

Heritage Impact Assessment

Islamic Girls High School, High Lane, Chorlton, Greater Manchester

Cube Homes

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Islamic Girls High School, High Lane, Chorlton, Greater Manchester

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Contents

NON-TECHNICAL SUMMARY	1
1 INTRODUCTION	2
2 LEGISLATION, POLICY AND GUIDANCE	3
2.1 GENERAL	3
2.2 CURRENT LEGISLATION	3
2.3 NATIONAL PLANNING POLICY FRAMEWORK	3
2.4 PLANNING PRACTICE GUIDANCE	4
2.5 LOCAL PLANNING POLICY	4
3 METHODOLOGY	7
3.1 GENERAL INTRODUCTION	7
3.2 INFORMATION SOURCES	7
3.3 SITE VISIT	8
3.4 ASSESSMENT CRITERIA	8
4 SITE APPRAISAL	12
5 HERITAGE ASSETS	13
6 HISTORICAL DEVELOPMENT	14
7 STATEMENT OF SIGNIFICANCE	16
7.2 WILBRAHAM ROAD AND EDGE LANE CONSERVATION AREA	16
7.3 ISLAMIC GIRLS HIGH SCHOOL	17
8 IMPACT ASSESSMENT	20
8.1 PROPOSED DEVELOPMENT	20
8.2 OVERVIEW OF IMPACT	20
9 CONCLUSIONS	24
10 REFERENCES	25
FIGURES	26
PLATES	27

List of Figures

Figure 1. Location plan of the study site showing built heritage assets

Figure 2. Extract of the Ordnance Survey 6" map of 1849

Figure 3. Extract of the Ordnance Survey 25" map of 1894

Figure 4. Extract of the Ordnance Survey 25" map of 1907

Figure 5. Extract of the Ordnance Survey 25" map of 1922

Figure 6. Extract of the Ordnance Survey 25" map of 1933

Figure 7. Extract of the Ordnance Survey 1:1250 map of 1955

Figure 8. Extract of the Ordnance Survey 1:1250 map of 1992

Figure 9. Extract of the Ordnance Survey 1:1250 map of 2003

Figure 10. Aerial view of the study site (Google 2022)

List of Plates

Plate 1. View of north facing principal elevation. The former Carlton House is on the right with the east convent extension on the left

Plate 2. View of the west facing elevation of the main building and original outbuilding

Plate 3. North-east facing view of western boundary to the site

Plate 4. View of western extension to the school onto Stockton Road

Plate 5. View along the main (staff) entrance corridor of the school

Plate 6. Cast iron radiator within the main entrance hall

Plate 7. Original fireplaces, ceiling coving and windows amongst modern school fittings

Plate 8. Original cold storage in the basement

Plate 9. External entrance to the basement

Plate 10. Rear elevation of the original Carlton House

Plate 11. Ground floor classroom within the early 20th century convent extension

Plate 12. Decorative wood panelling of the original early 20th century convent chapel

Plate 13. Decorative detail within the original convent chapel

Plate 14. South facing view of the playground and extent of the site

Plate 15. North facing view of the playground towards the original Carlton House and east convent extension

Plate 16. North-west facing view of the mid-20th century school building along the west side of the playground

Plate 17. Yates' map of 1786, showing the approximate location of the site

Appendices

APPENDIX 1 GAZETTEER OF HERITAGE ASSETS

APPENDIX 2 PROPOSED LAYOUT

APPENDIX 3 VISUALISATIONS OF THE PROPOSALS

Non-Technical Summary

Lanpro Services Limited was commissioned by Cube Homes to produce a heritage impact assessment to inform for the retention and redevelopment of the former Carlton House, demolition of the remaining school buildings and redevelopment of the site of the Islamic Girls High School, High Lane, Chorlton, Greater Manchester (centred at SJ 8150 9374) for residential purposes. It is located within the administrative boundary of Manchester City Council.

It addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF. This heritage impact assessment does not consider below ground (archaeological) remains.

The proposed development site is located within the south-east side of the Wilbraham Road and Edge Lane Conservation Area.

It has been assessed that all of the school buildings, except for the original form of the non-designated Carlton House, have no or limited heritage value and are considered to have a neutral contribution to the Wilbraham and Edge Lane Conservation Area. The early 20th century east extension to the former 19th century Carlton House does provide some interest to the streetscape along High Lane due to its external appearance whilst, internally, the Chapel is of some architectural and historical interest. It is considered, however, that the loss of these school buildings would have a neutral effect on the character and appearance of the conservation area.

The oldest of the school buildings, the former 19th century Victorian villa known as Carlton House, is considered to positively contribute to the conservation area in terms of its architectural and historical interests. This will be retained and refurbished, whilst being reinstated to its original appearance as a detached ornamental villa. This has been assessed as having a beneficial effect to the special interest of the conservation area, together with the reinforcement of the historically strong frontage of substantial residential buildings that the proposed semi-detached townhouse and Carlton House will provide. The proposed townhouse will also be reduced in height from Carlton House so as to appear subservient to the original Victorian villa. The replacement of the single storey educational building with a 2.5 storey apartment building on Stockton Street will also have a positive effect within the conservation area, being more harmonious within the residential streetscape and, therefore, beneficial to the character and appearance of the conservation area. The proposals along Acres Road are also considered to contribute to the overall defining characteristics of the conservation area. Whilst the proposed redevelopment will result in the infilling of the playground, this is balanced by the removal of the extant brick boundary wall which, whilst having some historical interest as the Victorian garden wall, is considered to be a detractor from the main character of the interconnecting streets between High Lane and Beech Road and results in a negative obstruction. The proposals along Acres Road have sympathetically responded to the much needed opening up of the street and general concordance of the character of other north/south aligned roads in the conservation area.

On this basis, it is considered that the proposed development will have no harmful impact on the special interest of the conservation area and will result in a number of beneficial effects.

1 Introduction

- 1.1.1 This heritage impact assessment (HIA) has been prepared by Lanpro Services Limited on behalf of Cube Homes to inform the redevelopment of the site at the Islamic Girls High School on High Lane, Chorlton, greater Manchester (hereafter to be referred to as the 'study site'). The proposals include for the retention and refurbishment of the former 19th century Carlton House, demolition of the remaining school buildings and development of the site for residential purposes. It is located within the administrative boundary of Manchester City Council.
- 1.1.2 This HIA has been prepared in compliance with the National Planning Policy Framework (NPPF, December 2023), to identify and provide a description of the significance of heritage assets on or adjacent to the site and the likely effects of development on that significance.
- 1.1.3 The following report makes reference to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance, notably the recently published *HEAN 12: Statements of Heritage Significance* (Historic England 2019), *GPA3: The Setting of Heritage Assets* (Historic England 2017) and *Conservation Principles* (English Heritage 2008) has been consulted to inform the judgements made.
- 1.1.4 The conclusions reached in this report are informed by detailed historic research, a site inspection and the application of professional judgement based on historic, archaeological, architectural or artistic interest.
- 1.1.5 This HIA does not consider below-ground (archaeological) heritage assets.

2 Legislation, Policy and Guidance

2.1 General

- 2.1.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.
- 2.1.2 The national policy framework (NPPF, DLUHC December 2023) states that planning applications should consider the potential impact of the development upon heritage assets which includes both designated heritage assets (for example listed buildings and Conservation Areas) and non-designated heritage assets usually comprising assets recorded on a Local List or the Historic Environment Record.

2.2 Current Legislation

- 2.2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) provides for the protection of listed buildings and Conservation Areas and is largely expressed in the planning process through policies in regional and local planning guidance, as outlined below. This act is the primary legislative instrument addressing the treatment of listed buildings and Conservation Areas through the planning process.
- 2.2.2 Section 66 of the 1990 Act states that *'...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'*.
- 2.2.3 Buildings on the list are graded to reflect their relative architectural and historic interest, based on the below:
- Grade I buildings are of exceptional interest;
 - Grade II* buildings are particularly important buildings of more than special interest;
 - Grade II buildings are of special interest, warranting every effort to preserve them.
- 2.2.4 Section 72 of the 1990 Act adds that *'...with respect to any buildings or other land in a Conservation Area, of any powers under 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'*.
- 2.2.5 As far as Section 72 is concerned, it has previously been established by the Courts that development which does not detract from the character or appearance of a Conservation Area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively 'enhance'.

2.3 National Planning Policy Framework

- 2.3.1 Section 16 of the NPPF (DLUHC December 2023), entitled 'Conserving and enhancing the historic environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.
- 2.3.2 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development,
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
 - Conservation of England's heritage assets in a manner appropriate to their significance.

- 2.3.3 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 200 states that planning decisions should be based on the significance of the heritage asset (and any contribution made by its setting), and that the *‘level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal upon their significance’*. This is supported by paragraph 201 which states that LPAs should take this into account when considering applications.
- 2.3.4 Paragraphs 205-207 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 205 states that where a development is proposed that would affect the significance of a designated heritage asset *‘great weight should be given to the asset’s conservation (and the more important the asset, the greater this weight should be)’*. Paragraph 208 emphasises that *‘where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits’* of the scheme, bearing in mind the great weight highlighted in Paragraph 205.
- 2.3.5 Heritage Assets are defined in Annex 2 of the NPPF as: *‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’*.
- 2.3.6 A Designated Heritage Asset comprises a *‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’*
- 2.3.7 In short, government policy provides a framework which:
- Protects nationally important designated heritage assets,
 - Protects the settings of such designations,
 - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions, and
 - Provides for the recording of sites not significant enough to merit in situ preservation.

