
- Hyde Road Railway Station was closed in 1988 and the Site was cleared of all buildings at around the same time. The Site remains cleared land and has started to be reclaimed by vegetation.

3. Heritage Assets

Heritage Assets

- 3.1 The NPPF defines a heritage asset 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)”.*⁷

- 3.2 This Statement addresses built heritage assets only and does not include consideration of the archaeological resource or below ground heritage assets.

Designated Heritage Assets

- 3.3 Designated heritage assets are those which possess a level of heritage interest that justifies designation and are then subject to particular procedures in planning decisions that involve them. Designated heritage assets include, amongst others, conservation areas, listed buildings and scheduled monuments.

Conservation Areas

- 3.4 The Site is located within the Gore Brook Valley Conservation Area which was designated by MCC in December 1993. While there is no adopted Conservation Area Appraisal supplementary planning document, MCC has published guidance in relation to the history, character and appearance, and management of the conservation area on its website.⁸

Listed Buildings

- 3.5 The Site is proximate to a small number of grade II listed buildings which are situated to the north of the Gore Brook. These are 60-66 High Bank (list entry no. 1218639), Spring Bank Farmhouse and Adjoining Farm Building (list entry no. 1270654) and 56-60 Tan Yard Brow (list entry no. 1254688). There are also further listed buildings located in the wider surrounding area, including on the southern side of Hyde Road and in the vicinity of Gorton Lower Reservoir.
- 3.6 In spite of their proximity to the Site, the listed buildings are unlikely to experience effects arising from the Proposed Development due to the following considerations:
- The nature and extent of the Proposed Development;
 - The nature and extent of their significance (including functional or historic connections);

⁷ MHCLG, 2024. *National Planning Policy Framework – Annex 2: Glossary*.

⁸ MCC, 2025. *Gore Brook Valley Conservation Area*.

https://www.manchester.gov.uk/info/511/conservation_areas/1230/gore_brook_valley_conservation_area [Accessed 27th February 2025].

- Lack of visual relationship between the asset and the Proposed Development due to intervening buildings, structures and vegetation (particularly mature trees);
- The orientation of views and the way in which the listed building is experienced and the contribution made by setting; and/or
- The existing suburban context that characterises their setting in which the Proposed Development would also be experienced.

3.7 The listed buildings are therefore not considered further in this Statement.

Non-designated Heritage Assets

3.8 The NPPF clarifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). Such assets are referred to as 'non-designated heritage assets'.

3.9 Historic England guidance⁹ states:

“Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”

3.10 MCC does not hold a list of buildings of local architectural or historic interest. However, the Greater Manchester Historic Environment Record ('HER') has been consulted and no non-designated heritage assets have been identified which have the potential to be affected by the Proposed Development.

⁹ Historic England, 2015. *Historic Environment Good Practice Advice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment*. Paragraph 5.

4. Significance of Heritage Assets

Introduction

- 4.1 This section provides an assessment of the significance of the Gore Brook Valley Conservation Area, focusing on the contribution made by the Site.
- 4.2 The assessment is intended to be proportionate to the importance of the heritage asset and sufficient to understand whether any potential impacts would arise as a result of the Proposed Development. It has been informed by a site visit carried out in September 2024, historic map regression and a review of existing published information.
- 4.3 The NPPF defines the significance of a heritage asset 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 presence, but also from its setting.”¹⁰*

Conservation Areas

- 4.4 Conservation areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England has published guidance¹¹ in respect of conservation areas which provides a framework for their appraisal and assessment of special interest.

Setting

- 4.5 The NPPF defines the setting of a heritage asset as:
- “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.”¹²*
- 4.6 Historic England has published guidance¹³ in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms that *“setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.”*

¹⁰ MHCLG, 2024. *National Planning Policy Framework – Annex 2: Glossary*

¹¹ Historic England, 2019. *Good Practice Advice Note 1: Conservation Area Appraisal, Designation and Management* (Second Edition).

