

10 Chorlton Green, Manchester Heritage Statement



JW | Conservation

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10 Chorlton Green
Heritage Statement

Prepared for Ian and Jo Dogherty

by

Jenny Wetton Conservation

December 2022

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1 EXECUTIVE SUMMARY

This report was commissioned from Jenny Wetton Conservation in 2022 by Ian and Jo Dogherty. Its purpose is to assess the significance of the building and the contribution it makes to the Chorlton Green Conservation Area and to assess the impact of proposals to carry out external and internal alterations.

Sections 3 and 4 summarise the development of the site and the building is believed to date from the early 19th century, with a half-basement and north-west range which were added in the second half of the century and a rear store which dates from the mid-20th century. The building has remained in residential use since its construction, although it has not formed part of a farm since the mid-20th century.

Section 5 assesses the significance of the site. Number 10 Chorlton Green is significant for its main structure dating from the early 19th century; symmetrical design of the front elevation and casement windows at rear; addition of the north-west range and half-basement dairy in the second half of 19th century; internally, retention of stone benches in north-west room, a half-basement under the staircase and the additional half basement to the north providing storage for dairy items and space for dairy processing; the floor plan of the front range at first floor level and historic late 19th century fireplaces. Number 10 Chorlton Green retains sufficient of historic interest to justify the listing of the building which is considered to be of high significance overall. The building is also considered to make a positive contribution to the significance of the Conservation Area.

Section 6 outlines the heritage planning policy context. The 1990 Planning (Listed Buildings and Conservation Areas) Act is the primary legislative document; there is a presumption in favour of preserving and enhancing heritage assets. The NPPF provides national policy on heritage assets and development and sets out a proportionate approach taking account of significance. The public benefits of a proposal likely to affect the character of a designated asset should be balanced against the harm to heritage assets.

Section 7 assesses the impact of proposals to carry out external and internal alterations. Strongly beneficial changes are proposed to the front elevation, with the fitting of eight-over-eight timber sliding sash windows, which will reinstate the historic appearance of the building. It is also proposed to repoint all brickwork, which should be undertaken in a lime-based mortar and will allow the building to 'breathe'.

Although some of the impacts of other proposals have been identified as causing moderate harm, this constitutes much less than substantial harm in planning terms. The principal benefit of these proposals is that they would provide a sustainable new use for the north-west range.

The proposals are considered to be sympathetic to the character of the listed building and to this part of the Conservation Area and to be beneficial overall to the significance of both the listed building and the Conservation Area. The proposals are considered to comply with national and local planning policy.

The Greater Manchester Historic Environment record has requested that an anonymised version of Sections 1 to 5 be added to the record, in accordance with NPPF Policy 193. A historic building recording could be made as a condition of consent.

2 INTRODUCTION

2.1 Background to the Report

This report was commissioned from Jenny Wetton Conservation in 2022 by Ian and Jo Dogherty. Its purpose is to assess the significance of the building and the contribution it makes to the Chorlton Green Conservation Area and to assess the impact of proposals to carry out external and internal alterations. The NPPF requires significance to be assessed when changes are proposed to heritage assets, and for the impact of proposals to be assessed in relation to significance.

2.2 Acknowledgements

The author would like to thank the staff of the Lancashire Archives and the Manchester Local History Library for their help with the research for this report.

2.3 Purpose of the Report

The report is designed to provide the author's professional opinion of:

- A summary of the history and development of the site.
- An assessment of its significance and its contribution to the Conservation Area.
- An assessment of the impact of the proposals

This report has been written by Jenny Wetton, BA MSc (Arch Cons) IHBC, Consultant based on evidence from documentary sources and a survey of the site.

2.4 Copyright

This report is the copyright of Jenny Wetton Conservation and is for the sole use of the organisations to which it is addressed. This document may not be used or referred to in whole or in part by anyone else without the express agreement of Jenny Wetton. She does not accept liability for any loss or damage arising from any unauthorised use of this report.

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3 HISTORY OF SITE

3.1 History of Site

By the mid-19th century, Chorlton-cum-Hardy was still a rural area with only the lanes of Edge Lane and Manchester Road in existence. Information on the Conservation Area states:

'The arrival of the railway at Stretford in 1849, allowing ready access to the city centre and the creation of the commuter, brought forward the development of the area for residential and associated uses.¹

After the arterial route of Wilbraham Road was constructed in 1861, the character of the area changed from open fields to that of a suburban area. The Lloyd and Platt Hotel was built at the junction of Wilbraham Road and Manchester Road in 1870. The opening of a railway station at Chorlton in 1880 accelerated this change.

Yates' map of Lancashire of 1786 is of a small scale and shows little detail but does show development spread along the road layout in Chorlton and marks the former church of St Clements, with three buildings on the left of the road to the north.

The building at number 10 Chorlton Green is believed to have constructed in the early 19th century and is shown on the first edition O. S. map (surveyed in around 1845), the first to show any degree of detail. It is shown on a roughly rectangular plan, set back from the road, with an L-shaped building to the south and small outbuildings and orchards to the rear.



