



Design & Heritage Statement (P0224_HS_REP001 REV A)

Clayton Hall, Manchester

Security Installation & Fabric Repairs

Doc No: P0224_HS_REP001
Issue: FOR CONSENT
Rev: A
Date: FEB 2023

Contents

- 1) Introduction / purpose of document
- 2) Description of the Site
- 3) Assessment of Significance
- 4) Outline of Proposed Work and Assessment of Impact
- 5) Statutory Requirements

Appendix 1: Desk Based Assessment

Appendix 2: Building Record

1.0 Introduction / Purpose of Document

- 1.1 This Design & Heritage Statement has been prepared by BB Heritage Studio to accompany the planning, listed building consent and scheduled ancient monument consent applications for works at Clayton Hall, Clayton, Manchester.
- 1.2 BB Heritage Studio provides built heritage advice and consultancy services. It is led by Bernadette Bone who is a qualified architect with over 20 years experience of designing in historic environments. Bernadette is an RIBA Accredited Conservation Architect (RIBA CA) and has a Post Graduate Diploma in Building Conservation (GradDiplConsAA).
- 1.3 Clayton Hall is a Grade II* listed building on a moated platform which is the site of a scheduled ancient monument. The moated platform is accessed via a separately Grade II listed stone bridge. As such a Heritage Assessment is required to satisfy the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement will consider the characteristics of the heritage assets in sufficient detail to understand the potential impact of the proposals on their significance.
- 1.4 Clayton Hall is owned by Manchester City Council and has been in use as a Living History Museum by the Friends of Clayton Park since 2009. The southern section was in residential use until it was vacated in May 2014 and brought into the Museum.
- 1.5 The principal aim of the proposed works which are the subject of this application is to enhance the security on the site and undertake some fabric repairs works. There have been a series of security issues and serious vandalism at the Hall which have demonstrated the need for improved security. The fencing to the outer moat perimeter is in very poor and deteriorating condition and as such BB Heritage Studio were requested to assess options for improving the fencing to the perimeter of the site alongside advising on the CCTV proposals (which have been detailed by MCC in-house). The different options considered for the outer moat boundary fencing are described later in the report.
- 1.6 Positive pre-app discussions have been held on site with Paula Burbicka (Manchester City Council Conservation team). This Heritage Statement concludes that the works do not cause harm to the heritage asset and are necessary and beneficial to the long term use and conservation of the asset. This Statement anticipates that there will be the requirement for an archaeological watching brief during the excavation for the new broadband cable.

2.0 Description of the Site

- 2.1 Clayton Hall is located within Clayton about 3km east of Manchester City Centre. The hall is a Grade II* listed structure and is located on a moated platform which is a Scheduled Ancient Monument. The moated platform is accessed via a separately listed Grade II bridge and the site is set within Clayton Park accessed via Ashton new Road and Clayton Hall Road.
- 2.2 Adjacent to the moated platform is the Grade II* listed Church of St Cross.