¹² MHCLG, 2024. *National Planning Policy Framework – Annex 2: Glossary*

¹³ Historic England, 2017. *Good Practice Advice Note 3: The Setting of Heritage Assets*

Gore Brook Valley Conservation Area

- 4.7 The Gore Brook Valley Conservation Area was designated in 1993 and is centred on a section of the Gore Brook between Sunny Brow Park to the west and Tan Yard Brow to the east (**Figure 4.1**).

Figure 4.1: Aerial view of the Gore Brook Valley Conservation Area (yellow), showing the location of the Site (red). For ease of assessment, three 'character areas' have been identified.



Character and Appearance

- 4.8 The conservation area encompasses a mixture of land and buildings in the vicinity of the Gore Brook, which has eroded a steeply sided valley despite the relatively small size of the watercourse. The conservation area can be divided into three broad character areas, namely Sunny Brow Park, Gore Brook Valley and Tan Yard Brow.
- 4.9 The western part of the conservation area comprises Sunny Brow Park and the rows of Edwardian terraced housing which lie to the immediate north and south of the park, creating a formally arranged area. Sunny Brow Park is located within a bowl-shaped hollow which was formalised into a designed park in the early 20th century. The park contains a central pond which has been formed through the management of the Gore Brook. The surrounding housing is mostly two storey in height and of red brick construction with sandstone details and slate tile roofs. Most of the houses are set behind short front gardens with brick boundary walls with sandstone copings and black wrought iron railings.
- 4.10 The central part of the conservation area is dominated by the Gore Brook Valley and the surrounding wooded landscape. The Brookfield Unitarian Church (grade II* listed building), situated on the southern side of Hyde Road, is the most prominent building within the conservation area. The church was built in 1870 in the Early English style and to designs by Thomas Worthington. It is of yellow sandstone construction with a

steeply pitched roof, tall tower and slender spire. The church forms a group with nearby Sunday School and Lodge (both grade II listed buildings), both of which are also attributed to Worthington and were built in matching sandstone.

- 4.11 Within the churchyard is the Peacock Mausoleum, also by Worthington, but of white stone and in the French Gothic style. The southern boundary of this part of the conservation is formed by the historic road of Far Lane. A small group of vernacular terraced cottages dating from the late 18th century are situated on the northern side of Far Lane and are a surviving element of the earlier rural settlement in this area, prior to its rapid population growth in the 19th century and the associated construction of new terraced housing.
- 4.12 To the north of Hyde Road is an area which is now characterised by green spaces and dense tree coverage which forms the Gorton Heritage Trail and Butterfly Garden. There has also been recent planting of young trees at the junction of Hyde Road and Tan Yard Brow as part of the highway widening works which took place in c.2020. As set out previously, this area was historically occupied by a combination of industrial buildings, including the former tannery, and 19th and early 20th century dwellings which were mostly cleared in the late 20th century.

Figure 4.2: View of 56-60 Tan Yard Brow (centre right) from the north on Tan Yard Brow at the junction with Tannery Way. The Site is not visible but is located beyond the tree belt forming part of the background.



- 4.13 Today, the open nature of the cleared sites and dense tree coverage gives this part of the conservation area a verdant appearance which, when combined with the narrowness of Tan Yard Brow, provides a sense of its pre-industrial, semi-rural character. This is supported by the presence of a short terrace of three late 18th

century brick workers' cottages to the north of the Site on the opposite side of the Gore Brook (**Figure 4.2**), and Spring Bank Farm, a late 18th century farmhouse with adjoining ancillary buildings, to the west of Tan Yard Brow. A further Victorian terrace is located to the north on the higher ground, though the rising topography and screening effect of intervening residential infill development and mature tree belts restricts intervisibility and means these historic buildings are not legible as a group, as is the case in other parts of the conservation area. The meandering form of Tan Yard Brow and the extensive tree coverage also means that views are highly contained along this road and the southern part of the conservation area only becomes visible from Hyde Road.