2.4 Planning Practice Guidance

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

2.5 Local Planning Policy

- 2.5.1 Manchester City Council’s Core Strategy was adopted in July 2012 and is the key document in the current local plan. Policy relating to heritage is reproduced below;

Policy EN3. 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. Professional Guidance

- 2.5.2 The ClfA *Standard and Guidance for Historic Environment Desk-based Assessment* (2020) provides guidelines and recommendations for best practice in undertaking archaeological desk-based research and assessment.
- 2.5.3 This document has also been prepared in accordance with the general guidelines set out in British Standard 7913:2013 *Guide to the Conservation of Historic Buildings*.
- 2.5.4 Guidance on the implementation and interpretation of historic environment policy has been provided by the Historic England publications *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (GPA2, 2015) and the *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets* (GPA3, 2017).
- 2.5.5 Historic England's GPA2 outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
 - Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment,
 - Understand the significance of the affected assets,
 - Understand the impact of the proposal on that significance,
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF,
 - Look for opportunities to better reveal or enhance significance,
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change, and
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.
- 2.5.6 In order to understand the nature, extent and level of significance GPA2 advocates considering the four types of heritage value an asset may hold, as identified in *Conservation Principles* (English Heritage 2008): *aesthetic, communal, historic and evidential*. However, NPPF (2021) has since provided a definition of significance dependant on the following four interests: *archaeological, architectural and artistic, or historic* (para 2.4.1, above). The following assessment of significance results from a combination of any, some or all of these values and interests.
- 2.5.7 Historic England's GPA3 recognises that whilst setting is not a heritage asset, elements of a setting '*may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*' (para. 4). Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.
- 2.5.8 The Historic England advice note, *Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (HEAN 12, 2019), brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other

consents in providing an understanding of the significance of heritage assets in line with NPPF. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

3 Methodology

3.1 General Introduction

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

3.2 Information sources

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

Table 1: Summary of data sources

Source	Data	Detail
Historic England	Statutory designations and an understanding of their special interest	National Heritage List for England (NHLE), Heritage Gateway
Local Authority	Local plan document and guidance to steer development and conservation	Local Plan, Local Historic Environment Records (HER), Heritage Gateway
Historic Mapping	Indication of the development of settlements and landscape through time	Ordnance Survey (OS) maps from the first edition through to present day, Estate plans, Tithe maps etc.
Online Sources	Web-published local history, grey literature, archival catalogues, social media	British Newspapers Online, The Genealogist, Blackwell's mapping
Archives	Historic archives collections	Historic photographs from the 19 th century through to present day
Libraries	Public and private libraries	Secondary literature including architects' monographs, topographical surveys
Client information	Plans, proposals, design intent and known parameters	Plans, elevations and sections of existing buildings, proposed development plans, other technical reports

3.3 Site visit

- 3.3.1 A site visit was undertaken on 2nd September 2022, 29th March 2023 and 2nd June 2023 to provide an assessment of the character of the study site and surrounding search area and appraise the potential impact of the proposed development on any heritage assets (Plates 1-16).

3.4 Assessment Criteria

Significance

- 3.4.1 NPPF defines significance as:

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

- 3.4.2 Historic England's *Conservation Principles* (previously English Heritage, 2008) identified four high level values: evidential, historic, aesthetic and communal. NPPF (2023) defines significance in the planning context as resulting from the heritage interest of an asset determined by the following:

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

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

- 3.4.4 There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case-by-case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset's significance.

- 3.4.5 In relation to a recognised heritage asset, the production of this HIA also takes into account the contribution which the historic character and setting makes to the overall significance of the asset.

- 3.4.6 The relative contribution of the heritage values to the significance of the heritage asset(s) are graded as either high, medium, low, neutral/negligible (informed by ICOMOS (2011) and Historic England guidance) and illustrated in Table 2, below.

Table 2: Significance of a heritage asset

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

Setting

3.4.7 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.

3.4.8 Historic England's GPA3, The Setting of Heritage Assets Setting (2017), was used to inform the methodology for this assessment. The guidance recommends that a systematic and staged '5-step process' to assessment should be adopted, to which this HIA has adopted steps i) to iv):

- i. identify which heritage assets and their settings are affected,
- ii. assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated,
- iii. assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it,
- iv. explore the way to maximise enhancement and avoid or minimise harm,
- v. make and document the decision and monitor outcomes.

3.4.9 The production of this HIA has taken into account the physical and sensory surroundings of the asset, in order to understand the contribution 'setting' makes to the heritage significance of the asset(s). This has included topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the site, along with key views, and the extent to which setting may have already been compromised.

3.4.10 The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

Definition of Harm

3.4.11 Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial (paragraphs 207 and 208).

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

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

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

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

Methodology for assessing harm

3.4.14 Heritage impact is defined as the potential level of harm or benefit to special architectural or historic interest caused by proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. The NPPF does not prescribe a format or title for analyses of heritage significance and/or impact. The following methodology is based on the guidance set out in HEAN12 (2019):

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

Assessment of impact

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

Avoiding Harmful Impact(s)

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

Enhancing Significance

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

Justification for harmful impacts

- 3.4.18 Where a proposed development will lead to substantial or less than substantial harm, the proposals must achieve substantial public benefits that outweigh that harm or weigh the harm against the public benefits, respectively (NPPF paragraph 201 - 203). The proposals will be justified under the NPPF's sustainable development criteria of social, economic or environmental.

4 Site appraisal

- 4.1.1 The study site comprises the Islamic Girls High School buildings and playground, an area equating to c. 0.4ha, located to the south of High Lane, Chorlton-cum-Hardy (Chorlton), on the south side of the city of Manchester (centred at NGR SJ 8150 9374). The surrounding urban context is inherently residential in character, comprising a mix of compact workers' terraces to the south and east, larger terraces and semi-detached housing to the west and more imposing semi-detached villas to the north, all of later 19th century and early 20th century date.
- 4.1.2 It is bound on its east side by Acres Road and on its west by the rear of residential properties lining Stockton Road. To the south, the site is bound by a rear alley to the properties fronting Hardy Avenue.
- 4.1.3 The main school buildings within the site are arranged in an L-shape, with the original Carlton House and its early 20th century east extension located behind the school car park fronting High Lane. The mid-20th century range extends southwards, to the rear of properties along Stockton Road. A later 20th century east/west extension runs out towards a side entrance on Stockton Road. The large playground occupies the remainder of the site within the central, western and southern portions, and is bound by a high brick wall which diminishes in height northwards along Acres Road.
- 4.1.4 The study site is generally level at c. 28m above Ordnance Datum (aOD).

5 Heritage Assets

- 5.1.1 The Historic England National Heritage List for England (NHLE) and the Greater Manchester Historic Environment Record (HER) have been consulted regarding built heritage assets within the study site and the surrounding [250m] search area (Figure 1). The radius of the search area has been determined based on the prevailing circumstances within the surroundings, the nature of the proposals and professional judgment, as suitable for determining the potential impact of the proposed scheme on designated heritage assets. It is, therefore, consistent with paragraph 194 of the NPPF, in providing a level of detail proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 5.1.2 The study site is located within the Wilbraham Road and Edge Lane Conservation Area (Figure 1). The impact of the proposed development on the special interest of the conservation area will be assessed.
- 5.1.3 There are four Listed Buildings within the surrounding 250m search area (Figure 1) [all of which are Grade II (Appendix 1, Figure 1). The nearest to the study site is the Roman Catholic Church of Our Lady and St John (NHLE 1450142, HER 17245.1.0) which is c. 110m to the west. To the west of this is the Church of St Clement (NHLE 1254463, HER 976.1.0) c. 210m from the study site. The two remaining listed buildings are to the north-west of the study site with Chorlton War Memorial (NHLE 1432791, HER 17004.1.0) at a distance of c. 220m and the Lloyd and Platts Hotel (NHLE 1096127, HER 15547.1.0) at a distance of c. 215m. These listed buildings have been scoped out of further consideration as they are screened from the study site by the surrounding urban context. Their significance will remain unaffected by the proposed development.
- 5.1.4 In addition to the designated heritage assets, the Greater Manchester HER also records an additional three built heritage assets within the surrounding 250m search area (Appendix 1, Figure 1). These include Chorlton Village Core (HER 2060.1.0), Green's Farmhouse (HER 8339.1.0) and the Horse and Jockey Inn (HER 9723.1.0). Chorlton village core is the closest recorded HER asset at c. 60m to the east and contributes to the understanding of the site in terms of the surrounding historical development. However, none of these heritage assets will be assessed further as they are not considered sensitive to the proposals within the study site due to intervening buildings preventing intervisibility.
- 5.1.5 Manchester City Council do not maintain a 'local list' of non-designated heritage assets nor do they have a published criteria for the selection of such heritage assets.