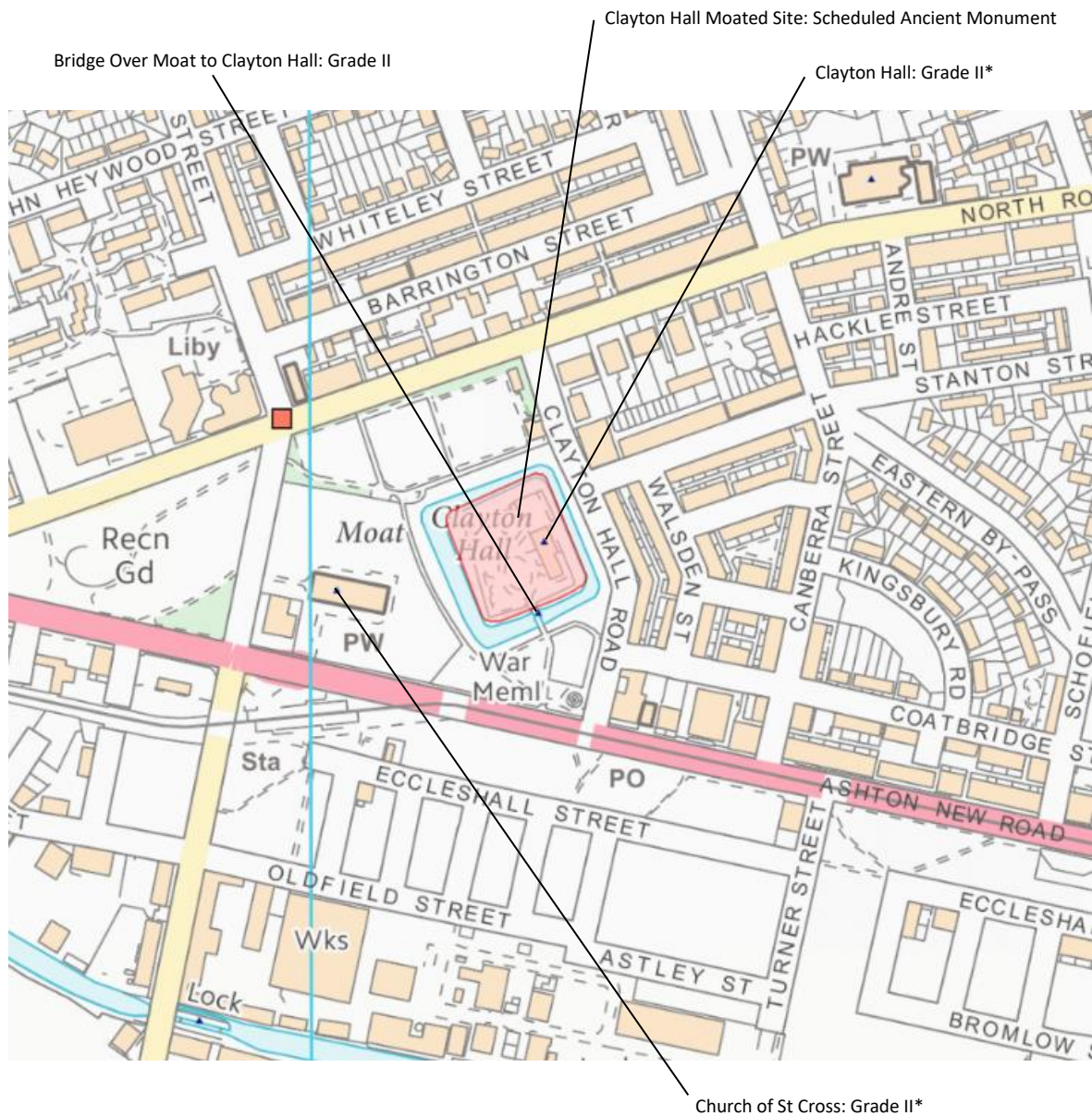


Fig 1: Proposed Site Location & Designated Heritage Assets

2.3 The listing notice for Clayton Hall contains the following information;

CLAYTON HALL

List Entry Number: 1197795

Location

CLAYTON HALL, ASHTON NEW ROAD

District: Manchester

District Type: Metropolitan Authority

Grade: II*

Date first listed: 25-Feb-1952

Remains of manor house, now two dwellings. Probably C15, altered in C16 and C17, partly rebuilt or enlarged in C18 and restored c.1900 and in C20. Red brick, some timber framing, stone slate roofs. Linear plan in 2 parts on north-south axis, the C15 or C16 southern half of 2 bays and single-depth plus a front corridor, and the later portion to the left double-depth and double-fronted. Two storeys, 3+3 windows. The earlier portion is of square-panelled timber-framing at 1st floor, probably formerly jettied but the ground floor rebuilt or enclosed in brick, and has a short gabled stair-turret offset right of centre with a bellcote on the ridge; the ground floor has a simple doorway to the left of the wing and a 2-light casement left of this; the upper floor has 3 wooden mullioned windows with diamond-pattern leaded glazing, 5 lights in the gable of the wing, 4 lights to the left, and 3 lights to the right, and a jettied gable with kingpost and raked struts. The right-hand gable wall has a very large external chimney stack of squared sandstone blocks, finished or rebuilt in brick at the top. The later portion to the left, of hand-made brick in English garden wall bond with stone quoins, has a segmental-headed doorway offset slightly left of centre with quoined stone surround, C19 diamond-paned casement windows of 3 and 3 lights to the left, 4 and 4 lights to the right, and 4, 2 and 5 lights at 1st floor, all with raised sills and rectangular stone lintels except that in the centre at 1st floor which has a brick label; rainwater heads dated 1900; and 2 ridge chimneys. Rear: southern portion has small-panelled timber-framing through both floors, and almost continuous wooden mullioned windows on both floors (probably insertions and recently restored). Interior: southern portion has small-framed partition walls of unusually high quality, with timbers of large scantling: an unusual longitudinal partition making a front corridor, and the lateral partition, with doorways which have nicked Tudor-arched lintels (including 2 blocked doorways at 1st floor of the partition); massive wallplates, that in the rear wall with motices of former wallposts and studs over the present windows; massive arch-braces to the tie-beams; rectangular stone fireplace in south gable wall with chamfered lintel (now blocked). Forms group with bridge over moat to south.

2.4 The scheduling list entry for Clayton Hall Moated Site contains the following information;

CLAYTON HALL MOATED SITE

List Entry Number: 1009330

Location

CLAYTON HALL, ASHTON NEW ROAD

District: Manchester

District Type: Metropolitan Authority

Date first scheduled: 08-Jan-1993

Reasons for Designation

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture.

The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