- 4.14 The Site lies within this third character area (Tan Yard Brow) to the northern side of Hyde Road. As a cleared area of land surrounded by a mixture of existing mature and recently planted trees, the Site contributes to the verdant appearance of this part of the conservation area (**Figure 4.3**). The combination of the curving course of Tan Yard Brow, the Gore Brook in the valley bottom and open spaces interspersed with remaining vernacular buildings creates a sense of semi-rural character, though in reality this part of the conservation area was more extensively developed and had a different character for much of the 20th century. The Site, which until at least the 1980s contained a mix of buildings, structures and enclosures, which contributed to an understanding of the area's historic development linked to the railway now has a more open and verdant character which is not of historic interest but provides aesthetic value. The retention of the stone wall to the western boundary encloses the Site and contributes some historic character to this part of the conservation area.

Figure 4.3: View of the Site from the immediate north west on Tan Yard Brow.



- 4.15 The land within the Site slopes steeply to the east towards the embankment of the former railway line to the east. To the north of the Site, the topography drops towards the Gore Brook, before rising again to the north. Views across the Site can be obtained from the Fallowfield Loop on the line of the former railway to the east. There are also some heavily filtered views of the Site from the south and south west on Hyde Road, a prominent and busy main road leading into Manchester (**Figure 4.4**). As a result of the screening effect of the topography and existing trees, the Site is not visible from large swathes of the remainder of the conservation area and is principally experienced from a short distance on Tan Yard Brow, Hyde Road and the Fallowfield Loop. To the limited extent to which it is experienced and notwithstanding its previous phases of development, the Site in its current form contributes aesthetic value and creates a sense of historic character of the north eastern part of the conservation area, albeit one which is artificial and therein fortuitous.

Figure 4.4: View north east towards the Site from Hyde Road.



- 4.16 In summary, the conservation area contains a mixture of open spaces, wooded areas and buildings including rows of terraced housing and cottages; a church and Sunday school; and former agricultural and industrial buildings. The character and appearance of the conservation area is varied as a result of 19th and 20th century development. The westernmost part of the conservation area is characterised by Sunny Brow Park which is formally arranged and bounded to the north and south by Edwardian red brick terraced housing. The central part of the conservation area is characterised primarily by woodland within the Gore Brook Valley, as well as vernacular cottages and the prominent Brookfield Unitarian Church and its associated buildings. Hyde Road is also a prominent feature within the conservation area, both visually as a reminder of the urban context and as a barrier to movement.

- 4.17 The north eastern part of the conservation area, within which the Site is located, is characterised by small groups of buildings interspersed with dense woodland and areas of open green space. As previously discussed, this area was historically more densely developed and has only recently regained an open and verdant character following the clearance of earlier dwellings and industrial buildings.

Contribution of Setting (Physical Surroundings and Experience of the Asset)

- 4.18 The conservation area is enveloped by the suburban area of Gorton which principally comprises 19th and early 20th century terraced housing, modern residential infill developments and large scale commercial buildings with associated areas of surface car parking. Hyde Road, which runs through the centre of the conservation area, extends in a straight line west towards Manchester City Centre and east to the M60, connecting to further suburban areas in the south east of Manchester. The wider surrounding area is densely developed except for areas of open land surrounding Gorton Lower and Upper Reservoirs to the east of the conservation area.
- 4.19 This densely developed and varied setting contextualises the conservation area as part of a wider suburban environment and reflects its rapid growth from the 19th century. In respect of the area surrounding Sunny Brow Park, the rows of terraced housing which radiate from the park provide a continuation of the architectural character of the frontage properties, reinforcing the character and appearance of the conservation area. In other parts of the setting, the surrounding buildings are of a contrasting architectural character, scale, form and materiality, for example the pair of large scale modern commercial buildings to the east of the Site. Modern residential infill developments also envelop parts of the conservation area, including to the north east on Tannery Way and in proximity to the Site. Whilst located outside of the conservation area boundary, the presence of such later developments in views out from within the conservation area somewhat undermines its verdant and semi-rural character. Similarly, the activity and noise associated with Hyde Road also challenges these semi-rural characteristics, particularly during peak congestion times.
- 4.20 Overall, the conservation area is experienced as part of a wider suburban area which is densely developed and reflects the rapid growth of this part of Manchester from the 19th century. The setting provides context to the historical development of the conservation area and, specifically in respect of the housing surrounding Sunny Brow Park, reinforces its character and appearance. Other parts of the setting do not contribute to the significance of the conservation area and, in some respects, diminish its semi-rural, verdant characteristics.