1786 Yates Lancashire Showing Approx. Location of Site



OS Ca. 1845 Showing Site

¹ Manchester City Council. *Wilbraham Road / Edge Lane Conservation Area* [online]. Available at: http://www.manchester.gov.uk/info/511/conservation_areas/1398/wilbraham_road_edge_lane_conservation_area [accessed 2.08.22]



1847 Tithe map Showing Site

Census returns provide information on the occupants of 10 Chorlton Green. In 1841, James Gresty is the only farmer listed at Chorlton Green, although the property is not named; he is also listed in the 1798 Land Tax Redemption as occupying plots in Chorlton, owned by George Lloyd.

Further detail is provided by the 1847 tithe map, which shows the property in plot 221 on a square plan, with an L-shaped barn to the south.

Simpson reports that the tithe apportionment records James Higginbotham as occupying the building now known as 10 Chorlton Green and he used fields towards Chorlton Brook, with 75% of the land serving as meadow, fed by irrigation ditches to provide grazing and hay for cows. He also had four acres of land as part arable and part orchard. Most families in the area derived their living from the land, which was largely owned by the Egerton and Lloyd estates. Although many people were farmers, there were also market gardeners.

James Higginbotham is listed in the 1851 census at Chorlton Green; he was a widower and farmer of 37 acres employing two men. Two servants were also living there, one of whom was a farm labourer. Higginbotham is recorded in the 1841 census as working on his father's farm at Yew Tree House in Withington. By 1861, he was farming 46 acres and employing three men. Ten years later, there was a farm servant and a lodger also living in the farmhouse. Higginbotham died in 1876, leaving effects worth under £600², but his wife, Elizabeth, is listed in the 1881 census at Chorlton Green Farm as a farmer of 62 acres employing five men. The 1891 census again lists Elizabeth Higginbotham at Chorlton Green but also lists a cowman and three labourers

² National Probate Calendar [online]. Available at: www.ancestry.co.uk/ [accessed 3.08.22]

living 'above the shippons at Higginbothams Farm'. She died in 1904, leaving effects of almost £2,000.

By 1892, the building had been extended to the north and north-east, to provide additional dairy space, in response to the demand for food products from Manchester's rapidly growing population. The map also shows an open-sided structure on the west side, which may be the existing canopy at the rear. A long range of out buildings stretches to the west.

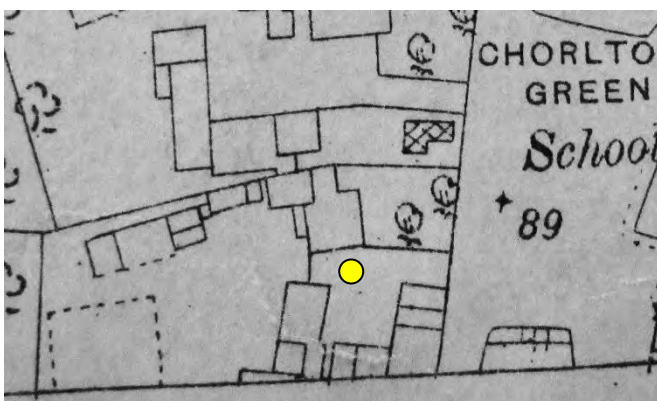
The former appearance of the rear of the building at this time is shown in a historic photograph, reproduced by Simpson. This shows what appears to be the canopy, with a three-light window on the ground and first floor, the remainder of the building being obscured by a mature tree. The photograph also shows the north end of a barn with vents.