Despite the loss of archaeological deposits from the surrounding moat Clayton Hall moated site survives well. Evidence of the earlier building phases of Clayton Hall will survive on the island as will further remains of the late 14th/early 15th century chapel.

- 2.5 The listing notice for the bridge over the moat contains the following information;

BRIDGE OVER MOAT TO CLAYTON HALL

List Entry Number: 1197796

Location

BRIDGE OVER MOAT TO CLAYTON HALL

District: Manchester

District Type: Metropolitan Authority

Grade: II

Date first listed: 06-June-1994

Bridge over moat to Clayton Hall. Probably C17. Coursed squared sandstone. Two segmental arches with arch-bands, central pier with triangular "cutwater" on each side making refuges to deck; stone bench along inner side of each parapet; stone gate posts at inner end. Forms group with Clayton Hall (q.v.).

EXISTING MUSEUM USE

- 2.6 Clayton Hall and its parkland setting is owned by Manchester City Council. The building has been in use as a Living History Museum by the Friends of Clayton Park since 2009. The southern timber framed section was in residential use until it was vacated in May 2014 and brought into the Museum.
- 2.7 Since 2009 the hall has been opened to the public as a Living History Museum between 11am and 4pm on the first and third Saturdays of each month, typically free of charge. The Friends also open the hall for school groups and adult groups by prior arrangement. In addition the hall is open for volunteer work every Tuesday and the second and fourth Saturdays of each month.
- 2.8 The Saturday open days typically attract an average of 40-50 people across the day and require 10 volunteers to be in attendance. There are no paid members of staff. The school and adult group visits are typically for around 30 visitors. Due to the size of the hall visitor numbers within the hall are restricted to a maximum of 60 people at one time, although externally the grounds can accommodate any waiting visitors.
- 2.9 Special events are held at key times in the Calendar, the busiest event is the Christmas open day which in the past has attracted 100 children plus their parents across the day.

- 2.10 The hall is very well served by public transport with Clayton Hall metro stop and bus stops in immediate proximity to the hall on Ashton New Road. There is off road parking to the streets around the hall. In addition there is a limited amount of parking on site to the area of hardstanding on the north west corner of the moated site. This provides circa 5 parking spaces for the volunteers and 3 parking spaces for disabled visitors.
- 2.11 In January 2014 Clayton Hall gained charitable status. The Charity 'Clayton Hall Living History Museum' is committed to ensuring that Clayton Hall is open to the public and that the story of the history of the Hall, its occupants and its place in the history of Clayton and Manchester is accessible to as wide a group as possible. The overarching objective of the Charitable Incorporated Organisation (CIO) is to preserve and protect Clayton Hall together with its moated site as a heritage centre for public benefit.

