

15 May 2024

Heritage Impact Assessment

Stabilisation of Hough Hall, Moston.

1.0 Introduction

The assessment relates to the proposed works to stabilise the surviving fabric of Hough Hall, Hough Hall Road, Moston. The proposed works is detailed in drawings 23-025-005A, 23-025-011A, 23-025-012A, 23-025-013A and 23-025-020A, prepared by Storah Architecture Ltd.

The Heritage Impact Assessment has been produced for the client to meet the requirements of paragraph 189 of the National Planning Policy Framework (NPPF) and inform them, their agents and the planning authority of the historical significance of the site, together with the impact of proposals on it's heritage value and significance.

This statement has been prepared by Richard Storah of Storah Architecture.

Hough Hall is listed, grade II. It is not within a Conservation Area. The listing description is attached as an appendix.

2.0 History & Significance

2.1 Timeline

The history and significance of the hall are described in a Heritage Statement prepared by M Nightingale.

Hough Hall was possibly built by the Halgh family during the early-sixteenth century. In 1685 (or 1678), the hall and estate were purchased by James Lightbowne, a merchant and the estate passed through family links via the Mynshull family, into the Chorlton Hall estate.

The property was purchased by Samuel Taylor (d.1820), and there was significant investment and alteration during his ownership. In the mid C19 the hall was let as a farm. In 1877 it was sold to Robert Ward a textiles merchant and there was another period of investment in the building during Ward's ownership. From 1921 the hall was used as a doctor's surgery and residence.

Shortly after the outbreak of the Second World War the hall was unoccupied for a few months before it was taken over by Eleanor Nesfield Limited, a cosmetics manufacturing

Storah Architecture Ltd

Chartered Architects : Historic Building Consultants

46 Halifax Road
Todmorden
OL14 5QG

T 01706 813214
mail@storah.com
www.storah.com

Directors:
J. David Storah Arch. Tech. Cert.
Richard A. Storah Dip. Arch. MA Cons. RIBA AABC SCA IHBC



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England. No: 9547619

company. It has since been used or let out as individual spaces for a variety of commercial uses.

The hall was listed, grade II in 1974. In 2005 the hall was sold and vacated. It has passed through a variety of owners and remained unoccupied since that time.

2.2 Description

The main east/west wing of the hall was built in the C16 or C17 in post and truss timber frame construction. This is the most common form of timber frame in this area for that period. At that time it would have been one room deep with its main entrance at its east end. The southern elevation survives, including an altered porch and oriel bay over. The west gable of the wing has collapsed though surviving elements suggest it largely to have been rebuilt in 13 inch brick with a rendered finish.

The north/south cross wing was added at the east end of the original wing in the C17 and is set taller than the original wing. The monumental chimney facing east is built in the same stone and coursing as the plinth so is expected to be from the original date. The addition of the cross wing would have required some internal remodelling of the main wing's east end. This would originally have been in similar construction to the hall.

Since the building of the two wings there have been additions and alterations. Two storey projecting bays were added on the north side of the main wing in the late C17. A photograph dated 1849 (fig.) shows that the south east gable to the cross wing has now been constructed in brick and this returns towards the original doorway in the main wing. An undated photograph c1960 shows the return on the east side also fully rebuilt in brick (Fig.). This is borne out on site with the gable built in 9 inch brickwork later rendered and painted and with timber strips with pegs clearly applied to mimic the timber framing elsewhere. Other elements to the exterior of the east wing show signs of considerable remodelling over time.

2.3 Significance

Hough Hall is a C16 or C17 grand farmhouse or gentleman's house constructed in post and truss timber framing which largely survived, with some additions, alterations and repair, until the early C21. Images of the Hall show no external elaboration or decoration that would be consistent with a building of high status. This may indicate the changing fortunes of the Halgh family and its secondary role within the Chorlton Hall estate. The hall is considered to be of **high significance** for its heritage values as a C16 or C17 grand farmhouse. This is reflected in its status as a listed building.

Although in a poor condition and state of partial collapse, the timbers of the hall and the visible interiors are considered of **high significance** due to their evidential value.

The Hall is an unlikely survivor of an era of agricultural development on the urban fringe of Manchester during the industrial revolution. It is located in an area where there is little surviving built heritage. It provides an identity to the area and local landmark close to the adjacent school. It is considered of **high significance** due to its communal value.

3.0 Proposals

The long term proposal is to restore a part of the hall as a dwelling or dwellings. This will be determined by the level of survival of the halls and its constituent parts following stabilisation works.

In the short term stabilisation works are proposed to secure the building

3.1 The Need for the Works

The hall is in a very poor condition and state of partial collapse. It is not weathertight, nor considered safe to enter.

Works are required to stabilise and secure the remaining elements of the structure, removing or propping unstable elements and recording fabric at risk of loss. This will safeguard the remaining structure either by repair or restoration in place, or by recording and a documentary submission into the Historic Environment Record.