5. Impact Assessment

Introduction

- 5.1 In determining the submitted applications for full planning permission and listed building consent, MCC has a statutory duty under 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 5.2 Paragraph 210 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them to viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.3 Paragraph 212 requires when considering the impact of development on the significance of a designated heritage asset that great weight should be given to the asset's conservation. 'Conservation' is defined by the NPPF as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
- 5.4 Paragraphs 214 and 215 differentiate between 'substantial' and 'less than substantial' harm and provide a framework for the consideration of harm to the significance of designated heritage assets where it arises, bearing in mind the considerable importance and weight that must be given to the statutory duties of the 1990 Act.
- 5.5 Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 5.6 Paragraph 219 states that local planning authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance.
- 5.7 Paragraph 220 clarifies that not all elements of a conservation area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of a conservation area should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole.
- 5.8 The relevant heritage legislation, policy and guidance context for consideration of the Proposed Development is set out in full in **Appendix 1**.

The Proposed Development

- 5.9 The Proposed Development comprises the creation of a 100% affordable residential development of 25no. apartments across two buildings with associated hard and soft landscaping works, car parking and access. Full details of the Proposed Development are contained in the measured drawings and Design & Access Statement prepared by Equilibrium Architects and submitted as part of the application.
- 5.10 The first building, referred to hereafter as 'Block A', is a two to three storey apartment building comprising 17no. units and would be situated in the north eastern part of the Site, set back from Tan Yard Brow (**Figures 5.1 and 5.2**). It would be of red brick and ashlar construction, with the uppermost storey being of a lighter brick, and slate roofs. The building incorporates two storey gable details and stone lintels and cills reflecting the character of existing properties on Hyde Road and Tan Yard Brow. The gabled form of the building also serves to break down its perceived massing and provide visual interest.

Figure 5.1: Proposed CGI view of Block A from within the Site to the south west



Figure 5.2: Proposed CGI view of Block A from within the Site to the north east



- 5.11 The second building, 'Block B', is a two storey apartment range comprising 8no. units and designed to appear as a terraced row fronting Tan Yard Brow. The building would utilise the change in levels through the Site to allow separate accesses from the west at ground floor level on Tan Yard Brow and to the east at first floor level from within the Site. The building would also step down with the topography towards the Gore Brook to the north. The building would be of red brick construction with stone cills and lintels beneath slate roofs, as a contemporary reflection of the nearby listed terrace 56-60 Tan Yard Brow (**Figure 5.3**). Given its siting and proximity to Tan Yard Brow and the narrowness of the road, Block B would provide enclosure to the eastern side of the road and partially screen views into the Site.

Figure 5.3: Proposed CGI view of Block B from the west on Tan Yard Brow



- 5.12 A 5m vehicular and pedestrian access road (with 2m pavements) is proposed from Tan Yard Brow to the south of proposed Block B, connecting to 25no. car parking spaces and a dedicated outdoor cycle store. A separate pedestrian access is also proposed to connect the Site to Hyde Road from the south. The layout of the Proposed Development and landscaping design has sought to maximise the retention of existing green space and trees. Only one tree (T18) is required to be removed and this would be offset by new tree planting. The boundaries of the Site are proposed to be defined by a mixture of hedging, brick walls and railings (**Figure 5.4**).

Figure 5.4: CGI aerial view of the Proposed Development



Impact Assessment

- 5.13 This section describes the impact of the Proposed Development on the significance of the Gore Brook Valley Conservation Area. The assessment employs current national advice provided by Historic England as an appropriate framework for analysis, including GPA 2¹⁴ and HEAN 12¹⁵, which emphasise the importance of good design and response to local distinctiveness in the historic environment.

Impact on the Gore Brook Valley Conservation Area

- 5.14 As set out previously, the Gore Brook Valley Conservation Area boundary encompasses land and buildings to the north and south of Hyde Road and is varied in character, with three broad character areas having been identified. The Site is located in the north eastern part of the conservation area in a character area centred on Tan Yard Brow

¹⁴ Historic England, 2015. *Managing Significance in Decision Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2.*

¹⁵ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12.*

which is visually well contained by trees and other vegetation and separated from the rest of the conservation area by Hyde Road.