UNDERSTANDING THE SITE

- 2.20 In September 2014 BB Heritage Studio completed a Conservation Statement for Clayton Hall and its moated platform. The Conservation Statement drew together the various pieces of research previously undertaken and provided recommendations for further studies to enable a better understanding of the heritage asset and its site. This led to the production of a Desk Based Assessment (DBA) by Dr Peter Arrowsmith (refer to Appendix 1) and a building record by Matrix Archaeology (refer to Appendix 2) as well as structural and timber condition surveys and an initial feasibility study looking at landscape improvements and returning water to the moat. These studies have led to a much improved understanding of the development of the site, the potential for archaeology on the site and the significance of the standing buildings as well as their condition.
- 2.21 The Desk Based Assessment and Building Record provide very detailed documentary and site analysis. As such this section summarises the understanding of the site providing the context for the following Assessment of Significance and Assessment of Impact. The reports in the Appendices should be referred to for more detail.
- 2.22 Clayton Hall is a site of very considerable heritage significance and has a fascinating social, architectural and cultural history through its previous owners and occupiers.
- 2.23 From about 1200 until 1621 the manor of Clayton was in the possession of the Byron family who would have been responsible for building the first hall possibly as early as the 13th century, and then probably the moat in the mid-14th century.
- 2.24 In 1621 Clayton Hall and other lands were purchased by the brothers George and Humphrey Chetham. After his brothers death Clayton became Humphrey Chetham's main residence and the place where he died in 1653. The hall then passed through the Chetham family and through various owners and occupiers, including the Hoare family who constructed the Church of St Cross and adjacent school.
- 2.25 In 1893 the hall and adjoining land were purchased by the Corporation of Manchester. Restoration works were undertaken in 1900 by the architect Alfred Darbyshire. Further works were carried out in the 1970s when the hall was converted for residential use. It was during these works that the building was split into two sections with existing doorways at ground and first floor blocked up.
- 2.26 The DBA and building record further reinforce, and provide evidence for, the long held view that the present Clayton Hall is only a part of what would have been a much larger complex of buildings.
- 2.27 The extant timber frame in the southern section contains the earliest surviving fabric which has been visually assessed to be circa 1350 – 1450 in date. This structure is thought to have been the service wing for a large courtyard house and there is physical evidence for the original configuration and elevational treatment of this

wing. Later phases of construction have altered the external appearance of this southern section, the most recent being extensive external repairs circa 1970.

- 2.28 The inventories of Humphrey Chetham and his heir, alongside other sources such as the hearth taxes, provide robust documentary evidence for the size of the hall in the mid to late 17th century at which time the hall appears to have been at its peak size. What remains unclear is the event that caused a substantial part of the hall to be lost.
- 2.29 The brick section is thought to date from the late 17th – early 18th century, although as it is sited to the likely location for an earlier wing it may contain earlier fabric.

3.0 Assessment of Significance

3.1 An assessment of significance is a requirement for any planning application that affects a heritage asset. This section of the report provides an assessment of the heritage merit of the application site and adjacent heritage assets. The assessment has been carried out with reference to the heritage values as defined in the English Heritage document *Conservation Principles, Policies and Guidelines* which can be summarised as follows;

- Evidential value – the potential of a place to yield evidence about past human activity (i.e. archaeological interest)
- Historical value – the ways in which past people, events and aspects of life are connected through a place.
- Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place (i.e. architectural and artistic interest)
- Communal value – the meanings of a place for the people that relate to it.