6 Historical Development

- 6.1.1 This section provides an overview of the study site and the historical background relevant to an understanding of the site and its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the study site's historical development and heritage potential in accordance with the NPPF.
- 6.1.2 The present-day Manchester suburb of Chorlton-cum-Hardy incorporates the historic settlements of Chorlton, Hardy, Barlow and Martledge. Chorlton was first recorded as *Cholreton* in 1243, the placename for which is believed to derive from the Old English meaning '*farmstead of a man called Ceolfrið*' (Mills 2011, 114) and was part of the Withington Manor. There is no record of the name Chorlton-cum-Hardy before 1700 and was more formally adopted by Victorian property developers in the late 19th century to differentiate this Chorlton from Chorlton-on-Medlock.
- 6.1.3 Until the late 19th century, Chorlton (HER 2060.1.0) was a relatively large settlement dispersed along three main roads comprising Barlow Moor Road, Whitelaw Road and High Lane, shown on Yates' map of 1786 (Plate 17). The study site, located on the south side of High Lane, appears to be undeveloped during the late 18th century.
- 6.1.4 The first map to show the study site in detail is the 1847 tithe map of Chorlton (not illustrated) which shows the study site as one of numerous regular strip plots laid out between High Lane in the north and Beech Road in the south. The plot in which the study site is recorded on the accompanying apportionment is described as a 'garden', at the north end of which was a structure, and the site extends westwards into the adjacent meadow plot. Census records for around the mid-19th century indicate that the study site was in use as a market garden.
- 6.1.5 The 1849 6" Ordnance Survey (OS) map (Figure 2) provides more detail regarding the layout of the plots, roads and buildings at this time than the tithe map, showing the structure at the north end to be High Lane Cottage. The study site is also shown to comprise two formal garden plots. A number of similar plots are also shown to the south of the study site and contained within the limits of the original regular strip plot between High Lane and Beech Road. High Lane Cottage is likely to have been early 19th century in origin as it is not recorded on Yates' map of 1786 (Plate 17), unlike Granthams Buildings to the north-east. The 1849 OS map shows the area surrounding the site to be rural with dispersed farmsteads and cottages along the main routes.
- 6.1.6 At this time, the railway was extended out from Manchester to Stretford to the west of Chorlton in 1849. The attraction of living outside of the industrial centre of Manchester but within easy reach via the train for the wealthy industrialists resulted in grand Victorian villas being built along Edge Lane in Stretford and eventually High Lane into Chorlton. The census for 1871 records a 'Carlton House' on the study site for the first time, occupied by a 44 year old widow and her children aged between 13 and 25. This includes her two sons (both recorded as butchers) and her three daughters. Also in residence were her son-in-law and one year old granddaughter, plus domestic servants.
- 6.1.7 In 1869 Edge Lane was extended eastwards to create the east/west Wilbraham Road (now the A6010), north of the study site. By 1880 a station was opened in Chorlton on the Midland Railway line which attracted further development to the east, centred on the Barlow Moor Road and Wilbraham Road crossroads. The 1894 25" OS map (Figure 3) clearly shows extensive development of the surroundings of the study site since the 1849 OS map. High Lane Cottage is no longer extant and has been replaced by Carlton House, which is one of a series of large villas fronting High Lane. The piecemeal or phased development infilling each of the strip plots in turn is evident in the developing street pattern lined with rows of workers' terraces or semi-detached

villas. However, the relatively large garden plot formerly recorded on the tithe map within the study site remains undeveloped, apart from an outbuilding and glasshouse to the rear of Carlton House.

- 6.1.8 The expanding industries found within and around the growing suburbs of Manchester attracted Irish immigrants, particularly for employment in small-scale horticulture, farming and domestic service. This saw a rise in Roman Catholicism and, by the early 20th century, St Augustine's church and a convent school were established on High Lane. The convent is shown on the OS 25" map of 1907 (Figure 4) within the study site and occupying the former Carlton House. This was home to the order of The Sisters of the Christian Retreat. A small outbuilding is shown to the south of the convent and the west portion of the study site is located within the rear gardens of the villa to the west. The remainder of the study site is an undeveloped garden.
- 6.1.9 Additional glasshouses and outbuildings are shown on the OS 25" map of 1922 (Figure 5). Otherwise, there is little change to the site. However, by 1933 (Figure 6) the site is recorded as a 'High School (Girls)', for which the eastward extension to the former Carlton House has been built and the original outbuilding has been extended southwards. Whilst the area of the late 20th century west extension is still occupied by rear gardens to the adjacent villa, the remainder of the study site has been divided, presumably for various outdoor activities.
- 6.1.10 By the mid-20th century, the site is shown as a 'Convent High School' and has been extended further, with tennis courts marked in the south-west corner of the study site (Figure 7). The school was extended further still along the west side of the playground and into the west portion of the study site fronting Stockton Road by the late 20th century (Figure 8), and was known as Chorlton High School.
- 6.1.11 The convent high school moved out of the study site in 1991, which was thereafter occupied by the Islamic High School for Girls (Figure 9). The form or layout of the buildings remains unchanged to the present day (Figure 10).

7 Statement of Significance

- 7.1.1 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 200, NPPF 2023) is, therefore, fundamental to understanding the scope for and acceptability of change.
- 7.1.2 Based on the above evidence in Sections 5 and 6 and the on-site assessment, and in accordance with Steps 1 and 2 contained in GPA3: *The Setting of Heritage Assets* (Historic England 2017), the following section contains an assessment of the significance of those heritage assets considered to be potentially sensitive to or impacted by the proposals.
- 7.1.3 One designated heritage asset will be directly affected by the proposed development of the study site, the Wilbraham Road and Edge Lane Conservation Area. This will be considered in more detail below.
- 7.1.4 The non-designated former Carlton House will also be directly affected by the proposals and will be assessed further, along with the school as a whole.

7.2 Wilbraham Road and Edge Lane Conservation Area

- 7.2.1 The study site is located within the south-eastern extent of the Wilbraham and Edge Lane Conservation Area. The conservation area extends from the junction where Wilbraham Road meets Edge Lane in the west, with Edge Lane becoming High Lane along its east half. Properties to the north-west of the Islamic Girls High School, on the north side of High Lane, are incorporated within the conservation area although those to the north-east are outwith and within its setting (Figure 1).
- 7.2.2 Whilst there is no published character appraisal and management plan for the conservation area, the Manchester City Council website does provide a brief appraisal of its special interest and recommendations for proposed development designs (www.manchester.gov.uk/info/511/conservation_areas/1398/wilbraham_road_edge_lane_conservation_area).
- 7.2.3 The character and appearance of the conservation area is defined by the historical development of the area, which saw the suburban settlement expand piecemeal into single linear agricultural plots in turn during the 19th century. This has consequently dictated the street pattern, with many of the outlines of the original fields shown on the 1849 OS map (Figure 2) still evident in the street layout as a result. Where the plots fronted onto the main arterial routes, such as High Lane, many of the larger villas sought to occupy these prime locations, with rows of terraces or semi-detached villas orientated to run the length of the linear plots.
- 7.2.4 The rectilinear street pattern has, therefore, also defined the relationship of the buildings to each other and any open areas or spaces. There are no public realm open areas. Instead, the street corridors are dominated by the road structure and are characterised by front gardens, mature trees and brick or stone boundary walls with related gateposts. The rear gardens can often be viewed from the roadside as well as between the buildings. These relationships are crucial to the character and appearance of the conservation area.
- 7.2.5 Whilst the conservation area has surprisingly few listed buildings, there are many attractive properties that are of a high architectural and historic quality that make a positive contribution to the streetscape. The predominant materials are the typical Manchester red/orange brick with buff coloured sandstone dressing. Many buildings also incorporate blue brick to provide detailing, with some rendered to create contrasting surfaces. Roofs are mostly Welsh slate, with rooflines punctuated by dormers, pikes and chimneys. A prevalent feature throughout the

conservation area is the use of bracketed eaves supporting overhanging pitched roofs. Fenestration details comprise mainly timber vertical sliding sashes with a predominant use of bays and oriels.

7.2.6 A number of the properties within the conservation area have been modified during the later 20th and early 21st centuries which has led to a loss of features that are considered to positively contribute to its character and appearance or even detract from it. This has a negative effect on the streetscape and includes the loss of original boundary walls and gateposts and the replacement in some cases by weakly defining fencing or modern walling material. Also, the replacement of the original timber windows with modern PVCu windows result in a flat appearance within the elevations of the buildings and are out of context. There are also instances of the original external floor surfaces being replaced with bland alternatives, such as expanses of tarmac.

7.2.7 The Wilbraham and Edge Lane Conservation Area is considered to have a medium level of significance due to its architectural and historical interests, having developed as a commuter suburb in a piecemeal fashion defined by its earlier agricultural origins. This form of development resulted in its current street pattern, and its rapid expansion fuelled by the growing middle classes of the 19th and early 20th centuries is reflected in the large number of high quality Victorian and Edwardian villas.

7.3 Islamic Girls High School

7.3.1 Occupying a long rectangular plot stretching back almost due south from High Lane, the complex comprises several buildings of differing dates and styles which have been added to and extended over time. Two of the structures date to the later 19th century, Carlton House and an L-shaped outbuilding to its south-west. The latter outbuilding is now incorporated into later structures on the west side of the complex and adversely modified, thus severely limiting any heritage value. The plot is bound by red brick walls, large stretches of which are original in appearance, along the west, south and east sides, with a low stone wall bounding the plot on High Lane.

7.3.2 The former Carlton House is characteristic of the conservation area, constructed from red brick with bracketed eaves supporting the overhanging pitched Welsh slate roof and four brick chimneys. The principal elevation onto High Lane is three bays wide and the most decorative of its elevations. A stone plinth is visible which appears to continue around the side. The flanking bays comprise canted ground floor bay windows fenestrated with sliding sashes (some with leaded and stained glazing) with stone sills and lintels, each having a decorative slate roof topped with decorative foliate wrought iron railings. The central bay projects slightly together with each corner of the building.