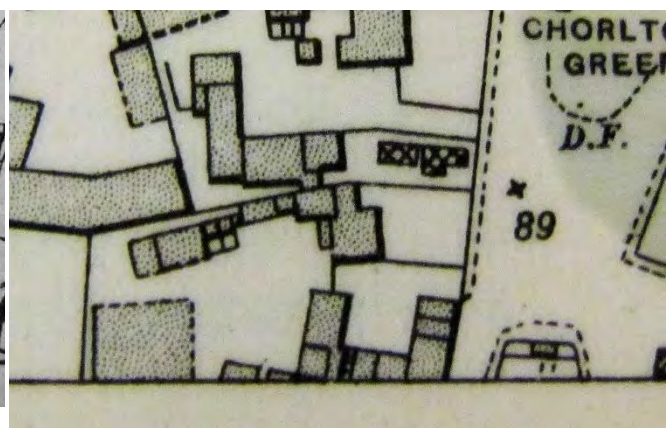
OS 1892 Showing Site



The Higginbotham Farm, ca. 1880³

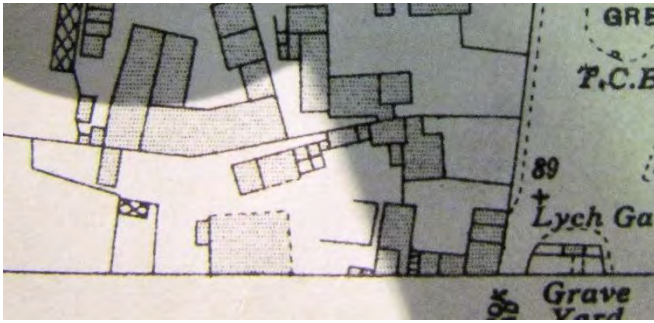


OS 1894 Showing Site

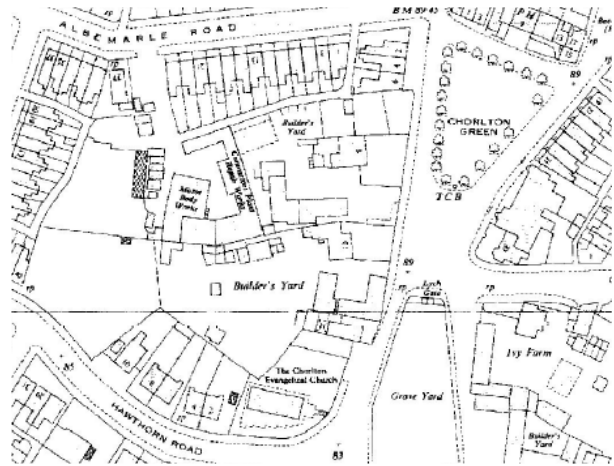


OS 1907

³ Andrew Simpson. *Voices from Chorlton....175 Years Ago* [online]. Available at: <https://chorltonhistory.blogspot.com/search?q=higginbotham> [accessed 25.08.22]



OS 1933



OS 1952-56



OS 1979-92

By 1907, alterations had taken place to the outbuildings and the present outbuildings are shown adjoining the north-west range. The farm was taken over by Elizabeth's son, Alfred, who is listed there in the 1911 census. Alfred died in 1940.

By 1952, Higginbotham's Farm was being used as a builder's yard and the farmhouse was on its present footprint, with the flat-roofed store to the west having been added. The farmhouse was listed in 1974.

3.2 Planning History

The information below is drawn from records on the Council's planning portal.

- Ref. No: 132096/TCA/2021 Works to tree - proposed felling of T2 – Conifer 10 Chorlton Green Manchester M21 9HS Validated: Mon 01 Nov 2021 | Status: Unknown
- Ref. No: 131519/TCA/2021 T1 - Mature Copper Beech - Crown reduction. 2 - 3mts off the sides and 1 mt off the height, thin out the crown by 15%, remove deadwood and crossing branches. T2 - Reduce drooping conifer by approximately 2mts to the height of previous reduction. 10 Chorlton Green Manchester M21 9HS Validated: Tue 31 Aug 2021 | Status: Unknown
- Ref. No: 100094/TCA/2012/S1 Works to trees 10 Chorlton Green Chorlton Manchester M21 9HS Validated: Wed 01 Aug 2012 | Status: Decided
- Ref. No: 072613/TCA/2004/S1 NOTICE OF INTENT TO CARRY OUT WORKS TO TREES WITHIN CHORLTON GREEN CONSERVATION AREA to lop top trees and

fell 1 in the front garden 10 Chorlton Green Chorlton Validated: Fri 30 Jul 2004 | Status: Decided

- Ref. No: F05189/LB Alterations to a listed building including additional window opening at the rear, and renewal of all existing window frames. Chorlton Green Farm, 10 Chorlton Green, Chorlton. Validated: Thu 22 Jul 1976 | Status: Decided
- Ref. No: F02026 Retention of extensions to office, joiners shop, loading bay, storage bay and new toilet. Builders Yard & Premises, At rear of - 10 Chorlton Green Chorlton-cum-Hardy. Validated: Tue 17 Dec 1974 | Status: Decided

4 ARCHITECTURAL ASSESSMENT

4.1 Exterior

Constructed of brick, the two-storey building is covered with a pitched Welsh slate roof with two brick ridge stacks. The front elevation is constructed of brick laid in Flemish bond and retains a symmetrical arrangement. The central doorway has a pitched wooden canopy and an elaborate altered or replacement door in a historic moulded and arched surround. The building retains two segmental-headed windows on each floor, all now replacements. The south elevation is constructed in a random bond and has an inserted first floor window with a projecting slate canopy.



Front Elevation



South Elevation



Rear Elevation, Main Range



Detail of Canopy

The rear elevation is constructed in English Garden Wall bond and is painted to first floor level, thus obscuring some detail, but retains what may be an inserted rear doorway with a plain timber surround and a historic plank door altered to stable style. To the right is a modern window in a historic segmental arched surround and a lean-to slate canopy supported on timber posts and brackets runs along part of the elevation, to the north-west range. At the junction with this range is a historic timber lintel which appears to relate to an infilled rear doorway. The first floor retains two historic casement windows, one 2-light and one 3 light. A further 2-light window lights the stairs but appears to be a later addition, due to disturbance within the brick work.

around it and it has no head. This window may have been altered when the canopy was added.

The north-west range is also two storeys in height but one bay in width, with one casement window on each floor, which appear from evidence in the brickwork to have been altered or inserted. A brick slate-covered lean-to at the western end retains an external timber lintel but there is no evidence of an infilled opening beneath. There is a similar first floor window on the west elevation. Adjoining to the west is a flat-roofed rendered store with a timber door and a leaded window.