3.2 A statement of significance follows which uses the following ‘grades’ of significance

- Exceptional – the elements of the heritage asset which are of exceptional value (equivalent to Grade I)
- High – the elements of the heritage asset which are of high value (equivalent to Grade II*)
- Considerable – the elements of the heritage asset which are of moderate value (equivalent to Grade II)
- Some – the elements of the heritage asset which are of some value (equivalent to local listing status)
- Neutral – the elements of the heritage asset which have neutral value
- Negative – the elements of the heritage asset which have a negative impact or are visually intrusive
- Undefined – any elements which could be of heritage value but have yet to be determined due to lack of available information

CLAYTON HALL MOATED SITE

3.3 Clayton Hall moated site is a scheduled ancient monument of national importance and exceptional significance.

The importance of the site is due to (but not necessarily limited to) the following;

- It is a rare example of an extant moated site in the Greater Manchester region.
- The moated site, its structures, and the surrounding area provide a rare physical link to the occupation and development of Clayton from the 13th century onwards.
- It is a rare example of a moated site that has retained evidence of its historic occupation with the retention of the structures on the site, including the Grade II* Clayton Hall and the Grade II bridge.
- The moated site, and potentially some of the surrounding area, will contain evidence relating to how successive generations occupied the site, including potentially significant below ground remains.

The site is considered to hold the potential for exceptional evidential value, as it is highly likely that there will be significant remains of previous structures. In addition the site has potential for considerable to exceptional historical value, dependant on the extent of below ground remains. The site has considerable aesthetic value, visually communicating the nature of a moated site and high communal value.

CLAYTON HALL

3.4 Clayton Hall is a Grade II* listed structure of national importance and high significance.

The importance of the building is due to (but not necessarily limited to) the following;

- it is a rare example in the Greater Manchester area of a manor house that has historic connections to the medieval period and extant fabric from the 14th / 15th centuries.

- The extant early fabric provide a rare example of a lodging wing which, whilst having experienced later phases of development, retains the principal form of its original construction.
- It was owned and occupied by successive families who have significance connections to local, regional and national history.
- The different ages of fabric provide evidence relating to how the successive generations occupied the site.

Clayton Hall is of considerable to high evidential value. Some of the evidential value has been partly diminished by later changes but the building still has the potential to yield significant evidence about past activity on the site. It is of high to exceptional historical value, having significant connections to key figures who were influential in local, regional and national history. It is of considerable to high aesthetic value and has exceptional communal value.

BRIDGE OVER MOAT TO CLAYTON HALL

- 3.5 As a structure, probably of the 17th century, the bridge is significant in its own right and is of considerable importance. It is a rare example of an extant stone bridge located in its original setting to an extant moat. This importance is enhanced by the group value of the bridge with the moat and Clayton Hall which is considered further to section 3.6.

GROUP VALUE & SETTING

- 3.6 The group of designated assets can be considered as being collectively of exceptional significance. Extant moated sites which have retained their access and evidence of the early buildings are very rare. At Clayton Hall this significance is enhanced by the park setting which has retained a unique feel within the moated enclosure. This has the potential to be further enhanced through considered landscape management and design and further assessment of the setting should include the wider park area. The relationship of the adjacent church which is linked to Clayton Hall through the Hoare family should not be overlooked.

Some ancillary structures within the moated site, including the mounting block are important and warrant further consideration. Others have neutral or negative impact including the outbuildings to the north.

4.0 Outline of Proposed Works & Assessment of Impact

4.1 INTRODUCTION

4.1.1 The principal aim of the proposed works which are the subject of this application is to enhance the security on the site and concurrently undertake some fabric repairs works which are increasing in urgency. There have been a series of serious events of vandalism at the Hall which have demonstrated the need for improved security. The fencing to the outer moat perimeter is also in very poor and deteriorating condition.

4.1.2 BB Heritage Studio were requested to assess options for improving the security of the site. A rapid options appraisal was undertaken in March 2022 which took on board previous suggestions made by Manchester City Council's in house team and assessed the pros and cons of these. The options considered were as follows;

OPTION 1: 6-8ft fencing to outer boundary including new gate to the outer side of the moat bridge.

Pros:

- will provide an additional level of fencing to the outer boundary which would inhibit unwanted access.

Cons:

- would have a visual impact on the setting of the Hall and the moat bridge, would also need to consider the setting of the adjacent church
- would not be able to completely stop unwanted access

OPTION 2: 6-8ft fencing to inner boundary (no gates to outer side of the moat bridge).