7.3.3 The central bay houses the main entrance which has a projecting richly decorated porch reached via stone steps, with flanking decorative brick piers topped with decorative pier caps. Short lengths of decorative panels flank the steps. The porch has a rounded arch with decorative keystone and exhibits white painted moulding and carved and moulded brick detailing. The porch has a flat roof with a decorative parapet which is identical to that on the steps.

7.3.4 The upper floor is less decorative and contains eight tall window apertures in a three - two – three arrangement with segmental arches and stone sills. Above the windows is a frieze with decorative brackets supporting substantial timber gutters.

7.3.5 The remainder of the building is much plainer, being constructed of lower grade brick and plain windows, many of which have been replaced. There is a flat roofed extension to the rear elevation.

- 7.3.6 Internally, most spaces and rooms of Carlton House have decorative elements, including plaster ceiling roses, cornices, fireplaces, cast iron radiators and other decoration. Much of this appears to form part of the original scheme and further elements appear to be covered with later fabric.
- 7.3.7 Carlton House was extended to the east sometime between 1922-33 as part of its conversion into a school. This comprises a three bay brick structure, each bay separated by brick piers, with slightly lower tiled roofline than the adjacent former Carlton House, and a small single storey extension to the rear. It is fenestrated with segmental arched windows with casements, with those on the first floor being smaller than those on the ground floor. The ground floor windows appear to have all been leaded and stained, although some panes have been replaced with a plain alternative. Four bands stretch across the principal and east elevation in a finer quality brick, at the top and sill line of the fenestration on the ground and first floor. As these return on the east elevation, there is an additional band at near gable top height. The easternmost room of the extension is currently used as a prayer room but was originally the chapel and is decorated with what appears to be imported ornamental gothic wall panelling.
- 7.3.8 To the west of Carlton House is an L-shaped 19th century outbuilding constructed from plain red brick which contains within the north gable elevation a window with substantial hood mould. This, together with the adjacent structures, incorporate a brick curtain wall which is probably contemporary with Carlton House. The outbuilding was extended in the early 20th century, part of which includes a hall with distinctive painted trusses, and was divided for use as a kitchen and pupil changing rooms. There is little remaining of the original structure, both internally and externally.
- 7.3.9 The remaining school buildings to the rear of Carlton House are constructed from variations of red brick with slate roofs, glazed with a mixture of timber, steel and PVCu casement windows and constructed in phases throughout the 20th century. A decorative mosaic depicting the Virgin Mary (now covered) is located at the Stockton Road entrance, and forms part of the last phase of extension to the school. The interiors of these buildings are plain with some areas of parquet flooring.
- 7.3.10 The purpose-built school buildings are, for the most part, functional and have little heritage value other than some historical interest in terms of the reflection of developing educational practices and how this is represented in the buildings throughout the 20th century. There is also limited or neutral contribution to the character and appearance of the Wilbraham and Edge Lane Conservation Area.
- 7.3.11 The early 20th century east extension to the former Carlton House is of some low level heritage value due to the use of some relatively simplistic decorative architectural elements, such as the external brickwork features and stained glass windows. The extension provides some architectural interest to the streetscape. It is also of an appropriate scale, mass and height characteristic of buildings within the Wilbraham and Edge Lane Conservation Area. Internally, whilst there is otherwise little of particular architectural note, the exception is the decorative chapel room which is of architectural and potential historical interest.
- 7.3.12 The former Carlton House is of the most heritage value within the school complex and, therefore, significance within the site. Whilst its function has drastically altered, from one of a residential nature to that of a school, since the middle of the last century, the well-preserved extant internal and external architectural features and fittings contribute to its architectural interest. Most of its form and layout has been preserved and its use as a Victorian commuter's suburban residence can still be understood from the servants' quarters in the attic space through to the original storage in the basement. It, therefore, has historical and archaeological interest.

- 7.3.13 The once Victorian villa is not designated, nor is it locally listed. However, its location within the Wilbraham and Edge Lane Conservation Area provides some heritage value. Carlton House positively contributes to the character and appearance of the conservation area. Originally, the detached villa was set back from the road within its own grounds and behind a low front wall along High Lane. The retained high quality architectural detailing is one of the finer examples along this stretch of High Lane at least, although this is somewhat diminished by the car park within the frontage, the loss of detailing to the boundary wall in elements such as gateposts and the lack of any landscaping or mature vegetation. Nevertheless, the former Victorian villa is characteristic of the conservation area in terms of its scale, height and massing.
- 7.3.14 The grounds of Carlton House had originally occupied a linear plot that was formerly an agricultural (market garden) plot fronting High Lane, and one of the largest within the area during a time when the surrounding area was developing rapidly, and open space was at a premium. Within its present day densely developed surroundings, the size of the open area of the playground is, therefore, unusual. From a streetscape perspective, the appreciation of the openness is negated by the high red brick walls bounding its south and east which, in turn results in an enclosed narrow sense of place along the north portion of Acres Road.

8 Impact Assessment

8.1 Proposed Development

- 8.1.1 The proposals are for 22no high quality, energy efficient and sustainable new homes comprising 14no four bedroom townhouses fronting Acres Road and High Lane, 6no two-bedroom apartments fronting Stockton Road, and the retention and refurbishment of Carlton House on High Lane, which will be converted into two dwellings. The proposed layout is presented in Appendix 2, with relevant visualisations in Appendix 3 of High Lane, Stockton Road and Acres Road. Details of the proposals are provided in the application and should be consulted for further information.

8.2 Overview of impact

- 8.2.1 Local authorities have a duty under the 1990 Planning (Listed Buildings and Conservation Areas) Act (section 66[1]) to have special regard to the *'desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'*. The NPPF expects local authorities to have access to significance and impact assessments to inform these duties (paragraphs 200 and 201).
- 8.2.2 Impact is assessed according to different levels, from neutral to beneficial with a range of degrees of harm, from slight to substantial. Where substantial harm will be caused, for example by the total demolition of a listed building or a building that contributes to the character of a conservation area, local authorities should normally refuse consent, unless the criteria set out in the NPPF are met (paragraph 207). For proposals where the harm is 'less than substantial', the Local Authority is expected to weigh the harm to significance against the public benefits of the scheme.
- 8.2.3 Overall, the layout of the proposed residential development has been designed to reflect the historic street layout of the area that resulted from the former field divisions. This layout dominates the character and appearance of the mostly residential conservation area. Carlton House will be retained and refurbished at the north end of the site, whilst the early 20th century eastern extension will be replaced with two semi-detached townhouses. Lining Acres Road is a row of 12no townhouses, with apartments on Stockton Road.
- 8.2.4 The materials palette throughout has also been designed to reflect those of the buildings that contribute to the character and appearance of the conservation area. The houses will be of red brick, with some including buff artstone detailing (Acres Road) and the apartments on Stockton Road will include a blue brick soldier course.
- 8.2.5 The retention of Carlton House provides an historic anchor to the development of the once linear grounds to the house. As one of the earliest villas along High Lane, this is reinforced by the highly decorative principal elevation which is still relatively original in appearance. The removal of the eastern extension will return it to its original detached form, as well as its intended use for residential purposes. The large villa will have once been run by a small number of domestic staff, which were also accommodated within the gantry of the house. As with many of the villas along High Lane, the provision of such large accommodation is not suitable for modern living, and many have been subdivided. In this case, the proposals include for the division of Carlton House into two dwellings.
- 8.2.6 The subdivision of Carlton House has been carefully considered so as to retain the appearance of the villa within the streetscape as a prominent Victorian villa. The east and much of the central portions of the villa provide one dwelling, with the second occupying the west side, with further provision in the form of extensions to the west and rear. Whilst the present internal layout will be modified to accommodate the two dwellings, this will include the removal of the modern

partitions, and perforating some of the original walls. However, with most of the fabric of the original walls remaining, it will be possible to read much of 19th century residence's form and use of space. The east dwelling will access the original main entrance and will make use of the main original stairway to upper floors. A stairwell in the rear south-east corner will provide access to the east side of the basement. The west dwelling will access the basement using the present original central stairway.