Views of the north elevations were not possible at the time of survey for this report as access to Lychgate Mews is controlled by a gate. However, limited views internally were possible of the slate roof over the half-basement on the north side and of the east elevation of the north-west range, which is largely blind save for a 2-light casement window. The latter appears to have been inserted as the brickwork shows signs of disturbance.



Northwest Range



Adjoining Store



View of Roof Over Half Basement on North Side



View Towards East Elevation of North-west Range

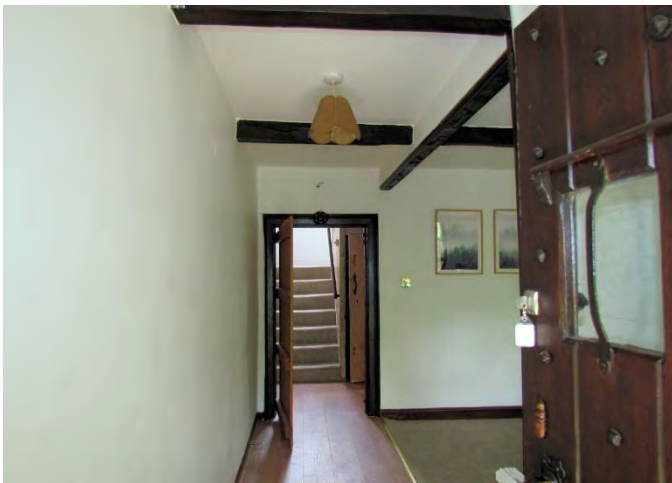
4.2 Interior: Ground Floor

Research for this report has not revealed historic plans, but some conclusions can be drawn from the building. Internally, the building is built on a double-depth, 4-room

plan with a service wing attached to the north-west rear corner and a half-sunk dairy in the angle.

The front door gives onto the north-east room, where much of a hallway wall has been removed, evidenced by an inserted beam, and a doorway into the south-east room infilled. There is little of historic interest here, apart from an altered moulded door surround and two plain ceiling beams. The fireplace is late 20th century in date and the removed wall has been partially replaced by a timber-framed screen.

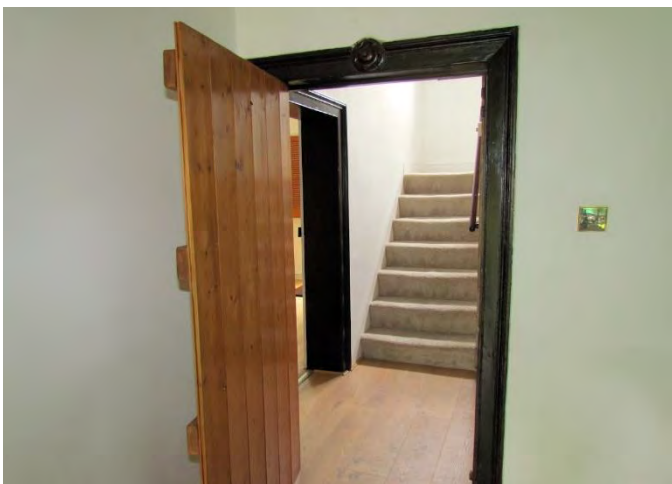
The southern room also retains historic beams which are plain at the eastern end and chamfered at the western end and two moulded door surrounds, with a plank door on the north wall and an altered external plank door. However, the room has again been much altered with the removal of an internal wall, the conversion of the chimney breast in the south-west room to a cupboard and the other chimney breast appears to have been re-built.



View Into North-east Room



North-east Room



Altered Door Surround



Timber-framed Screen



View Across Southern Room



Chamfered Beam



Historic Door Surrounds



Altered Chimney Breast

At the rear and in the centre is the historic dog-leg timber staircase, boxed in on the ground floor and with stick balusters from the landing level. Beneath the stairs is access via stone steps to a space with a stone floor, currently used as a WC but retaining a historic stone bench supported on bricks.

A historic moulded door surround and plank door lead into the north-west room, which retains a timber lintel probably indicating an infilled window on the west wall, and further stone benches on two sides. The room is lit by a 3-light casement window on the north side.

Steps and a plank door provide access to a half-basement with a barrel-vaulted brick ceiling, a stone bench on the west wall and niches in both long walls.



Staircase



Bench in WC



North-west Room



Window in North-west Room



Half Basement



Stone Bench and Niche

The north-west range is largely modern but retains a timber enclosed staircase with a plank door. An inserted doorway provides access to the present utility room, which has part plastered and part painted brick walls and a concrete floor. The west wall is stepped in at the north end, suggesting more than one phase of construction.



North-west Range



Enclosed Staircase



Utility Room



Utility Room

4.3 Interior: First Floor

The first floor consists of four rooms in the main range and one room in the north-west range, only accessible from the staircase beneath.