- 5.15 Taking account of the physical and visual separation of the Site from the central and western parts of the conservation area, including Sunny Brow Park, Far Lane and Brookfield Unitarian Church and its environs, the Proposed Development would have no effect on the character or appearance of these parts of the conservation area. As such, the significance which the conservation area derives from these areas would be sustained. The potential effects of the Proposed Development on the significance of the conservation area therefore relate only to those aspects of significance derived from the north eastern part of the conservation area, including its character and appearance.
- 5.16 This part of the conservation area derives some significance from its open, verdant and semi-rural character and surviving late 18th and 19th century buildings which are mostly arranged in small clusters. This reflects the pre-industrial character of Gorton, prior to its rapid development in the 19th and early 20th centuries. This 'semi-rural' impression is fortuitous and largely the result of the demolition of a number of buildings and structures in the late 20th century (including within the Site boundary) with the remaining cleared sites combining to create the false impression of an area which has scarcely been developed. The setting of the conservation area includes modern dwellings, commercial buildings and the busy Hyde Road which demonstrate its highly developed context.
- 5.17 The Proposed Development would introduce two buildings, a cycle store, bin store, areas of hardstanding and new boundary treatments to the Site, which would reduce the extent to which the Site contributes to the open, verdant semi-rural character and appearance of this part of the conservation area. The verdant character would at least in part be sustained as a result of the retention of all except one of the existing trees within the Site and the scheme of proposed new planting which includes both trees and hedges. The introduction of buildings on the Site should be considered within the context of the Site's historic development, taking account of the buildings, structures and enclosures which were present on the Site throughout most of the 20th century.
- 5.18 The layout and design of the Proposed Development also seeks to minimise its potential visual impact while delivering a viable scheme which makes effective use of previously developed land. The retention and reinforcement of existing trees both within and at the boundaries of the Site will filter views of the Proposed Development from the Fallowfield Loop, Hyde Road, Tan Yard Brow and further to the north on High Bank (refer to **Figures 4.2 and 4.4**). From other parts of the conservation area, the Proposed Development will scarcely be visible, if at all, as a result of the screening effect of the intervening topography, trees and built form. As previously identified, the siting and orientation of Block B would also serve to screen some views into the Site from the west and north west on Tan Yard Brow, including some views of Block A.
- 5.19 The scale, form, architectural character and materiality of Blocks A and B would respond to the prevailing characteristics of extant historic buildings within the conservation area, notably buildings on Hyde Road and Tan Yard Brow. Both Blocks A and B would utilise red brick and slate tiles as the principal building materials while also

incorporating stone cill and lintel details and gabled forms. Block B in particular seeks to provide a contemporary response to nearby 56-60 Tan Yard Brow, in regard to its materials, repeated and regular fenestration pattern, two storey scale and dual pitched roof form, creating the impression of a short terraced row. The proposed buildings would reinforce the pre-industrial pattern of development in the conservation area, with small clusters of buildings interspersed with areas of green space and trees.

- 5.20 The Proposed Development requires the removal of the existing stone wall to the western boundary of the Site to create an acceptable vehicular access and defensible frontage to Block B. This feature makes some contribution to the recently regained semi-rural character of this part of the conservation area and its removal would have an adverse impact upon the character and appearance of the conservation area , though only to a very limited degree when the overall size of the conservation area is considered. This would primarily be experienced in kinetic views along Tan Yard Brow, where the presence of the proposed boundary hedge and Block B would reintroduce a sense of enclosure which is in-keeping with the verdant appearance of the conservation area and reflects the character of 56-60 Tan Yard Brow to the north and its relationship with Tan Yard Brow.
- 5.21 In summary, the Proposed Development would reintroduce buildings onto a previously developed, now cleared site, which in its recently regained form makes some contribution to the open, verdant and semi-rural character of the north eastern part of the conservation area. The Proposed Development would be visually well contained as a result of the topography and by existing and proposed vegetation. The verdant character of the Site which has aesthetic value but was established from the late 1980s would be slightly diminished. This impact is limited by the retention of all but one of the trees within the Site. While the stone boundary wall would be removed, the enclosure of Tan Yard Brow would be maintained by the proposed boundary hedge and Building B in a manner which reflects the character of nearby 56-60 Tan Yard Brow and its relationship with the street. The Proposed Development has been designed to reinforce the verdant character of the Site whilst also minimising the visual impact of the new buildings and responding to the prevailing characteristics and materials present in extant historic buildings in the adjacent parts of the conservation area. All aspects of the significance of the conservation area which are derived from other parts of the area beyond and to the south of Hyde Road would be unaffected by the Proposed Development.
- 5.22 Taking account of the historic development and present day contribution of the Site to the conservation area, as well as the aspects of significance which would not be affected by the Proposed Development, it is concluded that there would be a very limited degree of harm to the significance of the Gore Brook Valley Conservation Area. This is as a result of the loss of an area of open, green space (albeit previously developed) and the removal of the stone boundary wall. The level of harm is considered to be 'less than substantial' in NPPF terms and at the lowest end of that scale.