- 8.2.7 A flat roofed two storey rear extension across the entire extent of Carlton House will provide additional living space, replacing the extant small modern single storey rear extension to the south-east. Architectural details from the principal elevation will be incorporated within the rear, such as the bracketed eaves and brick detailing, which will also be returned on the east elevation of the villa that will be reinstated. Presently, the appearance of the rear of the villa shows a number of modifications and unsympathetic additions. Furthermore, a rear dormer will also be provided which will replace the current attic rooflights to the rear. Whilst there are precedents within the conservation area of dormers, the design has sought to locate these to the rear and overlooking the internal area of the proposed development, thereby retaining the original appearance of the two storey principal elevation from High Lane.
- 8.2.8 The second, west side dwelling of Carlton House will be accessed by the proposed western extension. This will replace the remains of the extant original L-shaped extension whilst seeking to incorporate a modern emulation of its gable-fronted appearance. The extension will use a similar material palette, with a complimenting black fascia and rainwater goods and comparably proportioned fenestration to Carlton House. Architectural details from Carlton House will also be adopted, such as the bracketed eaves, brick string courses and the stone plinth. The proposed extension is set back from the build line of Carlton House, of a lower height and adjoined with a glass-fronted entrance, which presents as a subservient extension to the main house. Its modern appearance also allows for the original detached villa to be read and understood.
- 8.2.9 This reinstatement of Carlton House will maintain the strong historic frontage comprising large, mainly detached ornamental villas, within the streetscape along High Lane. Whilst the early 20th century east extension to Carlton House does provide some interest to the streetscape along High Lane due to its external appearance, it is considered to be a neutral structure within the conservation area, with no positive contribution nor detracting effects. This extension will be demolished and replaced with two semi-detached 2.5 storey four-bedroom townhouses designed as a modern interpretation of the Victorian and Edwardians villas that characterise the main arterial routes through the conservation area, but will tie in references to historical; architectural elements such as soldier course detailing. The scale (Appendix 3) will be similar to that of Carlton House and set back to the same build line, reinforcing the strong frontage of substantial buildings that contributes to the conservation area's appearance. However, the height of the eaves will be lower with the north facing elevation appearing more subservient to the original Victorian villa, allowing Carlton House to remain one of the more dominant features in this section of streetscape.
- 8.2.10 To the front of both the semi-detached townhouses and Carlton House will be residents' parking which will also be landscaped, set behind the extant stone wall. Historically, the set back of the larger dwellings along High Lane behind generously sized semi-private garden plots, now mostly used for parking, is a characteristic of the conservation area, together with the opportunity for openness and trees and greenery that these provide due to the lack of open public realm spaces. The stone wall, a feature along the wider thoroughfares in comparison to the brick walls used in the smaller north/south interconnecting streets, will be made good and the east end will curve in towards Acres Road, replicating the splay provision of the boundary wall on the north-east end of Acres Road.

- 8.2.11 On the west side of the proposed development, the single storey school building that is accessible from Stockton Road will be demolished and replaced by an apartment building that will be more befitting in scale, height and mass, as well as its residential use to the streetscape (Appendix 3). The design of the Stockton Road facing elevation lends itself, in appearance, to a modern semi-detached dwelling, with two outer bays and a central entrance. As with High Lane, the layout is designed to respect the historic build line along Stockton Road set behind the extant brick wall, which will be retained, bounding the garden space. The narrower north/south aligned streets are less generous in proportions regarding both the dwellings and garden plots than those along High Lane, with the build line much closer to the street frontage. Hence, this results in limited off-street parking within the front plots which are, instead, occupied by various trees and greenery.
- 8.2.12 In order to maintain the appearance of the streetscape along Stockton Road, as a garden fronted residential building, residents' parking for the apartment building is to the rear and, therefore, screened. This also provides a separation and openness from the rear of the properties fronting Acres Road. Access is provided around the north of the apartment building, which allows a set back from the Passivhaus building at no 1a Stockton Road to its north.
- 8.2.13 The remainder of the proposed development will see the demolition of the linear arrangement of later 20th century single storey school buildings along the west side of the playground. It has been assessed that these school buildings have no or limited heritage value and have a neutral contribution to the Wilbraham and Edge Lane Conservation Area. The historic brick bounding wall along Acres Road will also be removed, although that section to the rear of the properties along Hardy Avenue will be retained. Whilst this wall does have some historic interest relating to the former use of the playground as a garden, it has a detracting effect along Acres Road in that its height and impermeability serves to enclose and narrow further the west side of the road, with sufficient space only for a pavement aligning the east side. The sense of place is very different from the similar parallel interconnecting streets between High Lane and Beech Road to the south which, due to the two rows either side of garden fronted properties and aligning pavements, which provides an impression of being more open.
- 8.2.14 The conservation area is characterised by dense linear residential development with no public realm open space. Therefore, proposals for the development of the playground have been carefully considered during the design of the proposals in order to redistribute the 'openness' from one that is exclusive to the use of the school and, due to the high brick boundary wall, limits its appreciation, to one that can be valued more publicly. The proposals for the site along Acres Road references the historical linear development to include three rows of four townhouses set back from the street frontage but with space to the rear. The organisation of the houses in rows mimics the workers' terraced housing that aligns the east side of Acres Road. These workers' houses are, again, characteristically garden fronted but the plots are smaller in size even from those on Stockton Road and provide no capacity for off street parking. Consequently, fronting the proposed townhouses is a slightly larger plot than those opposite which provides provision for off street parking. Trees will line the frontage of the proposed townhouse development, with intermittent hedge planting and a small green space. This will be further fronted by a pavement continuing from the south portion along the west side of Acres Road, adding to the widened approach to the north end of the street and a more open nature.
- 8.2.15 To conclude, it has been assessed that all of the current school buildings, with the exception of the original form of Carlton House, have a neutral contribution to the special interest of the conservation area. The loss of these buildings can be mitigated through detailed recording of their form and layout prior to demolition. The reinstatement and refurbishment of Carlton House as a detached, by all appearances, single dwelling will be a beneficial effect to the special interest of the conservation area, together with the reinforcement of the historically strong

frontage of substantial residential buildings that the proposed semi-detached townhouse and Carlton House will provide. This also accords with the replacement of the single storey educational building with the apartment building on Stockton Street which is more harmonious within the residential streetscape and therefore beneficial to the character and appearance of the conservation area. The proposals along Acres Road are also considered to contribute to the overall defining characteristics of the conservation area. Whilst the proposed redevelopment will result in the infilling of the playground, this is balanced by the removal of the brick wall which detracts from the main character of the interconnecting streets and results in a negative obstruction. The proposals along Acres Road have sympathetically responded to the much needed opening up of the street and general concordance of the north/south aligned roads in the conservation area.

- 8.2.16 On this basis, it is considered that the proposed development will have no harmful impact on the special interest of the conservation area and will provide numerous beneficial effects.

9 Conclusions

- 9.1.1 This heritage impact assessment has been prepared to inform proposals for the demolition of school buildings and the residential redevelopment of the Islamic Girls High School, High Lane, Chorlton, Greater Manchester. It addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF. This heritage impact assessment does not consider below ground (archaeological) remains.
- 9.1.2 The proposed development site is located within the south-east side of the Wilbraham Road and Edge Lane Conservation Area.
- 9.1.3 It has been assessed that all of the school buildings, except for the original form of the non-designated Carlton House, have no or limited heritage value and are considered to have a neutral contribution to the Wilbraham and Edge Lane Conservation Area. The early 20th century east extension to the former 19th century Carlton House does provide some interest to the streetscape along High Lane due to its external appearance whilst, internally, the Chapel is of some architectural and historical interest. It is considered, however, that the loss of these school buildings would have a neutral effect on the character and appearance of the conservation area.
- 9.1.4 The oldest of the school buildings, the former 19th century Victorian villa known as Carlton House, is considered to positively contribute to the conservation area in terms of its architectural and historical interests. This will be retained and refurbished, whilst being reinstated to its original appearance as a detached ornamental villa. This has been assessed as having a beneficial effect to the special interest of the conservation area, together with the reinforcement of the historically strong frontage of substantial residential buildings that the proposed semi-detached townhouse and Carlton House will provide. This also accords with the replacement of the single storey educational building with a 2.5 storey apartment building on Stockton Street which is more harmonious within the streetscape and, therefore, beneficial to the character and appearance of the conservation area. The proposals along Acres Road are also considered to contribute to the overall defining characteristics of the conservation area. Whilst the proposed redevelopment will result in the infilling of the playground, this is balanced by the removal of the extant brick boundary wall which, whilst having some historical interest as the Victorian garden wall, is considered to be a detractor from the main character of the interconnecting streets between High Lane and Beech Road and results in a negative obstruction. The proposals along Acres Road have sympathetically responded to the much needed opening up of the street and general concordance of the character of other north/south aligned roads in the conservation area.
- 9.1.5 On this basis, it is considered that the proposed development will have no harmful impact on the special interest of the conservation area and will result in a number of beneficial effects.