The main staircase retains stick balusters, a turned newel post and handrail above the half landing level. The main landing retains four historic moulded door surrounds and plank doors. The south-west room is very plain with little of historic interest. The south-east room retains a historic all in one cast-iron fireplace and mantel shelf, probably dating from the late 19th century, and exposed timber floorboards. The north-east room also retains a historic fireplace and mantel shelf, this time with an eared stone surround and timber shelf, and floorboards. The bathroom in the north-west corner is entirely modern and of no historic interest.

The north-west range has a very plain room at this level, with a late 20th century timber balustrade. The skirting in the room is different to that on the staircase and the room has clearly been altered.



Staircase



South-west Room



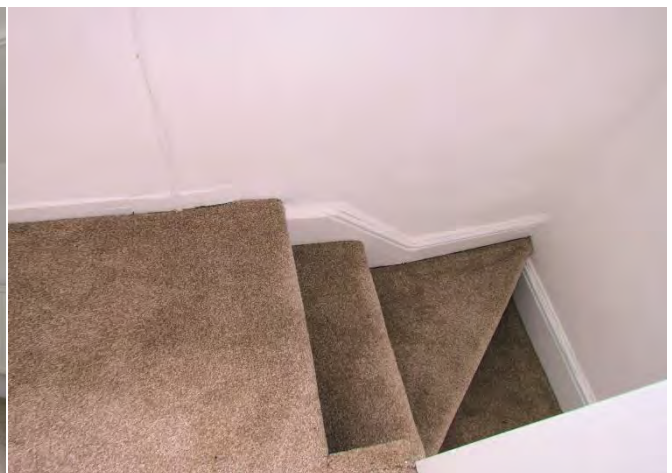
South-east Room



North-east Room



Room in North-west Range



Differences in Skirting

5 SIGNIFICANCE

5.1 Assessing significance

Assessing significance is a key principle for managing change to heritage assets and is embedded within current government policy; NPPF policies 194 and 195 (CLG, *National Planning Policy Framework*, 2021). A key objective in the NPPF is 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation ...' (NPPF Para. 197). The NPPF advises that the more significant the heritage asset the greater the presumption in favour of its conservation (policy 199). Historic England issued guidance for assessing significance in line with the requirements of the NPPF in October 2019: *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. There are four levels of significance as well as neutral and an intrusive grade:

Exceptional Level of Significance

The element is relatively intact, has a special interest, and makes an important contribution to the wider significance of the site. This would correspond to an individual grade I or II* listing. The NPPF advises that substantial harm should be wholly exceptional.

High Level of Significance

A designated asset important at national and regional level, including Grade II listed buildings. The NPPF advises that substantial harm should be exceptional.

Medium Level of Significance

An undesignated asset important at a local to regional level, including locally (non-statutory) listed buildings and buildings which make a positive contribution to a conservation area. The element has been altered, has less special interest, and its contribution to the wider significance of the site is less important. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

Low Level of Significance

An undesignated asset important at a local level. The element has been significantly altered, has a low level of integrity, the special interest has been lost and it makes little contribution to the wider significance of the site. Buildings and parts of structures in this category should be retained where possible, although there is more scope for adaptation.

Neutral

The element is historically unimportant but does not have a negative visual impact on the surrounding buildings. May include insignificant interventions to listed buildings and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

Intrusive

The element is historically unimportant and has a negative visual impact on the surrounding buildings. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

5.2 Significance of 10 Chorlton Green

Following the methodology for assessment of cultural significance set out in the Historic England *Statements of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12, 10 Chorlton Green can be identified to have the following heritage interest:

Archaeological Interest:

The present building is believed to date from the early 19th century, with a half-basement and north-west range which were added in the second half of the century and a rear store which dates from the mid-20th century. The building has remained in residential use since its construction, although it has not formed part of a farm since the mid-20th century.

There is a record relating to the site on the Historic Environment Record, which repeats the listing description and the information on the Conservation Area.

Architectural Interest:

Externally, the building retains its symmetrical design at the front, although all the windows have been replaced and the door altered if not replaced. At the rear, there are three first-floor casement windows which are probably contemporary with the first phase of the building. The canopy is likely to be contemporary with the addition of the north-west range in the second half of the 19th century, which probably resulted in the infilling of an earlier rear entrance and insertion of a new entrance further south in the main range. The doorway here has been altered and a ground floor window replaced.

Internally, the ground floor has been substantially altered, including the floor plan, and there are few features of historic interest in three of the rooms, apart from ceiling beams, door surrounds and plank doors. The north-west room, a half-basement under the staircase and the half basement to the north all retain stone benches, which would have provided storage for dairy items and may also have provided space for dairy processing. The lintel in the north-west room may historically have been above a window, as there is a suggestion of a sill on the wall externally. The main dog-leg timber staircase retains its panelling on the ground floor and stick balusters, a turned newel post and turned handrail from the half landing level. The room in the north-west range is largely modern but does retain an enclosed timber staircase to the room above.

The first floor appears to retain its historic floor plan, moulded door surrounds, plank doors and late 19th century fireplaces in the front rooms. The room in the north-west range is entirely modern and of no historic interest.

The building is in a good condition and the remaining special interest of the building has been retained.

Historic Interest:

The building has provided a place of work and residence for local people since its construction.