Pros:

- will provide an additional level of fencing to the inner boundary which would inhibit unwanted access.

Cons:

- would have a visual impact on the setting of the Hall and the moat bridge
- would not be able to completely stop unwanted access
- improvements would still be needed to the outer moat boundary fencing as in very poor condition

OPTION 3: 6-8ft fencing to the boundary at the bottom of the moat

Pros:

- less visible in the setting of the Hall and church.

Cons:

- would be difficult to detail to avoid easily climbable areas
- would ideally be located out of the scheduled ancient monument boundary
- would not be able to completely stop unwanted access

In considering the above options it was agreed to rule out the use of 6-8ft high fencing because of the visual impact it would have on the setting of the Hall and the fact that on its own it would not completely stop unwanted access. Further options were considered as follows;

OPTION 4: replacement fencing to the outer moat boundary on a 'like-for-like' basis plus CCTV and additional defensive planting

Pros:

- could be designed so as not to have a negative visual impact on the Hall
- will provide a significant improvement to the current situation

Cons:

- the height of the fencing will mean that this is still climbable so the additional measures of CCTV are required

OPTION 5: replacement fencing to the outer moat boundary on a 'like-for-like' basis plus CCTV and additional defensive planting and to include the aspiration to return water to the moat

Pros:

- could be designed so as not to have a negative visual impact on the Hall
- will provide a significant improvement to the current situation
- the possibility of returning water to the moat would provide a further deterrent to unwanted access

Cons:

- the height of the fencing will mean that this is still climbable so the additional measures of CCTV are required

4.1.3 There has been a long term aspiration to return water to the moat and in 2015 an initial feasibility study was undertaken to assess the hydrology issues and options for the moat construction. There is a significant opportunity to make major improvements to the setting of the Hall and moat bridge through enhancements to the moat. These proposals do not form part of this current application as there is more design analysis to be undertaken but this aspiration has informed the preferred option for the fencing and security proposals.

4.1.4 As such the preferred option is Option 5 which includes;

- A) CCTV security installation
- B) Replacement fencing to the outer moat boundary
- C) Vegetation removal and new planting to the inner and outer moat embankments
- D) Limited alterations to the inner moat boundary fencing

And the scope of works also includes;

- E) Fabric repairs to the Hall

The proposed works are described in more detail below with an assessment of their impact on the heritage asset.

4.2 A) CCTV SECURITY INSTALLATION

4.2.1 The CCTV installation will consist of 6no. cameras, 2no. tannoy (horn speakers) and 2no. radars which are to be building mounted. The proposed locations of the equipment is shown to the attached elevations, they are all to be located close to the projecting eaves so that they are not visually intrusive but will still be able to view a range of 120 degrees and up to 50 metres.

The CCTV installation will be served by a new broadband cable which requires new trenches to be excavated. The duct for the cable is approx. 100mm diameter and is to have cover of approx. 300mm so the new trench will be to a depth of approx. 400 mm and approximately 600mm wide. It is proposed that the trench route will follow the route of the existing mains electricity cable from the cabinet adjacent to Clayton Hall Road across the moat. A new section of trench will then be required up to the building and an additional section to serve the CCTV pole in the park. The trench will require Scheduled Monument Consent and is expected to require an archaeological watching brief whilst being excavated.

The new broadband cable will enter the building to the south west corner as shown to the plan and then route internally to the first floor where the CCTV control equipment will be located. This will require an external conduit to the lower part of the elevation and a new penetration through the masonry wall and then a conduit internally up to the first floor.

New wiring from the consumer unit will be required to the CCTV control equipment internally within the hall. Wiring to each of the camera points will run from the CCTV control equipment into the roof space and then will be concealed externally within conduit beneath the projecting eaves. The engineer responsible for the CCTV design has advised that a wireless system would not be suitable as each piece of equipment then needs its own power source which would either be battery or solar. These are vulnerable to vandalism and would increase the

size of each individual unit. The wiring can be provided to each of the pieces of equipment in a manner which has very limited physical and visual impact on the historic fabric and as such this is the proposal.