10 References

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Historical Mapping

Yates' map of Lancashire, 1786

Ordnance Survey 1849 6" map

Ordnance Survey 1894 25" map

Ordnance Survey 1907 25" map

Ordnance Survey 1922 25" map

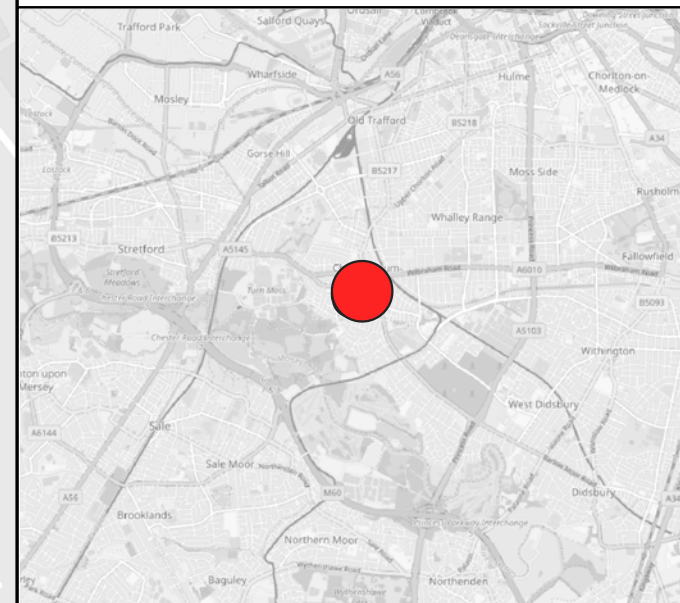
Ordnance Survey 1933 25" map

Ordnance Survey 1955 1:1250 scale map

Ordnance Survey 1992 1:1250 scale map

Ordnance Survey 2003 1:1250 scale map

Figures

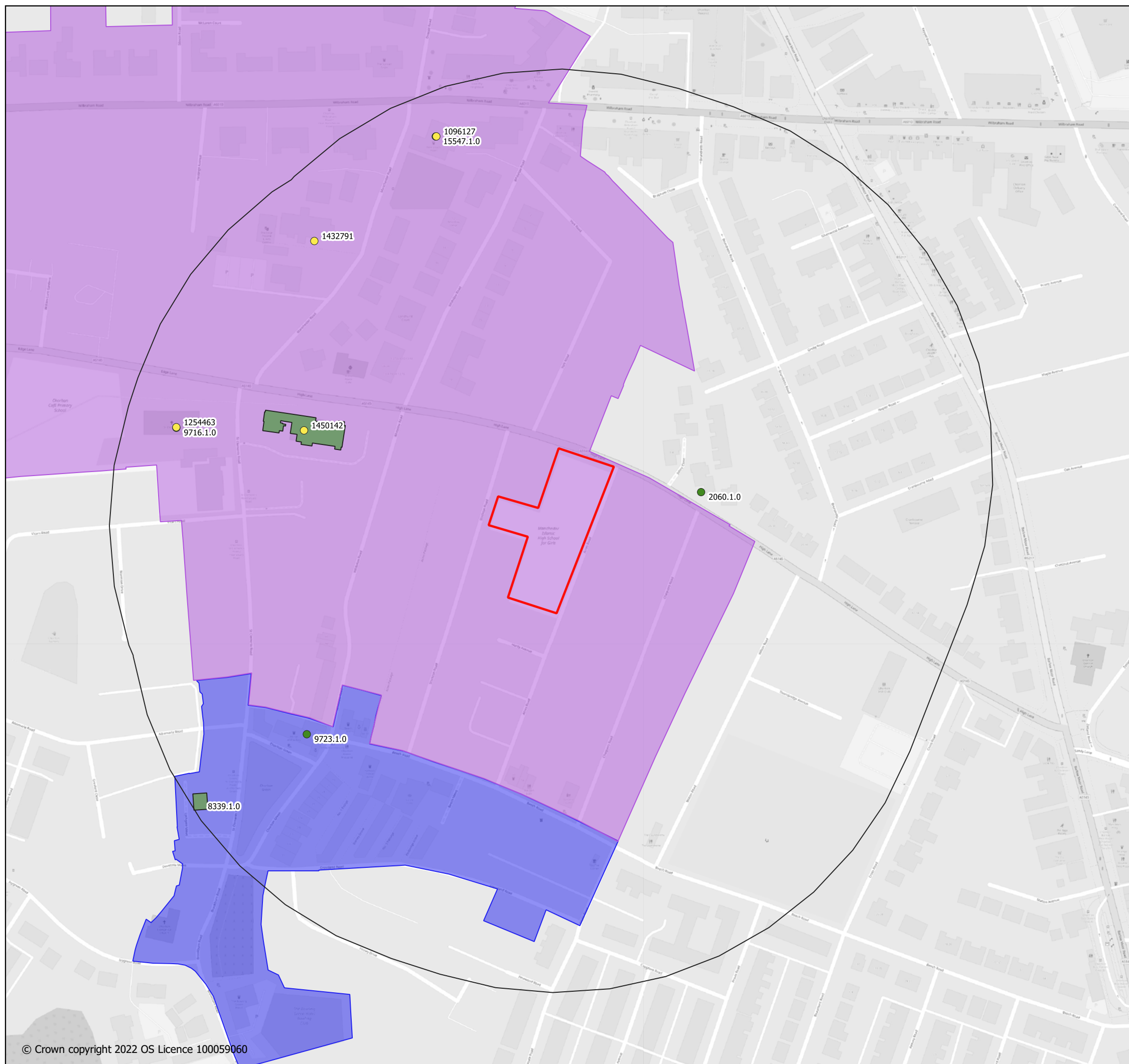


- Study site
- Study area
- HER assets
- Grade II listed buildings
- Conservation Areas:
- Wilbraham Road and Edge Lane
- Chorlton Green



0 50 100 150 m

Figure 1. Location plan of the study site showing built heritage assets



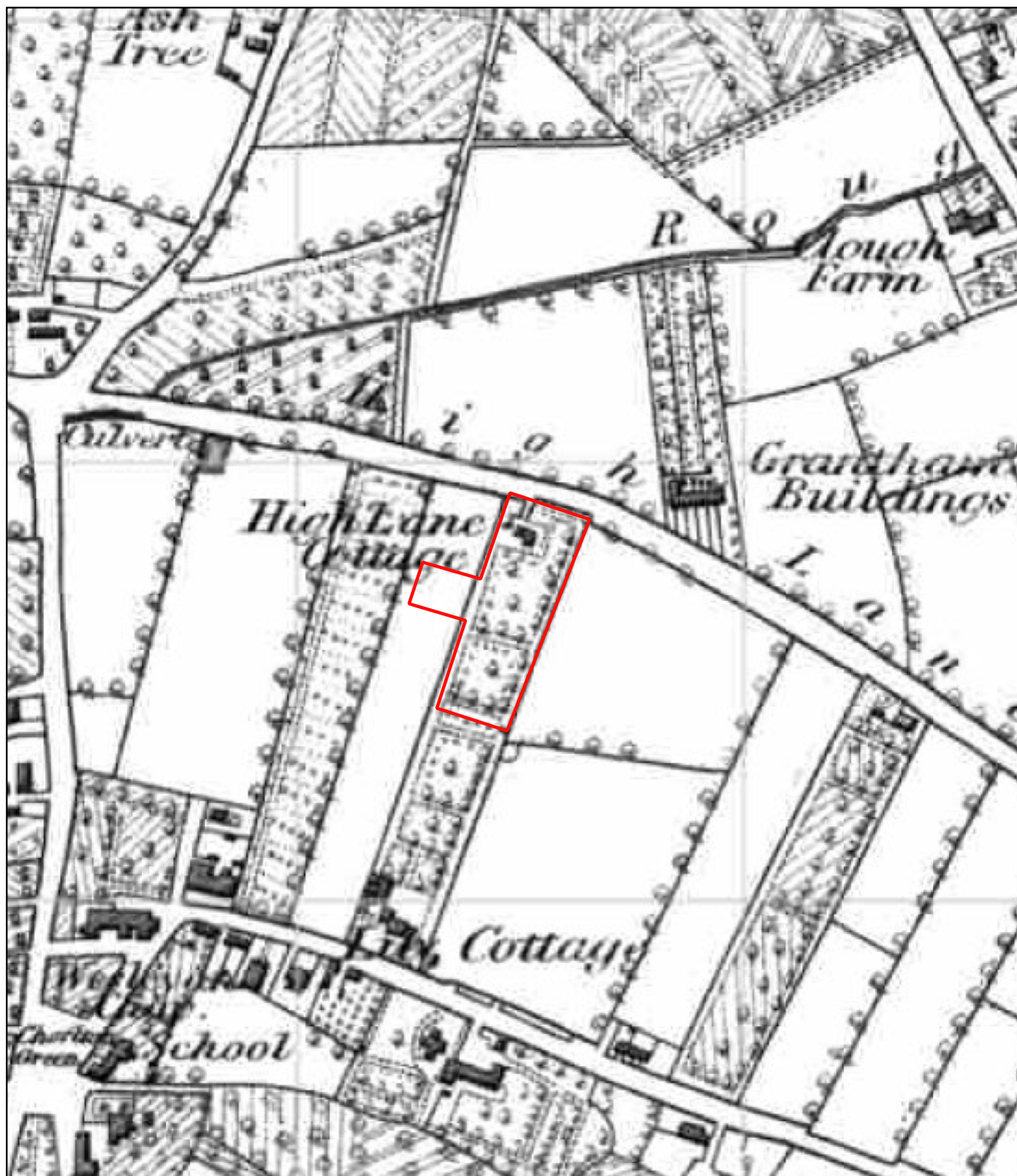


Figure 2. Extract of the Ordnance Survey 6" map of 1849



Study site



Lanpro»



Figure 3. Extract of the Ordnance Survey 25" map of 1894

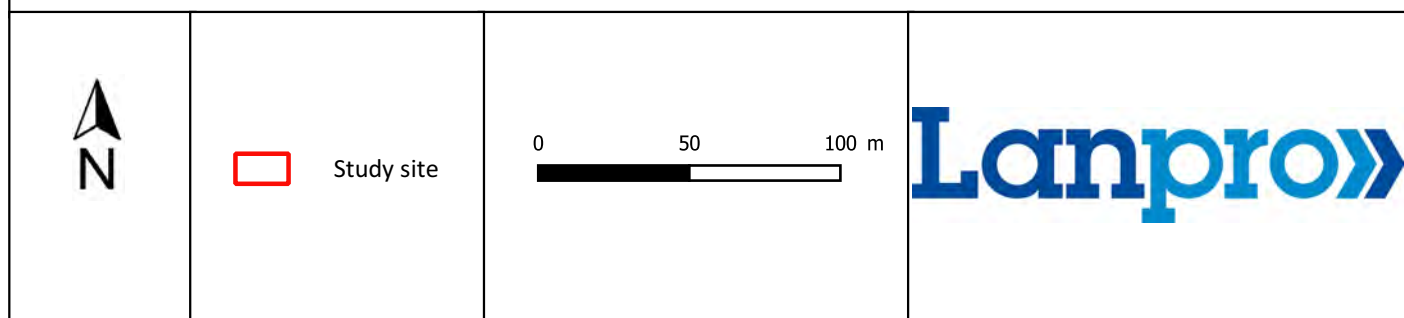
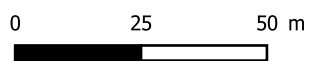