The farmhouse was home to the Higginbotham family of dairy farmers and market gardeners from at least the mid-19th century until the mid-20th century. It changed significantly in the second half of the 19th century, with the addition of a north-west range and half basement dairy, the fitting-out of a room in the earlier farmhouse and space under the stairs with storage for dairy items and addition of a copy to keep milk churns out of the sun. The Higginbotham family also increased the acreage of their farm, from 37 acres to 62 acres, and the number people they employed. The rear staircase to the room above may have been for a servant based in the house. These factors reflect the rapid growth of Manchester's population at this time and the consequent demand for increased daily supplies of fresh produce. The increase in the family's income is reflected in the increased assets at death and may also be reflected in the fitting of new fireplaces in the later 19th century.

5.3 Setting and Contribution to Conservation Area

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'.

The setting of 10 Chorlton Green can be defined as St Clements Road in both directions, Dovecote Mews and the western end of Crossland Road.

Information on the Conservation Area available online introduces the Conservation Area:

'...the conservation area at Chorlton Green is centred on the tranquil residential area of the Green itself, the last remaining vestige of the original village.

'...This small conservation area was one of the first two to be designated in the City of Manchester in July 1970.⁴

There is one other Grade II-listed structure in the vicinity: the lych gate dating from 1888 and marking the site of the former St. Clement's churchyard, which adds to the contribution made by setting. The late 18th century and unlisted Green's Farmhouse lies to the north, also set back from the road but now surrounded on three sides by new development and also having lost its agricultural setting.

⁴ Manchester City Council. *Chorlton Green Conservation Area: Introduction* [online]. Available at: https://www.manchester.gov.uk/info/511/conservation_areas/906/chorlton_green_conservation_area [accessed 16.08.22]

Number 10 Chorlton Green is set well back from the road, behind a fence atop a low stone wall and a hedge, with mature trees in the front garden and is not prominent in views along St Clements Road or from Crossland Road.



Green's Farmhouse



View South Along St Clements Road



View West From Crossland Road



Former National School



*Building at 16A Market Place, by **Astley's** Yard*



Sealed Egress from Coburg Steps

On the east side of the Green are late 19th century buildings, including the former National School, dated 1878, the datestone acknowledging the Rev. J. E. Booth, Rector. Adjacent is Zetland Terrace, built in 1883, built in brick with prominent timber-
Jenny Wetton Conservation

framed gables. On the north side of the Green lies the Horse and Jockey public house; the information on the Conservation Area gives a date of 1908 for the timber-framed frontage but the structure will be earlier⁵. These buildings add to the contribution made by setting to the significance of 10 Chorlton Green.

5.4 Summary of Significance

Key Points of Significance

Number 10 Chorlton Green is significant for:

- Main structure dating from the early 19th century.
- Symmetrical design of front elevation and casement windows at rear.
- Addition of north-west range and half-basement dairy in the second half of 19th century.
- Internally, retention of stone benches in north-west room, a half-basement under the staircase and the additional half basement to the north providing storage for dairy items and space for dairy processing.
- The floor plan of the front range at first floor level and historic late 19th century fireplaces.

Number 10 Chorlton Green retains sufficient of historic interest to justify the listing of the building which is considered to be of high significance overall. The setting is considered to add overall to its significance, although the historic agricultural setting has been lost.

The current Historic England guidance *Conservation Area Designation, Appraisal and Management* contains a check list to identify elements in a conservation area which may contribute to the special interest. A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and value have not been eroded.⁶:

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?
- Is it associated with a designed landscape, eg a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?

⁵ *Chorlton Green and its buildings today* [online]. Available at: https://www.manchester.gov.uk/info/511/conservation_areas/906/chorlton_green_conservation_area/3 [accessed 16.08.22]

⁶ Historic England. *Conservation Area Designation, Appraisal and Management Historic England Advice Note 1* (English Heritage, 2016), 16

- Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

In response to the above questions, it is considered that number 10 Chorlton Green reflects a substantial number of other elements in the conservation area in age, style, materials and form; contributes positively to the setting of adjacent designated heritage assets; illustrates the development of the settlement and, particularly, the historic rural character; has a significant historic association with the historic road layout; reflects the traditional functional character or former uses in the area and its use contributes to the character or appearance of the area. The building is considered to make a positive contribution to the significance of the Conservation Area.

6 HERITAGE PLANNING CONTEXT

6.1 National Planning Policy Framework (2021)

The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990; often referred to as the Listed Buildings Act. This sets out the duty on local planning authorities with regard to listed buildings and any buildings or land within a conservation area, when determining applications for planning permission. It is essential that these legal duties are considered, alongside the contents of the NPPF and other planning policies and guidance.

For listed buildings, the planning authority *'shall have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses'* (section 66).

Listed building consent is required for alterations which are likely to affect the character and special interest (significance) of the building. It is not required for like-for-like repairs, nor for alterations to modern fixtures and fittings which will not affect historic fabric, such as the removal of a modern partition.

