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To whom it may concern,

Mauldeth Road West, Chorlton – Addendum to Heritage Impact Assessment

Introduction

The follow advice has been prepared by Mark Clifford (Bsc. (Hons), MA, IHBC), Senior Heritage Consultant, Purcell, relating to the proposed development on the land off Mauldeth Road West, Cholrton. This addendum should be read alongside the accompanying report 'Land at Lowry House, Mauldeth Road West, Chorlton: Heritage Impact Assessment, Purcell (Issue 02, December 2022)' to which this statement acts as an addendum to the existing information.

Background

In December 2022 an application was submitted for a Lidl food store on the Mauldeth Road site, (ref - 135647/FO/2022) to which the above-mentioned heritage impact assessment provided part of the supporting documentation. The application was subsequently approved with conditions in June 2023. Following this, amendments to the Lidl store type has led to a S73 application to introduce Lidl's new specification; this has led to a subsequent review of the scheme and its associated impacts in relation to heritage.

The previous heritage impact assessment outlined the background development of the site and adjacent area; its significance; and the associated impact upon this significance as required by the NPPF. This is not repeated here in full, and this understanding of significance is considered unchanged. The compliance with planning policy in relation to heritage was clearly demonstrated –

Although the proposal will sit negatively within the setting of a highly listed asset, in planning terms the removal of Lowry House and the associated proposal offers a significant reduction in height and massing to the existing Lowry House and will enhance the significance of the site of Hough End Hall. There is no associated harm, either 'less than substantial' or 'substantial' as per the NPPF policies in relation to heritage as the proposal will enhance the significance of the site, albeit in a small way[1].

The Amended Scheme

The amendments to the approved scheme can be summarised as: the installation of heritage-style bollards and railings along the pavement edge; highways improvements including, speed bumps; a new bus shelter; and minor amendments to the proposed store on a slightly larger footprint. The amended store layout reflects the latest store designs for the brand meaning there is no longer an element of first floor welfare along with some changes to the internal layout.

Any heritage impacts relate to the potential harm to the setting of the neighbouring Hough End Hall (Grade II*). The amendments to the highway, such as bollards and railings, are of sufficient distance from the designated asset they will have no impact on the site's setting. The new bus stop on the main road will have a very slight impact on the setting of the asset by disruption of views but this is so minor due to the distance and size of the development it is considered of negligible impact.

[1] Land at Lowry House, Mauldeth Road West, Chorlton: Heritage Impact Assessment (Issue 02, December 2022)

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The size of the store footprint will increase slightly, with the proposal being approximately 1m closer to Hough End Hall than the approved scheme. The proposed building will still sit marginally further back from the designated asset than the existing building of Lowry House.

Assessment of Heritage Impacts

The proposed scheme will be marginally more harmful to the setting of the designated asset than the approved scheme due to a slight increase in footprint that brings the site closer to the designated asset. However, this small increase is considered to offer a very small to negligible increase in any level of potential harm. In planning terms, the opportunities to improve the setting of the asset by removal of Lowry House and the reduction in scale and massing still by far outweigh any harm from the proposed scheme and cumulatively the impacts are considered to be broadly the same as the approved scheme and the statement from the original heritage impact assessment still applies –

Although the proposal will sit negatively within the setting of a highly listed asset, in planning terms the removal of Lowry House and the associated proposal offers a significant reduction in height and massing to the existing Lowry House and will enhance the significance of the site of Hough End Hall. There is no associated harm, either 'less than substantial' or 'substantial' as per the NPPF policies in relation to heritage as the proposal will enhance the significance of the site, albeit in a small way.

As per Policy EN 3 Heritage Throughout the City, as part of Manchester City Council's Core Strategy, '…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…'. The proposal will 'preserve' the setting of the Hall and offer a small enhancement to the setting of the site and is compliant with Manchester City Council's Policy EN3 in relation to heritage.

The overall impact of the scheme to the heritage significance of the site and associated Hough End Hall is low beneficial through a reduction in massing and small increase in views of the buildings.

Summary

The proposal will be marginally more harmful than the approved scheme but to an extent that is considered negligible. The proposal remains compliant with both local and national planning policies in relation to heritage and the scheme still brings positive benefits to the setting of the designated asset.

Yours Sincerely

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