Figure 4. Extract of the Ordnance Survey 25" map of 1907



Study site



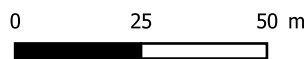
Lanpro»



Figure 5. Extract of the Ordnance Survey 25" map of 1922



Study site



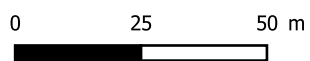
Lanpro»



Figure 6. Extract of the Ordnance Survey 25" map of 1933



Study site



Lanpro»

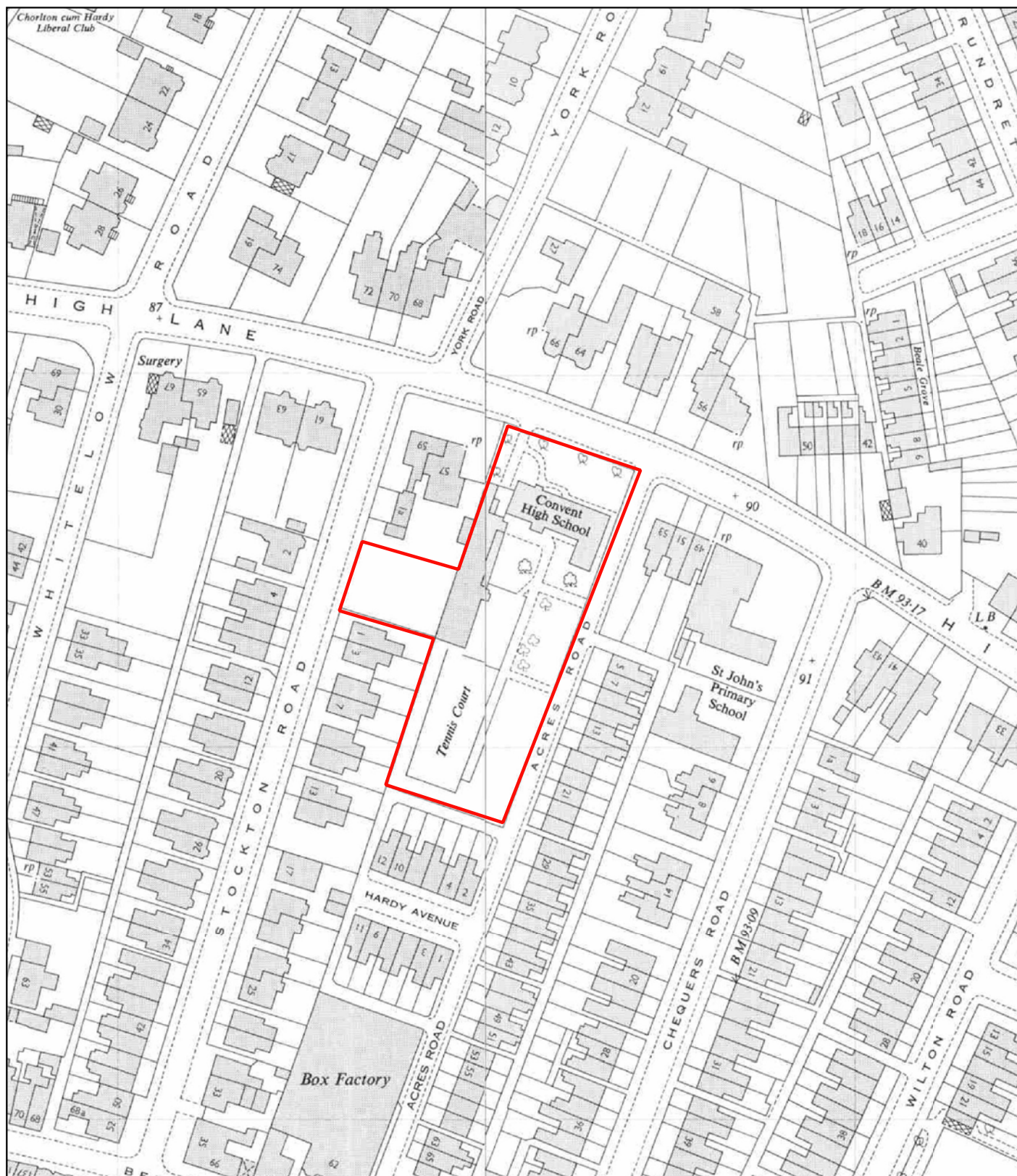


Figure 7. Extract of the Ordnance Survey 1:1250 map of 1955

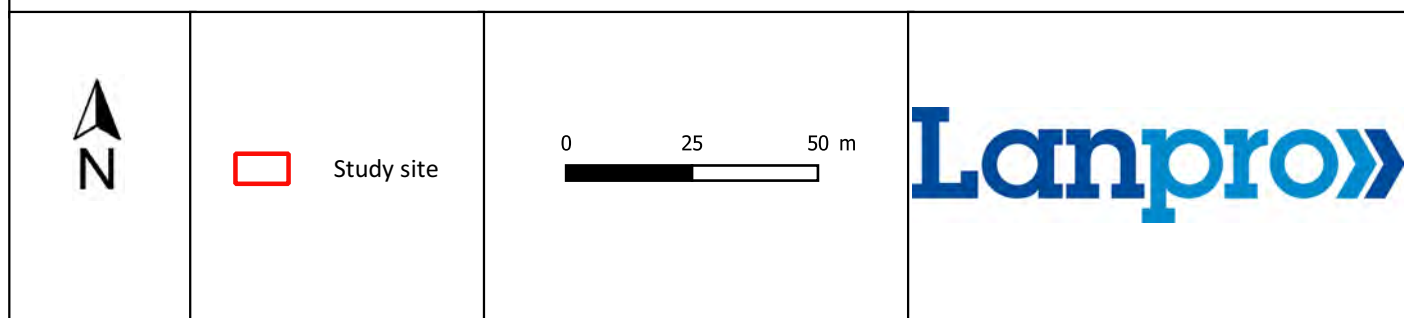
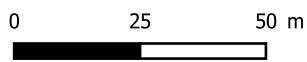




Figure 8. Extract of the Ordnance Survey 1:1250 map of 1992



Study site



Lanpro»