The National Planning Policy Framework (NPPF) was revised in July 2021 replacing all former planning policy statements (previous edition NPPFs). *The Planning Practice Guide: Conserving and Enhancing the Historic Environment* should be read in the light of the NPPF and does not comprise policy.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The Government has three interdependent objectives to sustainable development: economic, social and environmental. The latter objective includes contributing to 'protecting and enhancing our natural, built and historic environment.' So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Policies 189-208 are related to conserving and enhancing the historic environment.

The *Planning Practice Guide* states: 'In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'

Policy 193 states: 'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.'

Policies 194 and 195 of the NPPF require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the assets' importance and no more than sufficient to understand the potential impact of

the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Policy 196 states: 'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.'

Policy 197 states: 'In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.'

Policy 199 states: '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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

Policy 200 states: '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. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Policy 201 states: '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:

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

The *Planning Practice Guide* gives guidance on how to assess if there is substantial harm:

'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.'

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm⁷.'

Policy 202 states; '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.'

Policy 205 states: 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

6.2 Manchester City Council Core Strategy

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.

⁷ Department for Communities & Local Government. *Conserving and enhancing the historic environment: Decision-taking: historic environment* [online]. Available at:

<http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/why-is-significance-important-in-decision-taking/> [accessed 13.05.15]

7 HERITAGE IMPACT ASSESSMENT

7.1 The Proposals

Space Architecture and Planning have drawn up proposals for external and internal alterations. This statement should be read in conjunction with the associated drawings.

Taking account of the assessment of significance and Policies 194 and 195 of the NPPF, the impact of the proposal on the aspects of significance and setting of the designated assets is considered below. Number 10 Chorlton Green is listed at Grade II and lies within the Chorlton Green Conservation Area and substantial harm should be exceptional.

7.2 Impact of Changes on the Significance of the Listed Building

This analysis is based on the guidance given within the Historic England *Advice Note 2: Making Changes to Heritage Assets*. In Chapter 3 *Addition and Alteration*, and under *General Points*, the guidance states:

'The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting.⁸

7.2.1 External Alterations

Changes are proposed to the front elevation. Importantly, the modern windows will be replaced with eight-over-eight timber sliding sash windows on the ground floor with four-over-eight on the first floor, reinstated the within existing openings. This change will reinstate the historic appearance of the building.

The impact of the proposal is considered to be strongly beneficial.

It is also proposed to add a low storey to the dairy on the north side. On structural advice, this will be constructed in lightweight, dark grey standing seam cladding, to protect the dairy beneath. The existing stone coping will be retained to visually separate the new fabric from the existing, the first floor will be fitted with an 'up and over' eaves window / rooflight on the front pitch.

Although this will result in the loss of the historic roof and will change the appearance of the structure, it is currently largely obscured by tree growth. The extension would also result in the infilling of two windows, one in the north-west room which is probably historic and another in the north-west range, which appears from disturbed brickwork

⁸ Historic England. *Making Changes to Heritage Assets: Historic England Advice Note 2* (Historic England, February 2016), parag. 41

to have been inserted. This extension is required to provide modern facilities to the house, and it has been designed in a contemporary style, in keeping with best practice for work to historic buildings. Reduction of the ridge height has been considered but would not provide sufficient internal height.

The impact of the proposal is considered to be mildly harmful overall.

Changes are proposed to the rear elevation. It is proposed to add a single-storey extension with a flat roof, constructed with a pale buff brick. Although this will result in the loss of the later 19th century canopy, the extension has been substantially reduced following specialist heritage advice and has again been designed in a high-quality contemporary style.

The impact of the proposal is considered to be mildly harmful overall.

It is also proposed to carefully remove the existing white paint to the ground floor level to expose the historic brickwork.

This will reinstate the historic appearance of the rear elevation and the impact of the proposal is considered to be beneficial.

It is also proposed to repoint all the brickwork, again following specialist heritage advice. This will be undertaken in a lime-based mortar, in a colour sympathetic to the brickwork. This will allow the building to 'breathe' and would be strongly beneficial.

7.2.2 Internal Alterations

It is proposed to replace the existing plaster with insulated lime plaster. While this may result in the loss of any historic lime plaster, it will improve the thermal efficiency of the house and help to reduce its carbon footprint, as well as helping the walls to 'breathe'.

The impact of the proposal is considered to be beneficial overall.

On the ground floor, it is proposed to reinstate the wall in the existing lounge and to reinstate an opening between the lounge and the existing dining room, where it is likely that there was a historic hallway. This will reinstate this part of the historic floor plan and the impact of the proposals is considered to be beneficial.

Also within the lounge, it is proposed to remove the large modern plinth to the front fireplace and to infill the existing shelving unit in the rear chimney breast, which would reinstate its appearance.

The impact of the proposals is considered to be neutral.

It is also proposed to remove the benches in the north-west room to allow access at the mezzanine level above and subdivide the room. This will result in the loss of the historic benches, probably added in the later 19th or early 20th century in response to the growing demand for dairy products, and this part of the floor plan. However, the room was significantly altered at the time with the infilling of a rear external door. A historic building recording could be made as a condition of consent. The impact of the proposal is considered to be moderately harmful overall.