Statutory Duties and National Planning Policy

- 5.23 Based on the above assessment, it is concluded that there would be a degree of harm to the significance of the Gore Brook Valley Conservation Area, the level of which is considered to be 'less than substantial' in NPPF terms and at the lowest end of that scale. As such, Paragraph 215 of the NPPF is 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."

- 5.24 The NPPF is also clear that in applying 'great weight' to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm.
- 5.25 NPPG confirms that public benefits may follow from many developments that could be anything that delivers economic, social or environmental objectives as described in paragraph 8 of the NPPF.
- 5.26 A full review of the public benefits of the Proposed Development and the balancing of identified heritage harm with those public benefits as required by Paragraph 215 of the NPPF is undertaken in the accompanying Planning Statement prepared by NJL Consulting, bearing in mind and having regard to the considerable importance and weight to be given to the statutory duty.¹⁶

Local Planning Policy

- 5.27 In accordance with Policy EN 3 of the Core Strategy DPD and Policy DC19.1 of the Unitary Development Plan, this Statement provides a description of the significance of the Gore Brook Valley Conservation Area and an assessment of its potential impact. A limited degree of harm has been found to the significance of the conservation area and this should be considered within the context of the NPPF having regard to the considerable importance and weight to be given to the statutory duty.

¹⁶ s.72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

6. Summary and Conclusions

- 6.1 This Heritage Statement (the ‘Statement’) has been prepared by Turley Heritage on behalf of Franstep Ltd (the ‘applicant’) in connection with an application for full planning permission for an affordable residential development comprising 25no. dwellings (the ‘Proposed Development’) on land at Tan Yard Brow, Gorton, Manchester (the ‘Site’).
- 6.2 The Site forms part of the Gore Brook Valley Conservation Area and is proximate to a number of grade II listed buildings which are situated to the north. These are 60-66 High Bank, Spring Bank Farmhouse and Adjoining Farm Building and 56-60 Tan Yard Brow. The conservation area is the only heritage asset with potential for its significance to be affected by the Proposed Development.
- 6.3 In determining the full planning application, Manchester City Council (‘MCC’) has statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings¹⁷ and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas¹⁸. Case law has established that ‘considerable importance and weight’ should be given to these statutory duties.
- 6.4 A review of the history and development of the Site has been undertaken in Section 2 and the significance and setting of the conservation area has been described in Section 4. An assessment of the impact of the Proposed Development on the significance of the listed building is set out in Section 5, in light of the statutory duties of the 1990 Act, national planning policy set out in the NPPF and local planning policy for the historic environment (set out in detail in **Appendix 1**).
- 6.5 Based on our assessment, it is concluded that there would be a degree of harm to the significance of the Gore Brook Valley Conservation Area, the level of which is considered to be ‘less than substantial’ in NPPF terms and at the lowest end of that scale. As such, Paragraph 215 of the NPPF is 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.”*
- 6.6 A full review of the public benefits of the Proposed Development and the balancing of identified heritage harm with those public benefits as required by Paragraph 215 of the NPPF is undertaken in the accompanying Planning Statement prepared by NJL Consulting, bearing in mind and having regard to the considerable importance and weight to be given to the statutory duty.¹⁹