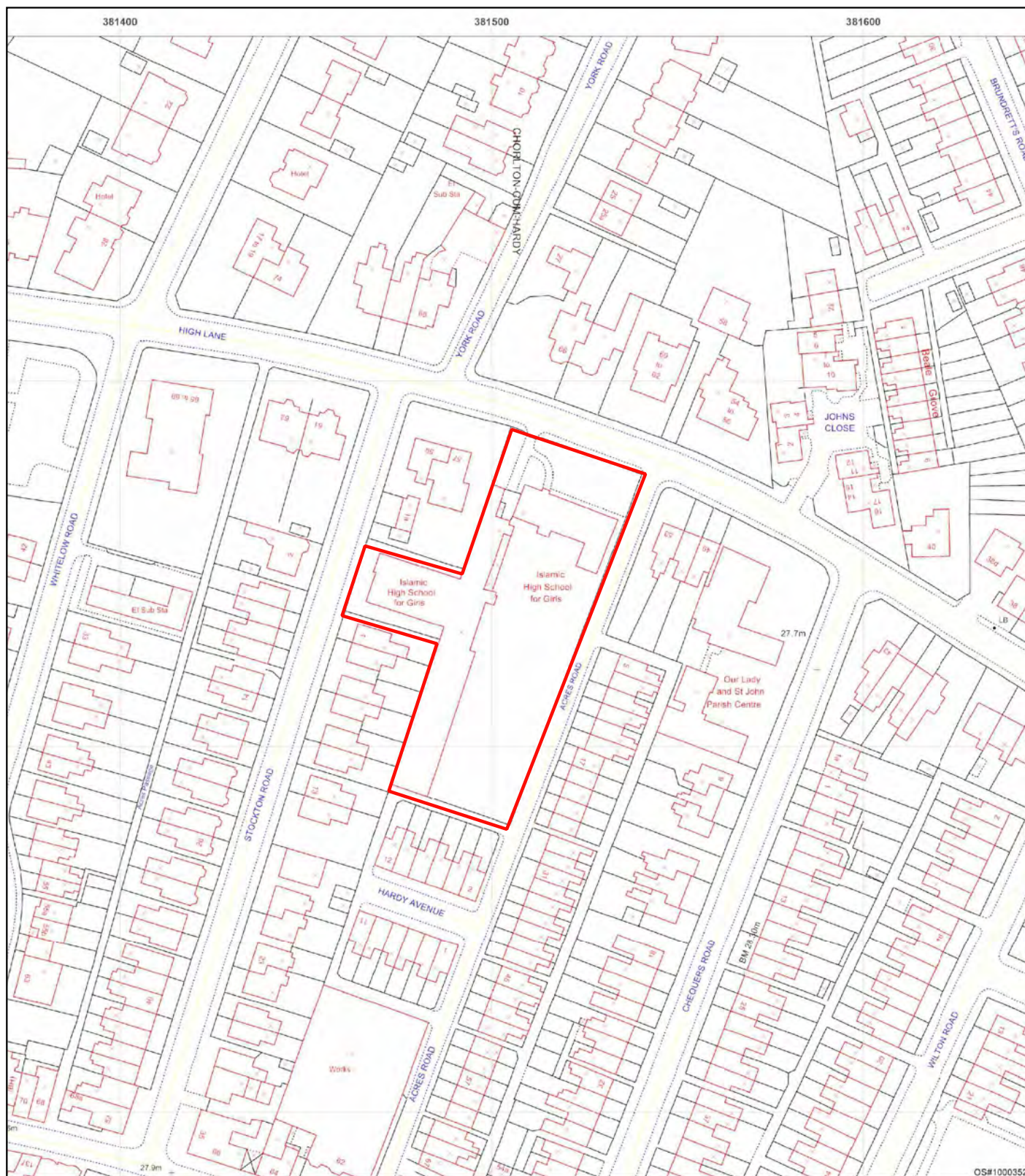


Figure 9. Extract of the Ordnance Survey 1:1250 map of 2003

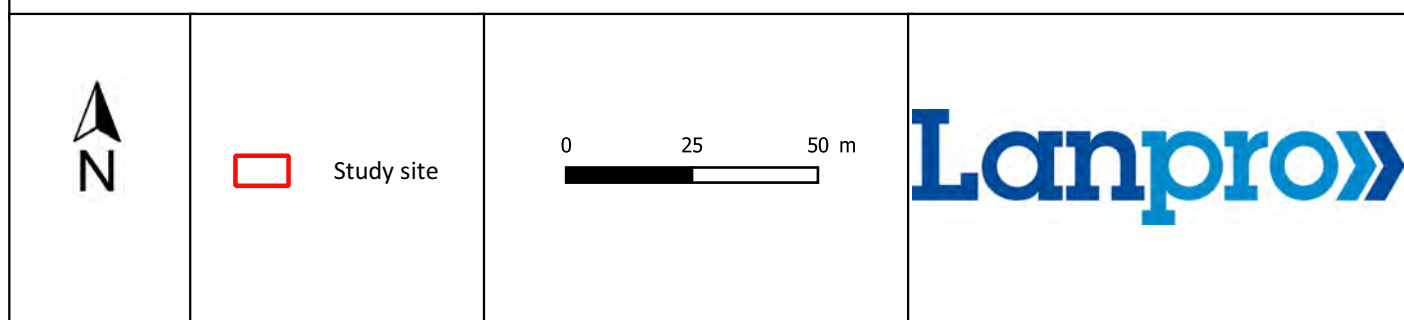
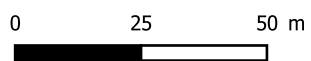




Figure 10. Aerial view of the study site (Google 2022)



Study site



Plates



Plate 1. View of north facing principal elevation. The former Carlton House is on the right with the east convent extension on the left



Plate 2. View of the west facing elevation of the main building and original outbuilding



Plate 3. North-east facing view of western boundary to the site



Plate 4. View of western extension to the school onto Stockton Road



Plate 5. View along the main (staff) entrance corridor of the school



Plate 6. Cast iron radiator within the main entrance hall



Plate 7. Original fireplaces, ceiling coving and windows amongst modern school fittings



Plate 8. Original cold storage in the basement



Plate 9. External entrance to the basement



Plate 10. Rear elevation of the original Carlton House



Plate 11. Ground floor classroom within the early 20th century convent extension



Plate 12. Decorative wood panelling of the original early 20th century convent chapel



Plate 13. Decorative detail within the original convent chapel



Plate 14. South facing view of the playground and extent of the site



Plate 15. North facing view of the playground towards the original Carlton House and east convent extension



Plate 16. North-west facing view of the mid-20th century school building along the west side of the playground



Plate 17. Yates' map of 1786, showing the approximate location of the site

Gazetteer of heritage assets

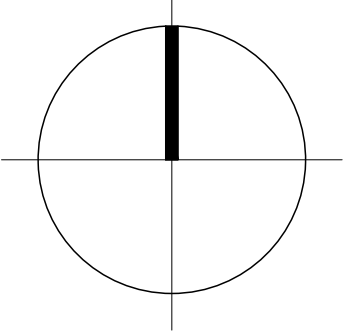
The following table provides details of heritage assets recorded on the Greater Manchester HER and the NHLE for within 250m of the study site. These have been listed in order of their reference numbers, and their locations are marked on Figure 1.

HER Ref.	Name	Description	NGR	Designation and NHLE ref.	Period
2060.1.0	Chorlton Village Core	Settlement	SJ 8160 9376		
8339.1.0	Green's Farmhouse	Farmstead	SJ 8127 9355		
9716.1.0	Church of St Clement	Anglican Church	SJ 8125 9380	Grade II 1254463	
9723.1.0	Horse and Jockey Inn	Public House	SJ 8134 9360		
15547.1.0	Lloyd and Platts Hotel	Hotel and clubhouse	SJ 81425 93994	Grade II 1096127	
17004.1.0	Chorlton War Memorial	Commemorative Monument	SJ 8134 9392	Grade II 1432791	
17245.1.0	Roman Catholic Church of Our Lady and St John	Villa, Priests house	SJ 8133 9380	Grade II 1450142	

High Lane, Chorlton.

ACCOMODATION SCHEDULE - (NIA)							
HOUSE NAME	STOREYS	DESCRIPTION	NO.	SQFT	SQM	TOTAL SQFT	TOTAL SQM
TYPE E	2.5	4 BED (APPROX.) SEMI DETACHED	1	2744	254.9	2744	254.92
TYPE D	2.5	4 BED (APPROX.) SEMI DETACHED	1	2413	224.2	2413	224.17
TYPE A	2.5	4 BED TOWNHOUSE	12	1938	180	23256	2160
TYPE B	2.5	4 BED TOWNHOUSE	2	1794	166.7	3588	333.4
TYPE C	2.5	2 BED APARTMENT	6	764	71	4584	426
TOTAL			22			36585	3398
			PLOTS			SQFT	SQM
Site Area - 1.08 Acres							

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- Only scale for 'Town and Country Planning Act 1990' services. For construction purposes, work to figured dimensions only. All dimensions to be checked with MPSSL and on site prior to the execution of any work.
- For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.
- Where any discrepancy in found to exist within or between drawings and/or documents it should be reported to the architect immediately.
- MPSSL Planning & Design Ltd. shall not be liable for any use of drawings and documents for any purpose other than for which the same were prepared by or on behalf of MPSSL Planning & Design Ltd.



NOTE:
Layout to be read in conjunction with boundary treatment layout, boundary treatment details and engineer's drawings.

- GENERAL**
- Denotes bin storage area.
 - Denotes cycle storage area. Cycle storage provided underneath external staircase for plots 02 - 12.
 - Denotes proposed fiber-reinforced concrete bollard with built-in light to detail.
 - Denotes indicative wall mounted EV charger location.
 - Denotes indicative pedestal EV charger location.
 - Denotes PV panels subject to manufacturers details.
 - Denotes visibility splays. Refer to drawing reference (SCP-220567-DO1).

- BOUNDARY TREATMENTS**
- Denotes 1.8m high horizontal double slatted screen fence with 0.3m trellis.
 - Denotes metal frame to accommodate side access gate.
 - Denotes 2.1m high brick wall - To match development facings.
 - Denotes 1.1m high metal railings.
 - Denotes lockable gate.

- SURFACE FINISH**
- Denotes proposed granite flags 600 x 900.
 - Denotes proposed concrete flags 600 x 900.
 - Denotes private access driveways constructed in tegular paving.
 - Denotes resin bound paving with block edging.

- TREES / HEDGES**
- Denotes existing trees to be retained - Refer to AIA for details.
 - Denotes proposed tree planting - Refer to landscape layout for details.
 - Denotes proposed low level hedge planting - Refer to landscape layout for details.

Rev	Date	Revision	Initial
P3	03.01.23	External staircase to the first floor terrace on the Type A added and rear gardens amended to suit.	CW
P2	08.12.23	Type A's footprint updated to accord with the revised house type. Apartment's shared driveway and parking layout amended to reflect highway comments.	CW
P1	04.08.23	Type C relocated. Shared driveways serving plots 13, 14, 15, 16, 17 - 22 redesigned. 1.1m high metal railings added to the frontage of plots D1E.	CW

CUBE HOMES

Proposed Site Layout

Proposed Residential Development, High Lane, Chorlton.

Job No	Dwg No	Drawn	Rev
22114	01	CW	P3
Scale	Date	Stage	
1:250 @ A1	MAY 2023	FOR PLANNING	

mpsl planning & design ltd

A Bull Green

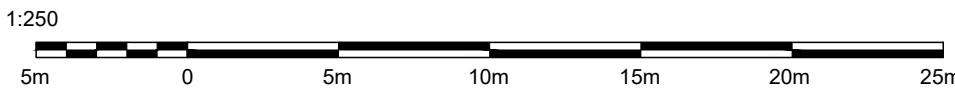
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Appendix 3 Visualisations of the proposals



High Lane



Stockton Road



Acres Road