It is also proposed to remove the south wall of the later 19th century north-west range, the enclosed staircase and remove the existing door into the rear lounge for the proposed extension. The existing window in the south wall of the kitchen appears from evidence in the brickwork to have been altered or inserted but the door appears to be historic and will be re-used elsewhere. The staircase is currently the only access to the room above, which severely limits its use. The door into the rear lounge is a plank door but has been significantly altered, with its conversion to a stable door and has modern fittings. Again, a historic building recording could be made as a condition of consent. With the proposed mitigation, the impact of the proposal is considered to be moderately harmful overall.

On the first floor, it is proposed to provide access to the room in the north-west range by inserting a new opening on the existing staircase at half landing level and within the north wall of the early 19th century farmhouse, with a partition in the existing bathroom. Although this will alter the historic floor plan and result in the loss of some historic fabric, it does enable access to this first-floor room from the main staircase and represents a significant alteration to the design following specialist advice. The impact of the proposals is considered to be harmful but would bring the room in the north-west range back into use.



Wall and Benches in North-west Room



Door to South-west Room



Bathroom



Corner of North-west Room



Window in North-West Range

7.3 Overall Impact of Changes

Strongly beneficial changes are proposed to the front elevation, with the fitting of eight-over-eight timber sliding sash windows on the ground floor with four-over-eight on the first floor, which will reinstate the historic appearance of the building. It is also proposed to repoint all brickwork, which will be undertaken in a lime-based mortar and will allow the building to 'breathe'.

Although some of the impacts of other proposals have been identified as causing moderate harm, this constitutes much less than substantial harm in planning terms. The principal benefit of the proposals is that they would provide a sustainable new use for the north-west range.

The proposals are considered to be sympathetic to the character of the listed building and to this part of the Conservation Area and to be beneficial overall to the significance of both the listed building and the Conservation Area.

8 CONCLUSION

The information in Sections 3, 4 and 5 of this report provides an assessment of the significance of number 10 Chorlton Green and its contribution to the Conservation Area. The present building is believed to date from the early 19th century, with a half-basement and north-west range which were added in the second half of the century and a rear store which dates from the mid-20th century. Number 10 Chorlton Green is significant for its main structure dating from the early 19th century; symmetrical design of front elevation and casement windows at rear; addition of north-west range and half-basement dairy in the second half of 19th century; internally, retention of stone benches in north-west room, a half-basement under the staircase and the additional half basement to the north providing storage for dairy items and space for dairy processing; the floor plan of the front range at first floor level and historic late 19th century fireplaces. Number 10 Chorlton Green retains sufficient of historic interest to justify the listing of the building which is considered to be of high significance overall. The building is also considered to make a positive contribution to the significance of the Conservation Area.

Section 6 sets out the legislative and planning policy framework and gives guidance on the circumstances in which consent may be required. Policy 197 of the NPPF sets out the principles guiding the determination of applications for consent relating to heritage assets. This should take account of the desirability of sustaining and enhancing significance, the positive contribution that conservation of heritage assets can make to the establishment of sustainable communities and economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

The assessment of impact on the heritage asset is set out in Section 7 of the report. Pre-application advice has been sought and the present author has provided specialist heritage advice; the design has been altered accordingly where possible. Strongly beneficial changes are proposed to the front elevation, with the fitting of eight-over-eight timber sliding sash windows on the ground floor with four-over-eight on the first floor, which will reinstate the historic appearance of the building. It is also proposed to repoint all brickwork, which should be undertaken in a lime-based mortar and will allow the building to 'breathe'.

Although some of the impacts of other proposals have been identified as causing moderate harm, this constitutes much less than substantial harm in planning terms. The principal benefit of the proposals is that they would provide a sustainable new use for the north-west range.

The proposals are considered to be sympathetic to the character of the listed building and to this part of the Conservation Area and to be beneficial overall to the significance of both the listed building and the Conservation Area. The proposals are considered to comply with national and local planning policy.

The Greater Manchester Historic Environment record has requested that an anonymised version of Sections 1 to 5 be added to the record, in accordance with NPPF Policy 193. A historic building recording could be made as a condition of consent.

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10 APPENDIX: LISTED BUILDING DESCRIPTION

MANCHESTER

SJ89SW CHORLTON GREEN, Chorlton-Cum-Hardy 698-1/8/581 (West side) 03/10/74
No.10 Higginbottom Farmhouse (Formerly Listed as: CHORLTON GREEN, Chorlton-Cum-Hardy (West side) No.1 Higginbottom Farmhouse. Barn to left of No.10 (Higginbottom Farmhouse))

GV II

Farmhouse, now house. Probably early C19; altered. Red brick in Flemish bond, slate roof. Double-depth 4-room plan plus service wing attached to right-hand rear corner and half-sunk dairy in angle. Two storeys and 2 windows, symmetrical; central doorway with pitched wooden canopy and altered door; 2 segmental-headed windows on each floor (all now top-hung casements imitating sashes). Casement windows at rear. Forms group with Gatehouse and bell-turret opposite, and Green's Farmhouse to right.

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