¹⁷ s.66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

¹⁸ s.72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

¹⁹ s.72(1) Planning (Listed Buildings and Conservation Areas) Act 1990

Appendix 1: Heritage Legislation, Planning Policy and Guidance

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

In determining applications for planning permission affecting conservation areas, the following duty is placed on the decision maker:

“s.72 (1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

National Planning Policy

National Planning Policy Framework (NPPF) (2024)

The National Planning Policy Framework was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. The latest revised NPPF was published in December 2024 and amended in February 2025. It provides a statement of Government planning policies with regard to the protection of all heritage assets. One of the core planning principles of the NPPF is that planning should:

“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”

Chapter 16 outlines the Government’s guidance regarding conserving and enhancing the historic environment.

Paragraph 207 outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 210 states that with regard to determining planning applications planning authorities should take account of the desirability of sustaining and enhancing the significance of the heritage assets, and putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 confirms 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 and the more important the asset, the greater the weight should be. It is also confirmed that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm to, or loss, of significance of a designated heritage asset should require clear and convincing justification.

Paragraph 213 confirms that 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.

Paragraph 214 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- (i) the nature of the heritage asset prevents all reasonable uses of the site; and
- (ii) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- (iii) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- (iv) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 219 states that local planning authorities should look for opportunities for new development in conservation areas to enhance or better reveal their significance.

Paragraph 202 clarifies how not all elements of a conservation area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the conservation area should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area as a whole.

National Guidance

National Planning Practice Guidance (NPPG) (2024)

Whilst not planning policy, Planning Practice Guidance provides a clear indication of the Government's approach to the application of national policy contained in the NPPF. Where there is conflict between the guidance in NPPG and earlier documents, NPPG will take precedence.

Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015)

GPA Note 2 provides information to assist in implementing historic environment policy in the Framework and the related guidance given in the NPPG. These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records,

recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

It provides the following suggested staged approach to decision making where there may be a potential impact on the historic environment:

- (i) Understand the significance of the affected assets;
- (ii) Understand the impact of the proposal on that significance;
- (iii) Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;
- (iv) Look for opportunities to better reveal or enhance significance;
- (v) Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
- (vi) Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historic interest of the important elements of the heritage assets affected.

Guidance: Historic England Good Practice Advice in Planning Note 3 (Second Edition) (December 2017) 'The Setting of Heritage Assets'

Historic England has published revised guidance relating to the setting and views of heritage assets. The document gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides advice on how views play a part in setting. It suggests a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets.

The guidance clarifies that there can be a distinction between views that are valued for reasons other than their contribution to heritage significance such as reasons of landscape character or visual amenity.

It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. It also clarifies that the contribution that setting makes to the significance of the heritage asset does not depend on their being public rights or an ability to access or experience that setting.

Paragraph 9 of the guidance states that setting is not itself a heritage asset. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

Guidance: Historic England Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

This advice note provides guidance with regard to the NPPF requirement for applicants for heritage and other consents to describe heritage significance, to help local planning authorities

make decisions on the impact of proposals for change to heritage assets. It explores the assessment of heritage significance as part of a staged approach to decision making, in which assessing significance precedes designing the proposals. It also describes the relationship with archaeological desk-based assessments and field evaluations, as well as Design & Access Statements.

Local Policy and Guidance

Places for Everyone Joint Development Plan Document, March 2024

Policy JP-P2: Heritage states:

“Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester’s distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings and areas of identified archaeological, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester’s heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.”

This policy supersedes paragraph 2 of Policy EN3 of the Manchester Core Strategy.

Manchester City Council: Core Strategy Development Plan Document (July 2012)

Policy CC 9 Design and Heritage

“Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects to see in the City Centre and contribute to a coherent and integrated physical environment.”

Policy EN 3 Heritage

“Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

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

Manchester City Council: Extant Unitary Development Policies**Policy DC19.1 Listed Buildings**

“In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- (a) Not grant listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;*
- (b) Not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;*
- (c) Not permit any external or internal alteration or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;*
- (d) Seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;*
- (e) Permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;*
- (f) Not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.”*

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