- 4.2.2 There will also be a separate CCTV pole located outside of the moated platform within the adjacent park that will provide CCTV cover to the bridge access. Alternative options to provide CCTV cover to the bridge have been considered which included a pole on the moated platform (ruled out due to the potential impact on archaeology and the immediate setting of the hall) or CCTV equipment mounted on the existing gate pier (ruled out because it would be vulnerable to vandalism).

Locating the CCTV pole out of the moated boundary was agreed to be preferable to reduce the physical and visual impact on the Hall. The first proposal submitted located the CCTV within the park at the south west end of the bridge at the end of the access route from Ashton New Road. After further consultation the location has been revised moving the CCTV pole further west out of the immediate approach view of the Hall. This will also enable the CCTV camera to view beneath the bridge.

Photomontages of the proposed CCTV pole position have been provided. These show that there will be some visual change in the wider setting of the Hall. Any perceived harm caused by the addition of the CCTV pole in the park is justified as there is a clear need for additional security in this area due to ongoing & serious incidents of vandalism and antisocial behavior.

- 4.2.3 The provision of CCTV to the building is necessary due to the significant episodes of vandalism. The locations of the building mounted cameras have been carefully considered to limit their visual impact. As such these works are assessed to not be harmful to the heritage asset and to provide benefit in the long term protection of the asset. The location of the CCTV pole in the park has been amended to move it away from the immediate approach view of the Hall. Any perceived harm caused by the addition of the CCTV pole in this location is justified by the need for additional security on this area.

4.3 B) REPLACEMENT FENCING TO OUTER MOAT BOUNDARY

- 4.3.1 As existing there is fencing of varying types and conditions to the outer moat boundary. In a limited area the fencing (Type OD) was replaced as part of the works in 2017, however the majority of the fencing is in poor and deteriorating condition.

- 4.3.2 Drawing al(05)020 shows the different fencing types to the outer moat boundary which are as follows;

Type OA – low level metal loop top, height varies, large sections missing, hedgerow is growing between the fencing also in mixed to poor condition with sections missing.

Type OB – lower double loop onto low level masonry retaining wall with intermediate masonry piers, in very poor and deteriorating condition.

Type OC – taller (1220mm high) spike top railings to Clayton Hall Road boundary and terminating in a gate post at the Clayton Hall entrance to the park

Type OD – recent replacement railings.

- 4.3.3 It is proposed that all of the outer moat boundary perimeter fencing is removed and replaced with new fence type OC which is detailed as the existing type OC - 1220mm high with spike top. This will require the removal of the existing fencing (apart from the corner gate post onto Clayton Hall Road which is to be retained). It also requires the removal of low level masonry walls and posts to the boundary onto the bowling green to the north. None of the fabric to be removed is considered to be of heritage value. The low wall and masonry posts onto the bowling

green are not considered to be of heritage significance in their own right. They have up to recently provided a positive contribution to the setting of the Hall but are now in very poor and deteriorating condition. It is not possible to integrate new railings into the existing wall as the masonry and foundations themselves have significantly deteriorated. The rebuilding of the wall and posts on a like for like basis was considered but due to the very poor condition this would require complete dismantling and rebuilding with the provision of new foundations. These works would be intrusive and the preference is to provide a consistent fencing detail to the full perimeter. The height, finish and material of the new railings are appropriate for this context and will not be harmful in the setting of the Hall at this point.

The new fencing type will provide a consistent detail to the perimeter and is a significant improvement to the existing condition. Therefore these works are assessed to not be harmful to the heritage asset and to provide benefit in the long term protection of the asset.

4.4 C) VEGETATION REMOVAL & NEW PLANTING TO OUTER & INNER MOAT EMBANKMENTS

4.4.1 As noted above there are sections of vegetation, including patches of hedgerow which have grown into the fencing to the outer moat boundary. To enable the removal and replacement of the outer moat boundary fencing it will be necessary to remove this vegetation.

