

Heritage Statement

Casa De Moor, 133 Beech Road, Chorlton M21 9EQ



1 Introduction

This statement accompanies an application for permission replace the existing temporary timber structure over the external dining area with a new aluminium conservatory.

The building is located on Beech Road, within the Chorlton Green conservation area. The boundary is tightly drawn round the backs of the properties fronting the Green and includes the disused St. Clements churchyard and the Bowling Green hotel on Brookburn Road. This small conservation area was one of the first two to be designated in the City of Manchester in July 1970.

2 History

In the year 610 AD, the area was settled by Saxons who cleared it of its oak forest. The small community became a township, and it remained a quiet and secluded rural backwater until the mid 19th century. Chorlton-cum-Hardy comprised four hamlets joined together to create a single parish, the Latin word 'cum' meaning 'with'. These hamlets were known as Chollerton, Hardie, Manslache or Martledge, and Hughend. The name Chorlton is possibly derived from the Saxon Ceorlaton or Churl's tun, meaning the enclosure of the ceorls or peasants, or from Ceolfripton, meaning Ceolfip's enclosure. Either name refers to a woodland clearing.

The hamlet of Withington joined the parish in the year 1641, bringing the total population to 84. The township extended as far as the River Mersey on the Cheshire border, the river having been known in earlier times as Cheshire Waters, an abundant source of salmon and trout. This waterway also formed the boundary between the old kingdoms of Mercia and Northumbria until England was united by Alfred the Great.

Bull-baiting was introduced into Britain around the year 1209, and it remained active in Chorlton Green until it was made illegal in 1835. It had already been abandoned in most other parts of the country.

At the south corner of the Green was an oak pinfold called 'The Lord's Pound', where stray animals were restrained and then released to their owners on payment of one shilling to the village constable. The village stocks also stood here. The village green, a remnant of the old common land, was not always either green or accessible to everyone. In the first half of the 19th century it was the private garden of one Samuel Wilton, who lived in the house adjoining the Horse and Jockey. In 1895, following the death of the last of Wilton's descendants, it reverted to Lord Egerton of Tatton who gave it to Manchester City Council for recreational purposes. Its surrounding thorn hedge was removed in the same year, the site was covered with hard surfacing, and a number of trees were planted.

The original Church of St. Clement was a small timber-framed chapel built in 1512. It was demolished in 1779 to make way for a larger church built of brick, with a spire, rounded arched windows, and a semi-circular apse. It remained the Parish Church until 1940 and was finally dismantled in 1949. The congregation was divided in 1861, when a new St. Clement's Church was built on the corner of Edge Lane. In 1888, one of the parishioners, remaining with the old church, donated a small gatehouse with a timber-framed bell turret. This unique structure at the former churchyard entrance is one of the two listed buildings in the conservation area.

The regular horse-drawn bus service to Manchester city centre started in 1864, and this partly accounts for the sudden and rapid growth of Chorlton. A new village centre arose to the east of the green, centred on Beech Road. When the London Midland railway opened in 1880, with a station in Chorlton, another centre sprang up further east. An electric tram service opened in 1907 and this, together with the train service, finally rendered the horse-drawn buses obsolete.

3 Control of Development

Chorlton Green is a prosperous residential area in the south of the city, and development control is aimed at maintaining this prosperity as well as the quality of the environment. This inevitably means a compromise which limits future development.

The existing timber structure was erected in 2020 during COVID over the outside seating area to help with the economic recovery of the business. The covered seating area has proved to be a great success for both the business and its customers.

4 Assessment of Impact

It is proposed to replace the ad hoc timber structure with a specially designed aluminium conservatory. The new structure is of similar scale to that of the existing timber structure which has not previously raised any concerns within the neighbourhood. The new aluminium framed conservatory will sit well within the street scene and the existing brick facade.

The proposed conservatory will have a very limited change to the appearance of the existing building within the street scene and will not impact on the adjacent buildings.

There will be no particular heritage benefits except that the proposed structure will help ensure that the business will continue to thrive which in turn will ensure that the existing building will continue to be maintained within the conservation area.

5 Conclusion

The proposals will greatly enhance the appearance of the building and provide the owners the essential covered dining area required to maintain the viability of the business.

The proposals have been sensitively designed to preserve and support the distinctive local character and protect the amenity of neighbours.