The building is continuing to decay with elements being lost. It is essential that repairs are implemented to make the area safe, to secure the building on health and safety grounds and to preserve the historic fabric for the future.

3.2 Proposals

It is proposed to carry out a series of repair and mitigation works, these are as follows:

Urgent Works

1. Secure Site, check existing scaffold (blue) and reinstate hoarding. Consider scaffold alarm and CCTV.
2. Demarcate and fence areas of knotweed. These areas are not to be disturbed.
3. Environmental clean of site, sort and remove asbestos and noxious materials in accordance with agreed method statement.
4. Clean up site, remove vegetation and create areas for sorting of reclaimed materials and recording of structural elements. Note: trees and scrub near to building should be cut off at base, do not pull roots which may affect the stability of the building.
5. Prop the south gable (purple). Note: the gable is unstable, bulging outwards with a horizontal displacement crack at ground floor window head level. A safe method of working and banksman are required.

The following works should not be carried out without Listed Building Consent being obtained.

6. Carefully clear area to north of house and dismantle western section (green), working in accordance with agreed method statement.
7. Pause for inspection by Local Planning Authority and consent to proceed to next stage.
8. Carefully dismantle centre section of house (yellow), working in accordance with agreed method statement.
9. Pause for inspection by Local Planning Authority and consent to proceed to next stage. Details for stabilisation works to be prepared and agreed in conjunction with architect and structural engineer.
10. Carefully prop, stabilise and if required partially dismantle eastern section of house (orange), working in accordance with agreed method statement.

4.0 The Impacts of the works

The works will safeguard the remaining structure either by consolidation in place, repair or restoration where considered viable, or by recording and a documentary submission into the Historic Environment Record.

The works will allow for the stabilisation of the hall and the retention of an element of the hall to remain as a local landmark.

5.0 Conclusion

Hough Hall is in a state of decay and partial collapse. It is considered unstable and unsafe to enter.

The Hall is a grade II listed building of high heritage significance and one of the few surviving sixteenth century timber framed buildings in the north of Manchester. It is likely the only sixteenth century building and oldest building within Moston.

Given the condition of the building. Partial dismantling and stabilisation is considered the only practicable way to make safe and secure the site and its heritage. This will allow the historic fabric to be recorded, retained where practicable and stabilised.

This will allow the hall to be made secure and returned to a stable condition whilst proposals for its future are considered.

Report prepared by

Richard Storah
for Storah Architecture

Appendix: List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1218710
Date first listed:	02-Oct-1974
Date of most recent amendment:	05-Jun-1994
List Entry Name:	HOUGH HALL
Statutory Address 1:	HOUGH HALL, HOUGH HALL ROAD
District:	Manchester (Metropolitan Authority)
Parish:	Non Civil Parish
National Grid Reference:	SD 86716 01857
Details	

MANCHESTER

SD80SE HOUGH HALL ROAD, Lightbowne 698-1/3/728 (West side) 03/10/74 Hough Hall (Formerly Listed as: HOUGH HALL ROAD, Moston (West side) Hough Hall)

II

Farmhouse, now offices. Probably early C17; altered. Timber frame on stone plinth, with brick infilling partly rendered and all painted white; roof part slate and part corrugated asbestos sheet. Irregular L-shaped plan formed by 3-bay main range on east-west axis with short gabled projections to the north side of the centre and east bays, and a 2-bay crosswing at the east end projecting to the south. Two storeys; 3-bay north elevation with small central gable flanked by large wing gables; high stone plinth; exposed wall posts, intermediate posts and rails with angle braces, mostly of light scantling except in the centre where the timber appears to be applied, including a king-post gable truss with raked struts, whereas the wings have collars and raked struts. The left gable has an inserted doorway to the right, a small 4-pane sashed window above this, and a gable chimney; the centre has one altered window on each floor; and the right-hand gable has a 4-light casement at ground floor and an altered window above. The east side (to the street) is stepped in at the gable end, has coupled altered windows at ground floor and a pair of 2-light casements at 1st floor with leaded glazing, a narrow 2-storey gabled porch to the left with a doorway at ground floor and a small 2-light casement at 1st floor, and a large external chimney stack attached to the left of the porch. The rear of the main range has irregular framing making three wide bays, with various altered or inserted windows, and a doorway to the 3rd bay with studded batten-and-board door; the south end of the wing has been rebuilt in brick, painted in imitation of timber-framing. Interior: 3 structural bays with exposed wall-posts and principal-rafter roof trusses with raked struts and wind-braces to the purlins; C17 stop-chamfered ceiling beams and joists; 3rd bay altered as galleried entrance hall, probably in C19, with C17-style dog-legged staircase and C17-style muntin-and-rail panelling; similar panelling on both floors of centre bay; stone chamber fireplace in wing.

Listing NGR: SD8671601857

Appendix: Photographs



East Wing to Hough Hall Road



South Front



The rear is in a state of collapse.



North gable. Panels are detaching.



The timber frame is evident within the west wing.



Much of the framing has been lost in the main body of the house.