4.4.2 As part of the long term aspiration to return water to the moat there is also the aim to undertake significant landscape improvements to the outer and inner moat embankments as they are significantly overgrown. Detailed landscape proposals will be developed for these works. For this application the principal is that there will be vegetation removal to these areas and then replacement planting that will both provide a defensive boundary onto the moated platform but also allow views through to the moat area.

4.5 D) ALTERATIONS TO INNER MOAT BOUNDARY FENCING

4.5.1 It is proposed to remove a short section of fencing to the inner moat boundary and replace it with the typical detail seen to the larger part of the inner moat, which is low level and has a double loop with an intermediate fleur de lis detail. The fencing to be removed is in poor condition and not visually appropriate, therefore replacing it will provide a consistent detail at the entrance to the site and is considered to be beneficial to the heritage asset.

As this section of fence is located on the moated platform its replacement will also require Scheduled Monument Consent.

4.6 E) FABRIC REPAIRS TO THE HALL

4.6.1 It is proposed that there is a phase of repair works undertaken to the Hall which have been prioritised in a condition survey undertaken by The Morton Partnership (see accompanying report). These are;

- A) repairs to the timber frame to include some timber replacement, oakum caulking, lime fillets.
- B) repairs to the southern gable end where there is an area of structural movement
- C) patch roof repairs to address water ingress and also enable a detailed survey of the roof
- D) removal of masonry paint to the north and east elevations of the Hall, to the east in particular the existing masonry paint is causing deterioration of the stonework underneath.

These works will be subject to a detailed specification. They will all be beneficial to the long term conservation of the heritage asset.

5.0 Statutory Requirements

- 5.1 It is necessary to demonstrate that the proposed works meet the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF).

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 Section 66 requires that: *In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting and any special features of special architectural or historic interest which it possesses.*

Response: In their careful consideration of the features of special architectural interest that both the building and the site as a whole possesses, the proposals have given special regard to the desirability of preserving those elements. The proposals have sought to provide enhancements to the security and fabric of the site without negatively impacting on the setting and visual appearance of the assets.

NPPF: CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT

- 5.3 Section 16 (paras 189 - 208) of the NPPF is specific to conserving and enhancing the historic environment.

- 5.4 Para 197 states *'In determining planning applications, local planning authorities should take account of:*

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

Response: In its careful consideration of the key elements of heritage significance the proposed works ensure that they sustain and enhance the significance of the heritage asset and make a positive contribution to the character of the setting.

- 5.5 Para 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'.*

Response: The proposals seek to enhance the security of the site and undertaken critical fabric repairs both of which are giving weight to the asset's conservation.

- 5.6 Para 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'.*

Response: There is no harm or loss of significance caused by the proposed works.

CONCLUSIONS

- 5.7 Clayton Hall is a Grade II* listed building on a moated platform which is the site of a scheduled ancient monument. The moated platform is accessed via a separately Grade II listed stone bridge. As such a Heritage Assessment is required to satisfy the requirements of the National Planning Policy Framework (NPPF). This report meets the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement considers the characteristics of the heritage assets and their setting in sufficient detail to understand the potential impact of the works on their significance.
- 5.8 Clayton Hall is owned by Manchester City Council and has been in use as a Living History Museum by the Friends of Clayton Park since 2009. The southern section was in residential use until it was vacated in May 2014 and brought into the Museum. There has been a series of security issues and incidents of series vandalism at the Hall which have demonstrated the need for improved security. In addition the fencing to the outer moat perimeter is in very poor and deteriorating condition.
- 5.9 Options for improving the fencing to the perimeter of the site alongside other security measures have been assessed which have led to the proposed scope of works. Positive pre-app discussions have been held on site with Paula Burbicka (Manchester City Council Conservation team). This Heritage Statement concludes that the works do not cause harm to the heritage asset and are necessary and beneficial to the long term use and conservation of the asset. This Statement anticipates that there will be the requirement for an archaeological watching brief during the excavation for the new broadband cable.
- 5.10 As such this Statement concludes that the proposals do not have a harmful impact on the designated heritage assets or their setting. The works are in accordance with Historic England guidance, the planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

Appendix 1: Desk Based Assessment

Appendix 2: Historic Building Recording 2015